

JPPC ref: DB/8534
Portal ref:N/A

Planning Registration
Wokingham Borough Council

SUBMITTED VIA E-MAIL

26 June 2026

Dear Sir or Madam

**Prior notification for provision of farm track
Warren Crest Farm, Finchampstead**

Please find enclosed our notification submitted under Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

This seeks to provide a farm access track between the permitted farm gate to Wick Hill Lane and the existing farm track, south of the main farm buildings at Warren Crest Farm.

This submission consists of the following documents:

- Prior notification form;
- Site location plan (identifying site and agricultural area);
- This explanatory covering letter;
- Statutory fee

This submission is made as the works are considered to be permitted development under Class A of Part 6 of Schedule 2 of The Order being undertaken on an agricultural unit of more than 5 hectares.

Site and proposal

This notification relates to a parcel of farmland around 70 acres in area, farmed by the applicants Mr and Mrs Nasser. The land is registered with the Rural Payments Agency under SBI 200817034. The main farm buildings are to the northern part of the farm, serving grassland to the south.

The Council recently permitted improvements to the farm access to the south of the farm providing a safe access to Wick Hill Lane (planning permission 242129). This permission is to allow early delivery of the farm track between the approved access and farm buildings.

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The track serves the basic agricultural need of allowing access between farm buildings and fields, particularly in wet weather when the land can be damaged. The applicants are transitioning the farm to regenerative farm model a cornerstone of which is maintaining good soil health. The track is important in reducing damage to soil structure.

It will also benefit farming by removing need for farm traffic to use Wick Hill Lane to the north of the farm which is narrow and predominantly residential. This causes difficulties for large vehicles visiting the farm and can disrupt operations.

The works are reasonably necessary for agricultural purposes and so permitted under Part 6 of the Order, subject to satisfaction of the qualifying criteria.

Permitted development

Comment is provided below on the proposal's compliance with each of the disqualifying criteria of Part 6.

“(a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area”

The application site is not on a separate parcel of land from the farm unit less than a hectare in size as confirmed by the submitted site location plan.

“(b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins”

The proposal is not for erection or extension of a building.

“(c) it would consist of, or include, the erection, extension or alteration of a dwelling”

The proposal is not for erection, extension or alteration of a dwelling.

“(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;”

The track is of a simple functional nature to serve agricultural traffic as required by the Order.

“(e) the ground area which would be covered by—

(i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations would exceed 1,000 square metres; or

(ii) any building erected or extended or altered by virtue of Class A, would exceed 1,500 square metres, calculated as described in paragraph D.1(2)(a) of this Part;”

The works are not for accommodating livestock and are not plant or machinery and are not a building.

“(f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;”

The proposal site is not within 3km of any aerodrome within the meaning of the Order. Notwithstanding, all works are set at ground level.

“(g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;”

All works are at ground level.

“(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;”

No development undertaken as permitted development will occur within 25 metres of a trunk or classified road as illustrated on the accompanying location plan.

The improved access point to Wick Hill Lane benefits from planning permission 242129 and will be implemented with the benefit of that planning permission. Those works are not therefore reliant on the Part 6 permitted development right.

“(i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building”

The proposal is not for the accommodation of livestock, or storage of sewage or slurry.

“(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming”

The proposal is not connected with fish farming.

“(k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—

(i) would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or

(ii) is or would be within 400 metres of the curtilage of a protected building.”

The proposal is not connected with a biomass boiler or anaerobic digestion system.

“(l) the erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument”

The proposed building is not on or within the curtilage of a scheduled monument.

Prior approval

In line with Part 6, A.2(2)(i) we also seek the planning authority’s determination as to whether its prior approval is needed as to the siting and means of construction of the access track between the grain store and existing highway access.

The siting of the access track is logical for its function. It connects the existing farm track south of the farm buildings with the permitted highway access point on Wick Hill Lane. It also serves as a spine road for the farmland allowing farm traffic to access fields reducing land compaction and damage in winter when fields are wet a difficult to traverse.

The route of the access track matches that permitted by planning permission 242129, there is no question therefore that the siting is acceptable. There is no need for re-assessment of something already accepted.

The track is to be of simple construction with a surface of compacted local stone. It will be set at ground level and so not readily visible, however if seen it will be a farm track on farmland, formed from the locally characteristic stone. The siting and construction are entirely appropriate for the location.

The track is in an area identified as having archaeological potential. The proposed construction does not require unusual excavations. Notwithstanding, it is proposed to construct with an archaeological watching brief to ensure harm to archaeology is avoided. This was deemed a suitable approach in 242129 and there is no reason it should not be now. We provide the watching brief as part of this submission.

We consider the proposed development of the access track to fall within that allowed under permitted development and welcome your confirmation that development may proceed on this basis.

Our client is eager to undertake works and welcomes your early response.

We trust this is in order and look forward to hearing from you.

Yours faithfully



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