

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	252055
Address:	Lindisfarne, Wargrave Road, Remenham, Wokingham, RG10 8PE.		
Proposal:	Full application for erection of 1no. five-bedroom detached dwelling, pool house and open-sided car port following demolition of existing dwelling with associated landscaping and car parking.		
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

The site is located set back from the west side of Wargrave Road on land that slopes down from Wargrave Road to Hennerton Backwater. The site is partially covered in the NE by woodland priority habitat which extends long distances from the site. Wargrave Marsh a Local Wildlife Site is located to the east of Hennerton Backwater.

The site is in the countryside and the Green Belt, and is within Wokingham Borough Landscape Character Assessment (WBLCA 2019) - Area D1 'Remenham Wooded Chalk Slopes' a high quality landscape with high sensitivity and the lowest capacity for change.

Key characteristics of D1 include; dramatic chalk slopes and cliffs rising sharply from valley floodplain of the river Thames, heavily wooded character created by woodland blanketing the steepest slopes, sparse settlement pattern of hamlets and country houses, sense of peacefulness. Key issues affecting the D1 LCA include; effects of climate change and management affecting trees and woodlands, hedgerow loss and fragmentation of species rich grassland. Pressure from residential development.

The landscape Strategy of LCA D1 is to conserve and enhance the distinctive landscape and sense of place, key aspects to be conserved and actively managed

are the extensive woodland, restore and strengthen the hedgerow network and manage / increase the extent of valuable chalk downland.

There are no protected trees on the site, but there are woodland copses to the NE and southern parts of the sites within which there are single mature tree specimens.

The existing dwelling is located set down from Wargrave Road from 55.57AOD at the site entrance to 37:20 AOD to the front elevation of the dwelling. The dwelling is located on a relatively flat area. The rear terrace is 36:82 and there are steps down to to lower garden which dramatically slopes top a lower garden area at 32.58 AOD next to the rivers edge. The area to the SW has a more open parkland character whilst there is more woodland to the NE particularly and screening wo the southern boundary and the neighbouring dwelling Old Ford House.

An Arboricultural Report – MW.2507.LWR.AIA 8.8.25 is submitted. None of the trees on the site are protected by TPO and the site is not in a Conservation Area.

It is proposed to remove 1 tree to facilitate development and a further 6 ‘U’ category trees for reasons of good arboricultural practice. Tree pruning to proposed to tree T48 to provide construction clearance, An area of ancillary parking to the SE of the house will be improved / widened using a No Dig style approach which is acceptable.

A Tree Protection Plan is included at the end of the report – MW.2507.LWR.TPP which is acceptable and complies with Policy CC03/2d of the Local Plan.

There will obviously be changes to the exterior areas – as noted on the ‘Site Plans’ Rev. A , there is a new tarmac surfaced parking and turning area. There are areas of hard landscaping around the building and between the pool building and the house, including steps down to the lawn. It would be useful to have an External works drawing that includes hard landscaping, which highlights areas of existing as well as new surfacing.

I note that the front hedge is to be retained and enhanced, these proposals, and replacement tree planting for those trees lost to development can be included within a hard and soft landscape conditions drawing, to comply with Policies CC03 2/3 and Policy TB21 which requires high quality landscape scheme using ideally native planting, and proposals shall retain or enhance the condition, character and features that contribute to the landscape.

Conditions & Reasons (if required)

Conditions CL7 – Arboricultural Method Statement

Condition CL5 – Hard and Soft Landscape Proposals

Date:	2.10.25	Signed:	BRC
--------------	---------	----------------	-----