



Design & Access Statement

Issued in Support of Planning Application for a new security fence and gates at
Keysight Technologies, Winnersh, Wokingham, RG41 5TP

August 2025

This document is to be read in accordance with the following CBRE drawings numbered:

WIN-BOX-XX-XX-D-A-0302 Existing Site Plan
WIN-BOX-XX-XX-D-A-0303 Existing Elevations
WIN-BOX-XX-XX-D-A-0304 Proposed Site Plan
WIN-BOX-XX-XX-D-A-0305 Proposed Elevations

2.0 The proposal

The planning application seeks approval in principle for the erection of a new security fence and associated gates around the perimeter of the Keysight Technologies premises. The exact specification and security rating of the fence has not yet been determined but is likely to consist of either a palisade, or steel mesh fence powder coated black in keeping with the colour of the cladding and other fences in the immediate area.

The new fence is proposed as shown in magenta below, the retained brick walls in blue and the proposed security gates in green:

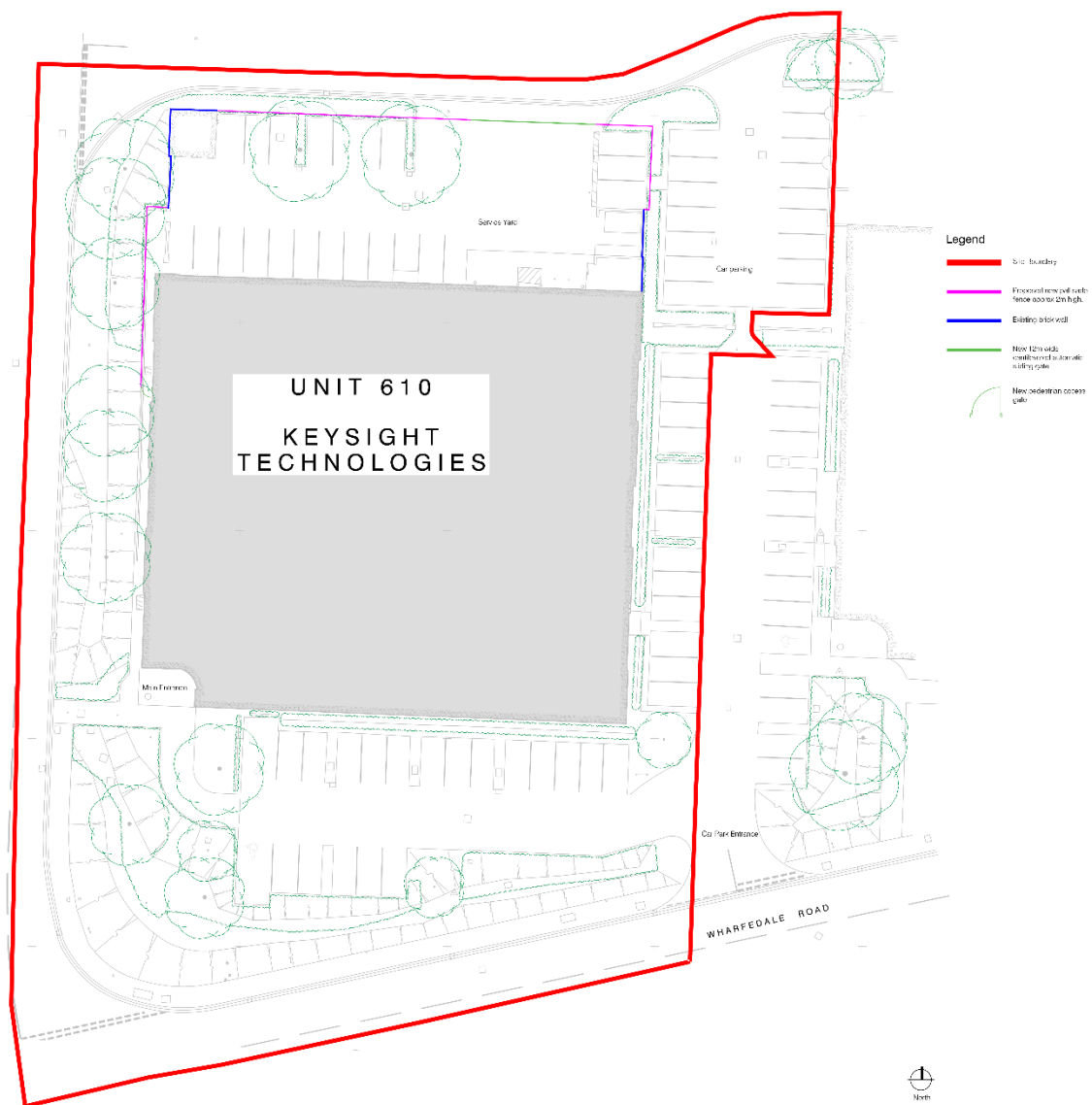


Figure 2 Proposed Site Plan showing extent of new fence and associated gates.

This fence will provide enhanced security measures in response to recommendations from the local police authority. The design and configuration of the fence have been carefully considered to meet security requirements without significantly altering existing access routes or the visual character of the area.

3.0 Flood Risk

It is noted that the site is not located within a flood zone area. The installation of the palisade fence poses no risk of increasing flood susceptibility or aggravating any pre-existing flood concerns in the vicinity.

4.0 Access

The installation of the palisade fence, including the introduction of new gates, will not disrupt existing access arrangements to the premises of Keysight Technologies. Pedestrian and vehicular access points will be carefully maintained, ensuring continuity in daily operations and emergency response procedures.

As part of the proposed security enhancements, a set of new gates will be introduced, designed to optimize security measures.

5.0 Trees

The new fence is to be erected around existing shrubs and trees. A BS5839 tree survey and Arboricultural Impact Assessment has been commissioned as part of this planning application. It is proposed to retain all existing trees and work around the existing root protection areas. Excavations of posts are to be undertaken manually under arboricultural supervision to ensure that roots over 25mm in diameter are not affected by the works. If so, then posts are to be relocated.

6.0 Assessment

The proposed palisade fence has been designed to prioritize security requirements while ensuring minimal impact on the visual landscape and existing accessibility. There are no other alterations to the building's use or elevational treatments because of these works.

There are no other impacts with regards to air-quality, heat risk, drainage, ecology, nuisance, traffic, and transport and therefore the proposals should be supported by the Local Planning Authority.