

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	261707
Address:	Stowdes Estate, Culham Lane, Remenham, RG10 8NU.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 213610 dated 15/09/2023. Condition 7 Protection of Trees. Condition 9 Visibility Splays.		
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 7 – Protection of Trees

A Consolidated Tree Report (P080.100 v3a) by Jonathon Hazell and dated 9th April 2025 is provided to discharge this condition along with previously submitted tree reports. This document is helpful in reviewing the arboricultural information that has been submitted to date across the site as a whole for the various separate applications. The conclusion as stated in paragraph 61 is that there are no approved tree protection schemes for the Estate Management Building (213610) and the Staff Village (240847).

Section 7 of the Consolidated Tree Report provides an Arboricultural Method Statement (AMS) – in principle, which identifies overarching aspects that will need to be covered in the AMS. Summary paragraph S6 indicates:

The arboricultural method statement is “in principle” as the detailed response required to prevent avoidable harm to the trees to be retained will depend upon information which is not currently available.

My understanding from this is that the Arboricultural Consultant has not been provided with all the details regarding the Estate Management Building, including proposed ground level changes in this area and details of the access roads and necessary sight lines in order to write a site-specific AMS.

In my comments on the original application 213610, I had requested that as part of the information provided to discharge the arboricultural condition, we will require more detailed site specific information within the AMS showing location of tree protection, ground protection, no-dig surfacing, possible tree pruning or reduction and any possible mitigation relating to changes in existing levels in relation to the proposed development. **As this document has not been provided I am unable to recommend discharge of this condition.**

The cover letter by Avison Young dated 17th July 2026 suggests my previously submitted comments are summarised under Appendix 3, however this Appendix only shows the previously approved Landscape Masterplan with various red lines which I presume are the proposed tree protection fencing locations as shown on the earlier AMS's. This will need to be clarified by the applicant as the only red line on the key refers to the application plot boundary.

Condition 9 – Visibility Splays

We will need to understand whether the visibility splay to the south of the proposed EMB Exit will require any changes to the existing ground levels. The existing vegetation is growing on a bank which I believe is over 0.6m high so will this also effect the visibility spays? My concern is that if some regrading of the bank is necessary, this will likely have a detrimental impact on the root protection areas of the existing mature trees along this boundary. Clarification from the applicant is required and a detailed assessment will need to be included in the site-specific AMS to be provided for condition 7, as discussed above.

Date:	14 th August 2026	Signed:	C. Brimble
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