

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	261060
Address:	Pine Copse Boarding Kennels, Pineridge F, Nine Mile Ride, Wokingham, RG40 3LU.		
Proposal:	Full application for the erection of stables, tack room, trap storage and hay store.(part-retrospective)		
Type of Development:	Minor All other developments		
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 within the countryside, located adjacent to Nine Mile Ride from which it takes access. The site is part of a larger area laid to commercial/mobile homes/dwellings within a partially wooded and lawned setting. The site is located within the high quality landscape character area known as M1 'Finchampstead Forested and Settled Sands' where key characteristics pertinent to the site and peripheral landscape include;

Large swathes of interconnected forestry and woodland dominate the area, which has little farmland. These consist of large coniferous plantations as well as mixed woodlands with sandy heaths. Stands of Scots Pine and exotic species are particularly distinctive

Long straight roads such as Nine Mile Ride (which originated as historic 'rides' created through the historically open landscape of the Royal Forest of Windsor) give a strong linear character to the landscape. Characterised by roadside rhododendron 'hedges' and occasional colourful patches of gorse and heather.

Localised area of remoteness within woodlands and smaller areas of pasture, mire and heath, which provide a sense of tranquility.

A highly enclosed landscape created by the often continuous swathes of dense woodland, except for framed views along the rides.

Paragraphs 187(a) and (b) of the NPPF state that development should contribute to and enhance the natural and local environment by:

- a) Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.

It is noted that the application site falls within the 'Forest and Rides' valued landscape. The NPPF indicates that these landscapes will need to be protected and enhanced, so therefore we will need to understand how development on this site can address this aspect.

Although the site and immediate surroundings are developed, the wider landscape setting is very much an example of the valued landscape where attributes include;

- ***Large expanses of mixed woodland containing mature trees which are important ecological habitats and provide a sense of place and history as well as opportunities for recreation. Stands of Scots pine provide characteristic landmark features***
- ***Distinctive long straight historic roads following the route of rides through the former Royal Forest of Windsor which provide a cultural record of the past as well as allowing views into a landscape well enclosed by trees***
- ***The locally listed historic park at Ravenswood, one of only four medieval deer parks in the district.***

Although there is little example of the valued landscape attributes of LCA M1 within the red line boundary of the site, there are hedges to the north and east which should be retained and protected in accordance with Policy CCo3 2/d of the Local Plan. There is also an opportunity to improve the setting of the building within its green sward and by enhancements of the lawns and improving access to the building with an appropriate surfacing for the rural setting.

As such and to comply with Policy CC03 2/e , I require as a condition the following;

A high quality landscape plan that shows existing hedgerows retained. The existing hedges should be enhanced with new native hedgerow planting. The addition of a group of 3 native multi stemmed trees such as Birch, Rowan and Field Maple will help to enhance the setting of the building and screen the site from the adjacent vehicle / car park. Paths to the building should be laid in a material sympathetic to the countryside setting.

Conditions & Reasons (if required)			
CL 5 – Landscaping Scheme to comply with Policy CC03 of the Local Plan – see above			
Date:	10.6.26	Signed:	BRC