

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	260967
Address:	Billingbear Lodge, Maidenhead Road, Binfield, Wokingham, RG40 5RU.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 253011 dated 04/03/2026. Condition 5 relates to tree protection, 6 to landscaping and 7 to a bat licence.		
Type of Development:			
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

Condition 5 – Tree Protection

The Tree Protection Plan KG2 is acceptable

Condition 6 – Landscaping

The Landscape Plan P25/18/S/290 21.4.26 is showing new trees 1, 2 and 3 as Cherry Laurel, this is not acceptable.

A previous Landscape Plan P25/18/S/290 Rev. A also dated 21.4.26 shows 3 new trees; Prunus 'Kanzan'. Amelanchier lamarckii and Betula utilis. This drawing also shows a hedge and tree at the front of the site as being retained within the layout. This plan also shows retention of the hedges to the north, west and southern boundaries. I have no objection to this drawing – but it is not the one submitted with this DOC.

Regarding the size of the new trees a girth size of 10-12cm, or 12-14cm is preferred

Please re-submit the correct Landscaping drawing that includes the trees listed above and NOT Cherry Laurel.

Conditions & Reasons (if required)			
Date:	14.5.26	Signed:	BRC