

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                                                                                    |                |        |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Coralie Ramsey<br>Trees and Landscape                                                                                                                                                                                                                                                                              |                |        |
| <b>Service</b>              | WBC Landscape and<br>Trees                                                                                                                                                                                                                                                                                         | <b>App No:</b> | 243125 |
| <b>Address:</b>             | Thamesfield Retirement Village, Remenham, RG9 2LX.                                                                                                                                                                                                                                                                 |                |        |
| <b>Proposal:</b>            | Full application for proposed part demolition of existing building and replacement with a three-storey extension to provide extra-care units, with associated soft and hard landscaping works; provision of additional vehicle parking, bin stores and ancillary structures; and alterations to existing basement. |                |        |
| <b>Type of Development:</b> | Major 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 in Green Belt, the Remenham Henley Bridge Conservation Area, Countryside and on a Green Route and it backs onto the River Thames. Tree Preservation Order (TPO) 206/1981 on various trees. Consents for works including removals have been given by the Authority.

I refer to submissions and information 222333; 222059; 222058; 223098; Arboricultural Impact Assessment JBL4752\_770 V2 Dec 24; planting RETH3002 Nov 23; proposed site plan 2212-P-100 00; car park – hard and soft landscaping plan RETH3002 06 C Nov 23; courtyard & patio hard landscaping plan RETH3002 05 A Nov 23; courtyard & patio soft landscaping plan RETH3002 04 A Nov 23; plant schedule RETH3002 07 Aug23; Outline Soft Landscape Specification RETH 3002 Nov 24; Landscape and Visual Appraisal and Green Belt Assessment RETH3002 Nov 24 and D&A 2212-R-014 V2 November 2024.

Over some years tree removals have been consented for T3, T9, T10, T11 and trees within G3 and G6 of the TPO, on the condition that they are replaced with trees specified in the consent letters. To accord with the relevant legislation a minimum of 13 trees must have been planted if the felling took place. These may be juvenile and of such a small size so that they are not required to be recorded by a BS5837. A

number of trees have been included in the landscaping strategy, over time these will grow to be protected by the Conservation Area.

The trees on the site are suitably protected by the tree submissions, so I have suggested a condition to ensure this.

Landscaping has been submitted at this stage, so I have suggested a condition so that it is implemented.

From a visual landscape perspective, much work has occurred over years to adapt the scheme to be visually acceptable in the high-quality landscape. The most sensitive area is as viewed from the Thames. From this point protected trees, neighbouring developments and built form set back allow the replacement block to integrate into the landscape. Especially when compared to other river side properties such as Thames Bridge House.

#### **Conditions & Reasons (if required)**

**CL7 – protection of trees (amended)**

No development or other operations shall take place except in complete accordance with the BS:5837 'Arboricultural Impact Assessment JBL4752\_770 V2 Dec 24' (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

*RL7 To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21*

#### **Landscaping (amended)**

All hard and soft landscape works shall be carried out in accordance with the approved details (being planting RETH3002 Nov 23; car park – hard and soft landscaping plan RETH3002 06 C Nov 23; courtyard & patio hard landscaping plan RETH3002 05 A Nov 23; courtyard & patio soft landscaping plan RETH3002 04 A Nov 23; plant schedule RETH3002 07 Aug23 and Outline Soft Landscape Specification RETH 3002 Nov 24) prior to the

occupation of any part of the new development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

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| <b>Date:</b> | 3.2.25 | <b>Signed:</b> | C Ramsey |
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