

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	250058
Address:	Land opposite 136-144 Wargrave Road, Twyford, RG10 9PN.		
Proposal:	Application to vary conditions 1 and 4 of planning consent 202499 granted under appeal reference APP/X0360/W/21/3288874 dated 17/10/2022 for the proposed demolition of existing building and change of use of land for the stationing of a mobile home for residential purposes (one Gypsy and Traveller pitch) and the erection of a single storey utilities building. Condition 1 relates to occupation by named persons for a temporary period and condition 4 to the approved plans, and the variation is to remove or amend the personal permission and remove the temporary time period, and for changes to the site layout and landscaping. (Part retrospective)		
Type of Development:	Minor Gypsy and traveller pitches (1-9)		
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 the Green Belt and is situated along the Green Route Enhancement Area.

I am in receipt of 2 plans;

Drawing Ref. BD2443 – PLO3.1 28.11.24 Gate and Fence

Drawing Ref. BD2443 – PLO2.1 28.11.24 Site Layout

The Site Layout shows the site boundary marked by close board fencing – this has been installed in the root protection areas of native trees and hedges that surround the site. No tree information has been received – with the application, and there is no indication of the correct mitigation procedure for installing fence posts within root

protection areas. Without mitigation it is likely that the trees have sustained damage which may be catastrophic to some and recovery not possible..

The fence has clearly been erected within the root protection areas of existing hedgerow and hedgerow trees that surround the site, provide a degree of screening from both main Twyford Road and the filter lane between the site and residential dwellings just to the east.

The hedgerow and trees are typical landscape boundary features found in the countryside. Of the 'Valuable Landscape Attributes' of Landscape Character H1 'Wargrave-Twyford Arable Chalk Lowland' is the rural buffer and sense of separation provided by the farmed landscape to the settlements of Twyford and Wargrave. My observation is that the site is part of this visual buffer and it is important that the rural elements such as fields with tree and hedgerow tree are retained.

The Landscape Strategy for LCA H1 is to enhance the existing landscape character, there are management opportunities to improve the condition, intactness and presentation of the farmed landscape..... The following guideline for LCA H1 includes;

- Conserve the rural qualities of the farmed landscapeand to reinstate and repair remaining hedgerows with native species where there are opportunities to do so.
- Conserve the rural character of the farmed landscape between adjacent historic towns and villages...

There is no indication of landscape enhancements proposed for the hedge. I can see that the development is noticeable in the view from roads either side of the site. The erection of the fence is contrary to Policy CC03d as it fails to protect landscape features including trees and hedgerows, and there is no high quality landscape scheme that includes native species.

The proposals / installation does not meet with the criteria of Policy TB21; 'Proposals must demonstrate how they have addressed the requirements of the Councils' Landscape Character Assessment . Proposals do not retain or enhance the condition, character and features that contribute to the landscape.

The development has a large amount of hardstanding over the former pasture field.

In addition to the erection of the 1.8m close board fence a set of gates with large brick pillars and out of scale finials have been erected which is a grand design not in keeping with the character and features of the pasture fields that are generally surrounded by trees and hedgerows, farm gates and timber post and rail fencing.

I am unable to support the application as it is contrary to Policies TB21 and CC03 of the Local Plan.

Conditions & Reasons (if required)

Contrary to Policy TB21 and CC03 of the Local Plan.

Date:	7.3.25	Signed:	BC
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