

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	243125
Address:	Thamesfield Retirement Village, Remenham, RG9 2LX.		
Proposal:	Full application for proposed part demolition of existing building and replacement with a three-storey extension to provide extra-care units, with associated soft and hard landscaping works; provision of additional vehicle parking, bin stores and ancillary structures; and alterations to existing basement.		
Type of Development:	Major All other developments		
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 in a sensitive location in the Green Belt, the Remenham Henley Bridge Conservation Area, River Thames Valued Landscape, Countryside and on a Green Route. Tree Preservation Order (TPO) 206/1981 on various trees.

Following the original submission, revised and additional information has been provided including a revised Landscape and Visual Appraisal and Green Belt Assessment (LVA) dated September 2025 to address the revised changes proposed regarding the design of the three-storey extension to the care home.

I agree with the LVA conclusion that the changes within the site will have limited or neutral effect on the landscape receptors identified in the document due to the proposal being a replacement structure on the site and set behind the existing buildings from most directions.

The site is generally visually enclosed by existing vegetation on the majority of boundaries and therefore limiting views of the proposed development from public viewpoints for the majority of the year. There will be glimpses of the larger extension from several viewpoints as shown in the Accurate Visual Representations document during the winter months because the extension will be higher than the existing

structure, however these will be seen in combination with the existing care home buildings to some extent. I do not consider the proposed extension will cause substantial harm to the views and setting of the River Thames, but it will be essential that landscape scheme reinforces the well treed setting and character of the site and the river frontage in this area.

There will be greater visual dominance of the three-storey extension on the adjacent properties in Remenham Row to the north-west of the site. Although a proportion of the proposed extension will be slightly further from the existing boundary with Remenham Row than the existing building, some of the three-storey extension will be closer to this boundary than the existing buildings. This is not considered through the LVA as Remenham Row is in private ownership, i.e. there is no public access. Overlooking and privacy aspects will need to be considered as part of the planning process and its effects on neighbouring properties.

The LVA indicates the proposed larger extension will be partially mitigated by landscape improvements within the courtyard and around the building. These proposed changes are shown on the Illustrative Masterplan and associated Landscape Strategy Document. Although there are some small ornamental trees growing within the Remenham Row site along the site boundary, which are picked up in the Arboricultural Report, this is not as extensive as suggested on the landscape drawings. It is therefore important that a number of additional medium / larger species specimen trees are included along the whole length of the boundary with Remenham Row and within the blue line part of Thamesfield, adjacent to the River Thames. These additional trees will help to further soften the glimpsed views of the larger building and reinforce the landscape structure and landscape setting of the building within this sensitive landscape. A revised landscape strategy document will need to be provided indicating these additional trees.

The Arboricultural Impact Assessment by RPS Group and dated December 2024 indicates the trees on the site can be suitably protected as shown on the Tree Protection Plan. However, if the application is approved it will be important to understand how the construction compound and site set up will be arranged as this may have a detrimental effect on the Lime trees opposite the site entrance.

Conditions & Reasons (if required)

Conditions to be suggested once additional information has been provided.

Date:	22 nd October 2025	Signed:	C. Brimble
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