

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer	
Service	WBC Landscape and Trees	App No: 260209
Address:	Highfield Park, Eversley Road, Arborfield, RG2 4PP.	
Proposal:	Full application for the change of use of land to a residential caravan site comprising the siting of seven static caravans for residential occupation, alongside ecological enhancements and associated ancillary works, utilising the existing vehicular access.	
Type of Development:	Minor Gypsy and traveller pitches (1-9)	
Site Visit Made:	Yes – 24 th March 2026	

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 within the countryside and is currently an undeveloped site containing scrub, trees and mixed grassland. It appears that some works including the dumping of material has taken place over the years as some of the ground is uneven and undulating but has since vegetated over.

The information provided is not sufficient to assess this full application in relation to the relevant planning policies. Therefore, we require the following additional information in order to determine the application:

1. 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 mainly falls within LCA L2 – Farley Wooded Sand and Gravel Hills with a small part adjacent to Eversley Road within LCA J2 – Arborfield Cross and Barkham Settled and Farmed Clay. Although extracts from the WBLCA have been provided as part of the application, any application will need to be accompanied by a landscape and visual impact assessment (LVIA) to support new development within the countryside as required by the Local Plan policies CC03 and TB21. The LVIA will need to fully consider how the proposals address the key characteristics and valued landscape attributes

of these landscape character areas and specifically how the impacts of the development can be reduced and mitigated by sympathetic and appropriate design principles. A landscape strategy providing additional planting as part of the site proposals should also form part of any application and will be informed by the LVIA.

2. A tree survey and arboricultural impact assessment to BS 5837:2012 will need to be provided to identify the tree resource within and adjacent to the site in accordance with MDD Local Plan Policy CC03.
3. A site plan showing site layout of the pitches which will need to include trees to be retained and space for strategic landscape buffers to help integrate the proposals into the wider landscape character which will have been identified by the LVIA (point 1 above) in accordance with Core Strategy Policy CP1 & CP3 and Local Plan Policy CC03. We will also need to understand the extent of all hard surfacing with the site including along the proposed access track and site entrance, as well as location of new fencing.
4. Full details of the site access and required sightlines. There may need to be some clearance of roadside vegetation in order to achieve the necessary sightlines which could then open up views into adjacent parts of the site which will have a detrimental impact on the countryside location.
5. Details of the proposed drainage for the caravan site and well as in relation to the site entrance. Recent works appear to have blocked an existing roadside ditch causing the area behind the newly created bund to flood, as seen in the photo below.



If the requested information as detailed in points 1 – 5 above is not provided, I would have to recommend the application is refused due to lack of information.

Conditions & Reasons (if required)

N/A

Date:

7th April 2026

Signed:

C. Brimble