

# MEMORANDUM

|                             |                                                                               |                |        |
|-----------------------------|-------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Brigitte Crafer<br>Landscape Architect                                        |                |        |
| <b>Service</b>              | WBC Landscape and Trees                                                       | <b>App No:</b> | 261866 |
| <b>Address:</b>             | Warren Crest Farm, Wick Hill Lane, Finchampstead, Wokingham, RG40 3PY.        |                |        |
| <b>Proposal:</b>            | Full application for the proposed improvement of the existing highway access. |                |        |
| <b>Type of Development:</b> | Minor All other developments                                                  |                |        |
| <b>Site Visit Made:</b>     | 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. A previous application for reinstating the farm access was received 2 years ago where I had asked for more information with regard to the protection of existing trees and to check that visibility splays did not have within them any obstructions such as trees that may need to be removed.

A separate 'Tree Constraints Plan' showing the location of existing trees close to the entrance and their root protection areas and canopies in relation to the existing south access area has been submitted along with a Tree Survey Schedule.

An Arboricultural Method Statement and Tree Protection Details – December 2025 is submitted which includes the Site Access and Visibility Splays Drawing 8240747/6101 Rev. B which shows the proposed new gate set back 23m from the edge of the carriageway. The access leading to the proposed farm gate is 6.5m wide after which it narrows to 3.7m wide. The drawing includes the location of a speed reduction sign, as well as the location of the tree protective fencing/Construction Exclusion Zone.

There is no vegetation within the 2.4m visibility splay that is affected by the new entrance.

I have no objection to the proposal and am satisfied that the application complies with Policy CC03 of the MDD Local Plan.

| Conditions & Reasons (if required) |         |                |     |
|------------------------------------|---------|----------------|-----|
| <b>Date:</b>                       | 28.8.26 | <b>Signed:</b> | BRC |