

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	260966
Address:	Billingbear Lodge, Maidenhead Road, Binfield, Wokingham, RG40 5RU.		
Proposal:	Householder application for the proposed erection of extensions and alterations to the dwelling with single storey rear extension to form annex, alterations to the roof form, and associated changes to fenestration, following the demolition and removal of the existing rear projection and associated structures.		
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 on an important junctions between Maidenhead Road and the Straight Mile which is a Green Route enhancement area. Mature trees including an Atlas Cedar contributes to the parkland character of the landscape which is commensurate with being located within Billingbear Historic Park and Garden.

The site is within Landscape Character Area I1 Ashridge Farmed Clay Lowland where the landscape strategy is to conserve and enhance the existing rural character and key aspects to be conserved and managed include the wooded ridges and ancient woodland. Tree planting is required to rebalance the age structure of parkland and hedgerow trees, and to conserve and enhance and manage the parkland landscape of Billingbear and Bill Hill Parks.

The site is also within the Billingbear Valued Landscape.

I have no objection to the proposals, which require tree protection to implement. A Tree Protection Plan – Ref. Billingbear Lodge KG2 dated 4.12.25 is submitted with the application showing location of tree protective fencing and ground protection to

the root protection area of the Atlas Cedar. There are 2 trees categorised U which are proposed for removal, to which I have no objection.

The Arboricultural Method Statement and Impact Assessment says no preliminary tree work is required to any of the trees. Tree Protection Plan is acceptable. I require no other tree information unless the proposals change in any way.

I suggest that 2 replacement trees are planted following completion of the building work, which will comply with the Landscape Guidelines in the I1 LCA, and Policies CCo3 and TB21

Conditions & Reasons (if required)			
CL4 – Landscape Proposals - Replacement trees for those lost to development			
Date:	8.5.26	Signed:	BRC