

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	242129
Address:	Warren Crest Farm, Wick Hill Lane, Finchampstead, Wokingham, RG40 3PY.		
Proposal:	Full application for a proposed access, including formation of new trackway, improvement of existing track, and installation of new gates.		
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 the proposals involve reinstating a farm access from Jubilee Road through an existing gravel track with vegetation both sides of the track and some large trees grouped around the entrance that appear to fall within the visibility splay, and could be subject to reduction in height / removal. It is not clear from the Site Layout Plan or the Tree Constraints Plan what the actual position is.

It is stated in the information that the track will be used by large lorries – and I am not certain from the information that the track will be robust enough to take these vehicles over a period of time. I can see no information about upgrading the track the construction detail and any other information. It is possible that upgrading the track may adversely effect vegetation along the track and replanning may need to be carried out.

The location of the access gate and its position in relation to Wick Hill Lane and Jubilee Road with regard to visibility splays needs more work to fully understand the impact on existing vegetation and any necessary removals which may be required. Please update the tree information into an Arboricultural Implications Assessment to BS5837:2012 and include clearer information regarding the impact of visibility splays and the requirements for upgrading of the track and any impact that may

have on the existing vegetation in accordance with Policies CC03 and TB21 of the Local Plan.

Conditions & Reasons (if required)

Date:	30.9.24	Signed:	B. Crafer
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