

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	260049
Address:	Pound Lane Cottage, Pound Lane, Hurst, RG10 0RS.		
Proposal:	Full application for the proposed change of use of land to mixed used comprising of agriculture (keeping of goats) and storage of building materials together with the erection of 2no. storage buildings.		
Type of Development:	Other Change of Use		
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 located in the countryside, accessed via Pound Lane from which it is set back by 100m. The site is located about 100m from Pound Lane between a dwelling known as The Warren to the south of the site and Poppies Farm and Oakley Farm to the north.

The site is located between Valued Landscape Area Haines Hill to the north, and Billingbear to the south.

Wokingham Borough Landscape Character Assessment (WBLCA), dated November 2019, identifies a number of different landscape character areas (LCA's) across the Borough and provides key information regarding each of the LCA's. The site falls within LCA 11 'Ashridge Farmed Clay Lowland' a Moderate quality and sensitivity and modest capacity for change.

Key characteristics of the site include; large scale rolling to gently undulating topography, waterlogged clay soils resulting in numerous farm ponds, drainage channels and small watercourses. Large areas of woodland much of which is BAP priority habitat some of ancient origin contribute to wooded horizons and many are LWS. The agricultural landscape comprises of large geometric fields where many hedgerows are lost or denuded, but in field Oaks remain a common feature of fields

and along roadsides. The sparse, ribbon settlement along the ridgeline and scattered manor houses and farmsteads. Historic parks at Billingbear and Bill Hill Park. Long straight and narrow roads lined with ditches and woodland. Peaceful and rural character with distant views of Wokingham town.

The Landscape Strategy is to conserve and enhance the existing rural character, particularly woodland and ancient woodland, restore coppice management and reinstate /repair hedgerows with hedgerow standards. In terms of development the aim is to conserve the sparse settlement pattern through control of development.

The Landscape Guideline include the following pertinent to the site; conserve the wooded character of the landscape by increasing the extent of native deciduous woodland in order to link other woodland habitats, conserve the open and rural qualities of the landscape...manage and enhance wildlife interest of agricultural fields by encouraging uncultivated field margins. Reinststate and repair hedgerows with native species and reconnect remnant standard oak trees.

The proposals are for the division of a field into an area to the north for use in the applicants construction business, whilst the southern part of the field is to be given over to grazing goats. An area to the east is shown as an area of BNG.

The 'contractor' area to the north is characterised by a mix of Italian Poplar and Scots Pine, to the NW part of the boundary is a group of 5m high Blackthorn. Further along the western boundary is a Blackthorn hedge of 2m. There is no vegetation to the southern or eastern boundary. By enhancing existing boundary hedgerows with a variety of native hedge species, as well as native hedge planting to the internal boundaries, there is a good opportunity to comply with the landscape guidelines and Policies CC03 and TB21.

An Arboricultural Report to BS5837:2012 containing Arboricultural Survey, Impact Assessment and Method Statement Ref. AIA/AMS 06901 / 2025 from Duckworths Arboriculture which is acceptable and work must be carried out as instructed. If the existing foundation is found not to be suitable for supporting one of the proposed sheds, the retained Arboricultural Consultant will need to advise on next steps, and the LPA advised.

I have no objection to the proposals in terms of adverse impact on features of the landscape. Provision is made in the AMS to ameliorate the soil beneath the key tree feature along the northern boundary and provide a separation area between the working area and the area directly beneath the trees.

A Landscape condition is required that shows hard and soft landscaping and boundary treatments in accordance with Policies CC03 and TB21, and CP3.

Conditions & Reasons (if required)

Condition CL5

Date:	24.2.26	Signed:	BRC
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