

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	261177
Address:	Land off, Baird Road, Arborfield, Berkshire.		
Proposal:	Full application for the creation of new vehicular access, including proposed timber access gate.		
Type of Development:	Minor All other developments		
Site Visit Made:	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 Council's Tree and Landscape Officer objects to the proposed vehicular access, including proposed timber access gate.

The Site is covered by a Woodland TPO, which covers "trees of all species" including emerging seedlings within the woodland floor, within its bounds. (Ref: TPO-1764-2020) Evidence of tree seedlings and sprouts growing from tree stumps were captured in photographs during a Site visit by a WBC Tree Officer on 19 September 2026. As referenced in the Briefing Note-Transport, the proposal seeks access "for agricultural use" to the Site "for maintaining of the application land only." (Ref: Entran, May 2026, page 6) Agricultural access may cause detrimental impact to this protected landscape feature and is therefore contrary to Core Strategy Policy CP3 c, d and CC03 d.

Furthermore, the Site is part of a long, linear band of green infrastructure surrounding the western edge of the community of Arborfield Garrison, between Baird and Eversley Roads. This green infrastructure provides both a green buffer to the community but also helps the area of residential build-up transition into the wider countryside-designated land located to northwest / west / southwest of the community. Development proposals that result in the fragmentation of green infrastructure are unacceptable as per CC03, 3.

Conditions & Reasons (if required)

Date:	10/06/2026	Signed:	L. Abbott