

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	261198 – Rev. A
Address:	Scarletts Lodge, Scarletts Lane, Hare Hatch, Wokingham, RG10 9XD.		
Proposal:	Full planning application for proposed erection of 1no. Hay and feed barn with associated machinery storage.		
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

In my original comments from 14.7.26 I was unable to determine if the proposed barn could be wholly supported by the existing hardstanding, which appeared not to be wide enough meaning that the barn would require other means of support adjacent to the hardstanding in soft ground. My attention was also drawn to the presence of existing trees on the SE boundary with the adjacent dwellings and the potential conflict with tree roots dependant on the required extent of the type of support for the barn.

A more detailed drawing was submitted MLP/04 – Site Plan Hardstanding which showed the location of No Dig method supporting pads around a proposed portal frame structure – 10 No. in total. The drawing also showed the position of tree protection fencing.

I queried whether the soft landscape would be able to support the No Dig Pads. A subsequent letter Ref. SL/26/188 24.7.26 was submitted to the council which confirmed consultation with an engineer who specialises in investigation and testing confirmed that in the event of a drainage difficulty, helical screws could be used. However, given the lightweight nature of the barn the proposed No Dig method of the 10 pads is unlikely to require any specialist foundation.

Due to the scale and location of the construction pads it is unlikely they will encounter tree roots, and as a result of the protective close board fence of the adjacent land, there is no requirement for tree protective fencing. Any potential conflict with tree canopies can be resolved by pruning back of branches which do not require permission from the LPA.

As a result of the additional information provided, no landscape conditions are required.

Conditions & Reasons (if required)			
Date:	30.7.26	Signed:	BRC