

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	251551
Address:	Hill Farm, Jouldings Lane, Farley Hill, Wokingham, RG7 1UR.		
Proposal:	Full application for the change of use of buildings and yard area to be used as a firewood enterprise (retrospective).		
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 and in Wokingham Borough Landscape Character Assessment - Area LCA L2 'Farley Hill Wooded Sand and gravel Hills' a high quality landscape of moderate sensitivity and a limited capacity for change. The site is located in Farley Hill Valued Landscape.

The Valued Landscape Attributes of the L2 LCA include hilly landform and wood skyline, variety and complexity of mixed broadleaved woodland, intimate pattern of pasture, woodland and arable farming and a rural pattern of hamlets that provides scenic quality and visual diversity. Sunken winding rural lanes and tracks with mature hedgerows add rural character to the landscape.

The site is located within an extended area of existing works that extends from the northern end of Jouldings Lane and covers a significant area of land at least 350m in length. There are a few scattered dwellings associated with farms nearby. The landscape slopes down to the river and the slopes are dominated by woodland. There is a collection of ponds to the west of the site. Jouldings Lane is a sunken narrow and winding lane with high hedged banks either side of the road. It has a remote and secluded character.

The buildings the operation is located in are agricultural style buildings that are common feature of the rural landscape. It is hard to say if there has been any loss

of trees. Overall the scheme looks to be located on land that has been used previously for commercial purposes and the change of use to firewood enterprise will cause no additional impact on landscape than the whole site has done already.

The area where the buildings are seems devoid of vegetation, and some reinstatement of native hedgerows with hedgerow trees may be possible once the edges are cleared of rubbish.

Conditions & Reasons (if required)			
CL4 – Soft landscape scheme – hedge and hedgerow tree planting along field boundary to the east.			
Date:	8.8.25	Signed:	B. Crafer