

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250605
Address:	The Old House, Lea Farm, Lodge Road, Hurst, RG10 0SS.		
Proposal:	Householder application for groundworks to drain an area of garden to create a putting green, plus erection of fencing and installation of electric gates. (Retrospective)		
Type of Development:	Other Householder		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☒ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The site is in Countryside set amongst farm buildings of various ages and styles. The landscape character is of moderate quality and sensitivity and modest capacity. The land is set back from the public road, only offering occasional scant public views from public footpath STNH34 1, to the south of the plot.

I refer to submissions and information 191955; 190573; 190452 site photos 14.6.25; block plan; proposed vehicular security gates 1171/100 A Mar 25 and application form 14.3.25.

National Planning Policy Framework 2024 (NPPF), Wokingham Borough Core Strategy (Adopted 29 January 2010), CP1 – Sustainable development, CP3 - General Principles for development, CP11 - Proposals outside Development Limits (including countryside) and Wokingham Borough Managing Development Delivery Document (Local Plan) – Adopted 21 February 2014, Policy CC03: Green Infrastructure, Trees and Landscaping and Policy TB21: Landscape Character, Wokingham Borough Council Borough Design Guide Supplementary Planning Document June 2012 and BS5837:2012: Trees in relation to design, demolition and construction – Recommendations refer.

The signed application form states there are trees within falling distance on the site, but none removed. Given this information and the block plan, I will take this to be

the case. To preserve them and the countryside setting I have suggested a condition.

From a landscape perspective the schemes are mainly ground level or vertical fencing. The ground level part is barely visible and appears as part of the garden. The fencing is of a slight form and design, so does not appear unduly obtrusive. Considering the Landscape demarcations I suggest this is acceptable.

Conditions & Reasons (if required)			
CL6: retention of trees and shrubs			
Date:	3.6.25	Signed:	C Ramsey