

Landscaping Detail

May 2026



Applicant:

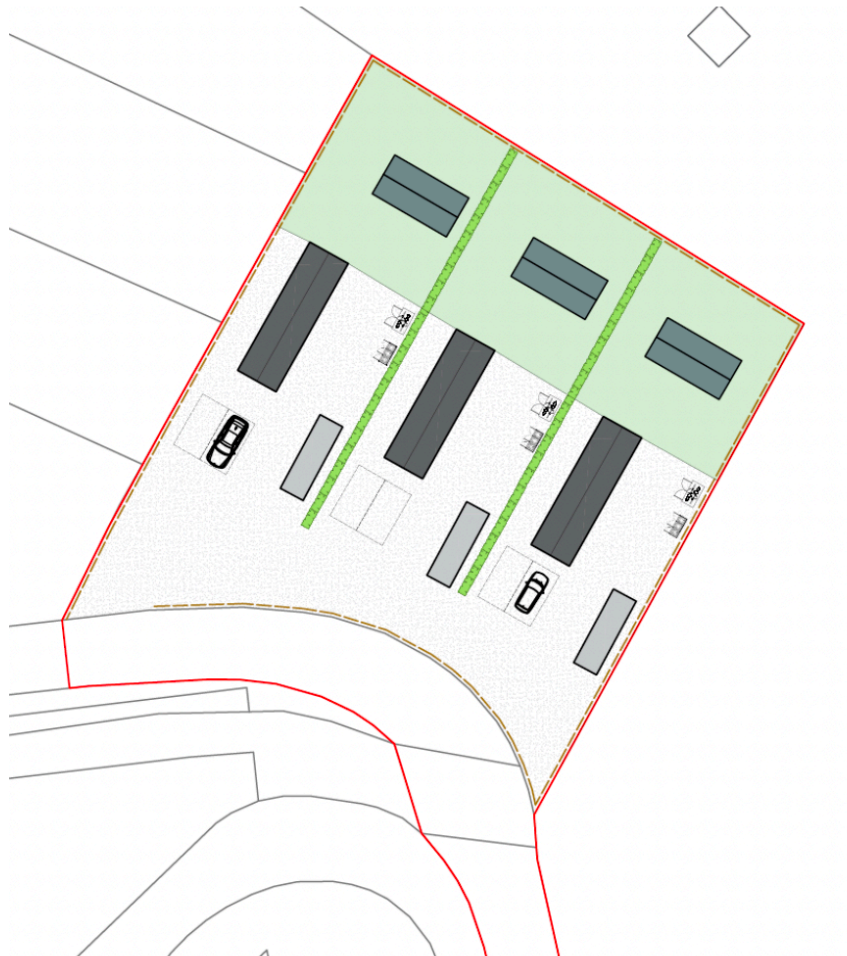
Mr S Doherty

Address:

Land at Duck Egg Farm,
Highfield Park,
Wokingham,
Berkshire,
RG2 9PP

Proposal:

The change of use of the land, to a residential caravan site consisting of 3 pitches, each comprising 1 Static caravan, 1 touring caravan, 1 day room, 2 vehicle parking spaces, bike and refuse storage, amenity area, boundary fencing and associated infrastructure, to be occupied by Gypsies and Travellers.



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The submitted Proposed Block Plan demonstrates the intention to retain and supplement boundary treatment through the provision of native hedging and additional soft landscaping around the site perimeter and between pitches where appropriate.

Given the limited scale of the proposed development, it is considered that the landscaping details shown at this stage are sufficient to demonstrate the overall landscaping strategy and the capacity of the site to accommodate meaningful planting and visual enhancement measures.

The inclusion of a significant area of amenity grassland demonstrates a willingness on the applicants behalf to ensure that the site delivers a considered and deliberate site to meet the applicants needs whilst ensuring that landscaping is not compromised.

It is respectfully submitted that any further detailed hard and soft landscaping specification, including planting schedules, surfacing materials, boundary treatments and biodiversity enhancements, can appropriately be secured by planning condition in the event that planning permission is granted.

This would enable the Local Planning Authority to retain control over the final landscaping scheme whilst ensuring a high-quality and visually appropriate development.

The applicant would be agreeable to a suitably worded planning condition requiring the submission and approval of:

- A detailed soft landscaping scheme;
- Hard landscaping and surfacing details;
- Boundary treatment details;
- Biodiversity enhancement measures, including native planting and ecological enhancements; and
- A long-term landscape management and maintenance plan.

In this regard, the proposal should also be considered in the context of Paragraph 28 of the Planning Policy for Traveller Sites (PPTS), which states:

28. If a local planning authority cannot demonstrate an up-to-date 5 year supply of deliverable sites, the provisions in paragraph 11(d) of the National Planning Policy Framework apply. Local planning authorities should consider how they could overcome planning objections to particular proposals using planning conditions or planning obligations including:

The Local Planning Authority is currently unable to demonstrate a five-year supply of deliverable gypsy and traveller pitches. Accordingly, significant weight should be afforded to the unmet need for traveller accommodation in the determination of this application.

When balanced against the limited visual impact of the proposal, together with the opportunity to secure enhanced landscaping and biodiversity improvements by condition, the development is considered to represent an acceptable and sustainable form of development.