

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	242570
Address:	Rehoboth, Forest Road, Binfield, Wokingham, RG40 5QY.		
Proposal:	Full application for the retrospective change of use of land for the temporary siting of a marquee between 1st December and 30th April in any calendar year		
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 located in the countryside and along Forest Road which is a Green Route. Opposite the site is PROW STNH 23. The proposal includes the erection of a marquee on land between Forest Road and the menage. The height of the marquee is 4771mm at it apex dropping down to 3m at the sides. There is a native hedge to the front of the site, which will screen most of the marquee. It is proposed to erect the marquee for the 5 months of the year from the beginning of December until the end of March.

I have no objection to the proposals in terms of impact on landscape features as the marquee will be erected in a green field with hedged boundaries to the south and east. However, there will be some visual impact in short views, and the use of the site for the marquee during winter months where the hedge will be leafless. It is possible to grow the hedge to 3m and beyond that will provide some screening in the view during winter.

The site is located in Wokingham Borough Landscape Character Area I1 'Ashridge Farmed Clay Lowland' which is a moderate quality landscape. The Landscape Strategy is to conserve and enhance the existing rural character. Although the u of itself does not enhance the landscape character, the installation is for just under half of the year and will be largely screened behind a native hedge which could be further enhanced by the inclusion of Privet and Holly, both evergreens, within it.

I have no objection to the proposals based on impact on the landscape and visual character of the site.

Conditions & Reasons (if required)

Date:	19.11.24	Signed:	B. Crafer
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