

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	252144
Address:	Land adjacent to Moor Green House, Lower Sandhurst Road, Finchampstead, Wokingham, RG40 3TH.		
Proposal:	Full application for the installation of an access track and bund, and erection of 2 no. agricultural buildings following demolition of the existing buildings. (Part retrospective)		
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

This is a part retrospective application and therefore we will need to understand what parts of the application have already been implemented and which are proposed. This is currently not clear.

As stated in my pre-app comments for this site (242345), a new access approved for Hall Farm Cottage (222706) has now been constructed which is different from the approved drawings. A separate application (242297) was submitted to regulate the as built details, however I see that this application was withdrawn in November 2024. This current application will need to show the as built access off Lower Sandhurst Road (see survey info provided for 242297) and how the access track for this application relates to the current built access. The proposal drawing (Rev E) does not show this and will need to clearly show how the two applications relate to each other. I see that Highways have also asked for further information on this matter.

A number of photos were taken as part of the pre-application site visit and these show closeboarded fences near the site entrance and to the side of the temporary machine store (proposed tractor shed) area as well as new areas of hard standing. We will need to understand if the fences and hardstanding are to be retained, removed, or amended. The stock fencing and access gate locations adjacent to the

track and in the fields to create the various paddocks, will also need to be shown on the proposal drawing.

The most recent aerial photos on Google Maps show a secondary access into the site through the Hall Farm site south-east of the site and this is shown below and highlighted in blue. This is different from the proposals plan where the same area is also highlighted in blue. If this access is required, then it should be shown as built on the proposals drawing.



The Supporting Agricultural Statement provides details of the tractor shed which will be used to store the applicant's machinery and equipment, however on proposed drawing the tractor shed is partitioned off with the larger part indicated as an animal shelter. The dimensions of the tractor shed/store and livestock shelter in the document don't relate to those on the plans. Have the two buildings been mixed up on the drawing? Nether seems to relate to their descriptions in the Supporting Agricultural Statement.

A drawing has been provided showing the existing bund elevation and cross section as previously discussed through the pre-app response.

In order to help integrate these proposals into the wider landscape it is important that the application considers the Landscape Guidelines as set out Wokingham Borough Landscape Assessment (WBLCA) for landscape character area B2 – Blackwater River Valley with Open Water. One of these guidelines specifically relate to the site:

Reinstate or repair hedgerows with native species of hedgerow trees and shrubs to create a connected landscape pattern where there are opportunities to do so.

Additional planting within the site in line with the WBLCA to comply with Local Plan policy CC03 and TB21 will need to be considered as part of the proposals and to mitigate the additional built elements proposed within the site.

Conditions & Reasons (if required)

Possible conditions to be provided once additional information has been submitted.

Date:

23rd October 2025

Signed:

C. Brimble