

MEMORANDUM

From:	Stuart Ryder Landscape Architect Consultant		
Service	WBC Landscape and Trees	App No:	250567
Address:	Marron Remise, Kentons Lane, Wargrave, RG10 8PD.		
Proposal:	Full application for proposed erection of 1 No. dwelling with associated parking and landscaping. Following the demolition of the existing dwelling.		
Type of Development:	Minor Dwellings (1-9)		
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

Summary of proposals

This applications seeks to replace one, low relatively long building with another largely long low building but with it stepped into three parts.

Ancillary works include new car parking lots (3 No.) facilitated by the removal of two groups of trees/shrubs from this steeply sloping Site that is set in a wooded area near the Thames to the south of Henley-on-Thames.

Details of rainwater harvesting and dispersal have been supplied and showed watering a new bed of shade tolerant groundcover planting and a kitchen garden.

Landscape baseline and effects

The proposals are located in LCA D1 – Remenham Wooded Chalk Slopes that run down to the Thames corridor to the south of Henley. The Site itself is set within woodland that is defined as Ancient. There are no national landscape designations such as National Park or National Landscape to consider but the Site is located within an Area of Landscape Value called Remenham Chalk as defined in the Wokingham Valued Landscape Assessment – September 2024. This adds to its value and makes consideration of overall landscape effects critical to ensure the character of the area is conserved and ideally enhanced.

Also of note in terms of landscape assets in the area is the proximity of Park Place and Templecombe Registered Historic Parkland (Grade II*) to the north and west of

the Site. I have issued a separate map from Historic England to show the location of the registered park's boundaries. The proposals given their similarity to the existing building and distance from the RHP are not considered to have direct or indirect effects on the RHP, or its setting.

Effectively the proposals replace one low building, with a similar one with a slightly stepped form. The new building would appear more contemporary given the nature of its flat roof and window form. To achieve this relatively minor tree and shrub felling is required and pruning works to the access drive. The overall character of the woodland in which the building is located would not change and there is no increase in visibility from Henley Road anticipated. However I caveat this last point on visibility as I have not inspected the Site in winter conditions.

The specific tree groups identified in the Arboricultural Impact Assessment (AIA) by Tree Surveys of Tenbury Wells, Worcestershire indicate:

- G33 – Category B group of Beech, Ash, Yew, Holly & Sycamore;
- G31 – Category C group of Laurel.

These two groups of trees are internal to the Site and do not appear to contribute significantly to the edges of the woodland. Laurel is an introduced species and non-native within a British Ancient Woodland. Their removal would not have any significant amenity effect on the appearance of the woodland.

The AIA also refers to pruning along the access drive. This is too vague a description of these works and could result in excessive and unbalanced canopy loss to the trees lining the drive. The description for these works needs to be expanded to allow control of it as necessary and redress if over pruning takes place.

I touch upon the 'Statement of Degradation & Irreplaceable Habitat' dated at 12/3/25. This brief statement inaccurately asserts that there would be no tree loss to build the development which is not accurate given the stated intent to remove G31 & G33 and this wording should be revised.

The landscape proposals to plant a bed of shade tolerant species and water them via the rainwater harvesting tank is acceptable. However simple detail on the planting in terms of numbers, plant sizes, planting centres and method of irrigation should be provided. Likewise the definition of shingle as a surfacing material is not sufficient and a fuller specification is recommended to ensure a suitable surfacing material and method of retention on the Site is detailed. This is manageable through the Condition process and a standard landscape condition is suggested below.

Taken as a whole I consider the proposals should conserve the appearance of the immediate landscape setting and the wider Remenham Chalk Area of Landscape Value.

Conditions & Reasons (if required)

The following landscape and tree related conditions are suggested to you:

Landscaping

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

*Reason - To ensure adequate planting in the interests of visual amenity.
Relevant policy: Core Strategy policy CP3 and Managing Development
Delivery Local Plan policies CC03 and TB21 (and TB06 for garden
development)*

Retention of trees and shrubs

No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation

Reason - To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21. This is also to ensure that proposed pruning works are not excessive and effectively become greater arboricultural works with longer terms implications.

Protection of trees

a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (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.

Reason - 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.

I trust this landscape and tree consultation note assists you as you look to determine the current application.

Date: 29th July
2025

Signed: Stuart Rydert