

MEMORANDUM

From:	Lindsey Abbott Landscape Consultant		
Service	WBC Landscape and Trees	App No:	252795
Address:	Holme Farm, Aston Lane, Aston, Wokingham, RG9 3DJ.		
Proposal:	Householder application for the redevelopment/reinstatement of outbuilding forming recreational space.		
Type of Development:	Other Householder		
Site Visit Made:	Yes – 09.12.2025		

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

I have no objection to the proposed outbuilding.

The Site is located in the countryside within the hamlet of Aston and civil parish of Remenham, approximately 2.9km to the north-east of Henley-on-Thames. It is located within the Green Belt (Policy CP12 of the Wokingham Borough Core Strategy) and the Aston Remenham Area of Special Character (Policy TB26). Holme Farm (formerly Culham Farm) and “the adjacent threshing barn are listed as non-designated heritage assets in Wokingham Borough Councils Areas of Special Character pro-forma assessment. Both the main house and the threshing barn are not within the application site boundary.” (Ref: *Outbuilding Design, Access, & Heritage Statement*, DP Architects)

According to the applicant’s submitted *Outbuilding Design, Access, & Heritage Statement*, the Site is also located within the Greenlands Restrictive Convent. This makes it subject to approval by the National Trust Regional Covenants Board, which according to the statement report has been granted to the applicant.

The Site is located between two landscape character areas, according to the Wokingham Landscape Character Assessment, Nov 2019)

- **Wooded Chalk Slopes (D1 Remenham Wooded Chalk Slopes)** – “characterised by its chalk geology, leading to an acutely sinuous network of

steep chalk slopes and combe valleys with swathes of chalk grassland and scattered blocks of mixed woodland. Winding sunken lanes connect valley edge country houses and parks, situated to take advantage of glimpsed views to the River Thames.”

- **A1 Thames River Valley** – “characterised by small nucleated and linear settlements clustered along the floodplain edge”

The countryside, including views across the valley and Thames River, forms a significant backdrop to the farm complex, now single family dwelling, of Holme Farm which can be seen from the public realm. Public access is provided by a promoted national footpath, the National Thames Path National Trail (PRoW REME12), which runs approximately 10m south of the site.

There are no protected trees within the application site boundary which would be detrimentally impact by this development.

The location of the new building is shown to be positioned between two existing outbuildings to form an enclosed farm courtyard with the main house opposite the Site. The “footprint size, location, ridge height and slab level of the replacement outbuilding have been carefully considered to match that of the previously demolished outbuilding.” (Ref: *Outbuilding Design, Access, & Heritage Statement*, DP Architects) Included in the Statement report, historic OS maps from 1910 and 1960 show an outbuilding in the applicant’s proposed location. A photograph of the Site from 1980 shows the outbuilding demolished. The historic brick and flint wall and buttresses will remain in situ.

I agree that the development represents a sympathetic addition of built form. The development would “restore the property to be more in line with its historic enclosed courtyard style[,] appearance and arrangement of structures.” (Ref: *Outbuilding Design, Access, & Heritage Statement*, DP Architects)

This development makes a positive contribution to the property and local area, and therefore, I make no objection to the proposed outbuilding application.

Conditions & Reasons (if required)

No conditions required.

Date:	16.12.2025	Signed:	L. Abbott
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