

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	260596
Address:	Land Opposite Junction Of Forest Road &, Foxley Lane, Binfield, Bracknell, Berkshire.		
Proposal:	Full application for the proposed erection of stable block, consisting of no.3 stable stalls with associated hardstanding driveway.		
Type of Development:	Minor All other developments		
Site Visit Made:	Yes – 08/04/2026		

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

Subject to the conditions below, the Council's Landscape and Tree Officer has no objections to the proposed erection of stable block, consisting of no.3 stable stalls with associated hardstanding driveway.

The Site is located just inside Woking Borough with the Borough of Bracknell Forest and civil parish and town of Bracknell located immediately to the east of the Site. The Site has been maintained as open pasture/grassland and appears contained on all sides by a woodland buffer, including woodland along Forest Road. A gate providing access to the pasture was present during a 8 April 2026 site visit made by the Officer as well as in a May 2025 Google Streetview photo. Timber fencing had also been recently installed. See photo below.

There are no protected trees on the Site that would be impacted by this development. According to the Arboricultural Impact Assessment, two trees – T2 Oak and G20 Ash—are *“proposed for removal as part of the new development, as these specimens could not be effectively retained as they are located within the outline of the new structures, or located too close to make their retention feasible sustainable. All of the trees to be removed have been given a C category grading in accordance with BS 5837. It is therefore felt that these trees should not act as a*

limitation on the effective use of the site, or impose any significant constraints on the layout.” (Ref: GHA Trees, GHA/DS/160339:26, 30/01/2026, page 6)

Additionally regarding trees, the BNG Report Section 4.1 Discussion indicates the following:

“The proposals generate an on-site net change of +10.63% in area-based units, with trading rules satisfied as a result of the proposed development. The client has not supplied a landscape plan for indicative locations of where the offsetting habitats of 16no. small sized trees and 0.07ha of other neutral grasslands will be located, but this iteration of calculations shows the feasibility of achieving the required net gain within the blue line site ownership boundary.” (Re: ET Planning Ltd., BNG Assessment, Feb 2026 p. 15)

The Officer would like to understand the landscape intention within the parcel(s). As a condition, a Landscape Plan should be submitted and include:

- Retained, removed, and location of new trees and planting, specifying species, planting sizes, spacing and numbers in a plant schedule

(CL4)

Conditions & Reasons (if required)			
CL4 – Simple Landscape Plan			
Date:	10/04/2026	Signed:	L. Abbott