

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	253011
Address:	Billingbear Lodge, Maidenhead Road, Binfield, Wokingham, RG40 5RU.		
Proposal:	Householder application for the proposed erection of extensions and alterations to the dwelling, including changes to the ground floor and first floor layout, alterations to the roof form, and associated changes to fenestration, following the demolition and removal of the existing rear projection and associated structures as shown on the approved plans.		
Type of Development:	Other Householder		
Site Visit Made:	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 adjacent to the junction with the Straight Mile and Maidenhead Road. The site is characterised by its landscape setting on but within a Local Historic Garden known as Billingbear. A highway verge to the southern site boundary contributes to its verdant setting.

The site is in the countryside and the Green Belt, and is within Wokingham Borough Landscape Character Area known as I1 'Ashridge Farmed Clay Lowland' a moderate quality landscape where the Landscape Strategy is to conserve and enhance the existing rural character. Key aspects to be conserved and actively managed are the characteristic wooded ridges and woodland, including ancient woodland. In particular there are opportunities to restore coppice management, and reinstate and repair key hedgerows and hedgerow standards. In terms of development the aim is to conserve the sparse settlement pattern through controlling development,

It is noted that (a proportion of) the application site falls within Billingbear Valued Landscape. The NPPF indicates that these landscapes will need to be protected

and enhanced, so therefore we will need to understand how development on this site can address this aspect, such as replacing trees lost to development, and enhancing hedgerows with hedgerow trees for example.

Arboricultural Implications Assessment and Tree Protection Plan has been received. There are 3 trees proposed for removal; T3 Acacia 'U', T4 Douglas Fir 'U' and T6 Magnolia 'U'. T1 a category 'A' Atlas cedar is very mature 2700mm stem diameter, T2 category 'B' Oak 550mm stem diameter, T5 category C Malus 350mm stem dia. T7 category 'C' Laurel 200mm stem diameter will be retained.

The Tree Protection Plan indicates an area of ground protection outside the tree protection fencing, has indicated the type of mats but not actually shown the location of the mats on the plan, this will need to be updated. There is no tree protection fencing around T5 Malus – there is some development quite close to the tree and I would recommend that an informal barrier is placed around this tree for the duration of the construction phase.

I have no objection to development. I require the Tree Protection Plan and supporting Arboricultural Method Statement to be updated with additional information showing the location of the ground protection mats and additional protection around T5 Malus as a condition in accordance with Policy CC032/d

I also require the replacement planting the 3 trees lost to development, some of which could be 'hedgerow' trees but in this case placed at the rear of the hedge avoiding the range of the hedge trimmer but appearing to be part of the hedge from outside of the site. These new trees and any other enhancement planting to be included in a 'Proposed Landscape Scheme' to include hard and soft landscape proposals as appropriate to comply with Policies TB21 and CC03/2e.

Conditions & Reasons (if required)			
See above			
Date:	27.1.26	Signed:	BRC