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FIGURE 3.2 – INDICATIVE SITE LAYOUT (PAUL HEWETT ARCHITECT, JULY 2020)

THIS PAGE HAS BEEN UPDATED TO REFLECT THE LATEST PROPOSALS



FIGURE 3.2A- INDICATIVE SITE LAYOUT (PAUL HEWETT ARCHITECT, DECEMBER 2020)

3.0

LANDSCAPE DESIGN

3.3 TREE STRATEGY INTENT

The key landscape principal is the retention, as far as possible, of the existing landscape framework of trees across the Site, including individual groups of trees, memorial trees and boundary hedges. *There are total 122 trees proposed to be removed, including 21 category ‘B’ (moderate quality) trees, 90 category ‘C’ (low quality) trees and 11 category ‘U’ (unsuitable for retention quality) trees proposed to be removed.* Refer to Aboricultural and Planning Integration Report.

128 no. of native species trees are proposed across the Site (planted at a mix of 5m and 3m in height at day one) to provide a direct replacement for those lost (the majority of which are category C grade). The intention is that these will comprise both large and medium sized tree species *with various height*, creating a new tree framework to the Site, which will be evident from the immediate local environs.

The tree species proposed have taken into account of the findings on the Reading Borough Council Tree Strategy 2020 and their environmental merits towards biodiversity and climate change. The species are selected from a mixture of the families, including Sapindaceae, Betulaceae, Cupressacea, Rosaceae, Fagaceae, Pinaceae, Aquifoliaceae, Taxaceae and Malvaceae, and include the following species:

- *Acer campestre (Field maple)*
- *Alnus glutinosa (Common alder)*
- *Betula pendula (Silver birch)*
- *Calocedrus decurrens (Cedar)*
- *Carpinus betulus (Hornbeam)*
- *Crataegus laevigata (Midland hawthorn)*
- *Corylus avellana (Hazel)*
- *Fagus sylvatica (European beech)*
- *Ilex aquifolium (Holly)*
- *Pinus sylvestris (Scots pine)*
- *Quercus robur (English oak)*
- *Sorbus torminalis (Wild service tree)*
- *Taxus baccata (Yew)*
- *Tilia x cordata (Small leaved lime)*

The tree strategy has considered the following:

- The creation of a spine of trees through the centre of the site that reflects the linear character of tree planting associated with the golf course;
- Comments raised at consultation event, including the relocation of 4 no. of memorial trees;
- *The creation of a wide variety of tree species within the Reading Borough as set out in the Tree Strategy 2020. This to provide protection against pests and diseases spreading through particular varieties of trees, as well as supporting a greater range of fauna;*
- *The selection of native trees: Native trees generally support a greater number and diversity of wildlife than non-native trees and their association with wildlife have been built up over a longer period;*
- *The environmental benefits, such as reducing gas level in the atmosphere, intercepting rain and wind and providing habitat for wildlife; And the aesthetic benefits, such as enhancing the landscape feature of the Site and providing a new*

tree structure to the site and maintaining the longevity and variety of species across the site.;

- National House Building Council chapter 4.2 regarding trees and foundation depths (i.e. Positioning trees at a distance away from buildings to minimise foundation depth) *and the mature tree height in relation to the water consumption and the zone of influence associated with the future rooting zone of the proposed treeS;*
- The position of the trees where their natural canopy can be realised.

Refer to Figure 3.4A - Tree retention, removal and proposal plan.

Furthermore, an area to the west of Cucumber Wood, to the north of the Site in the wider golf course, has been identified as a receptor site for the creation of a new woodland area as compensation for the tree removals proposed within the Site. This area will accommodate approximately 1000 trees, whilst also providing strengthening of and extension to the existing woodland. *The trees proposed in this area will be a mixture of size and varies in height, to make an immediate impact but also allow thinning in the later stage. It aims to create a native, woodland in the wider landscape area, in contrast to the more formal soft landscape framework within the development parcels. This is envisaged to be actively managed to ensure its successful establishment.*

Whilst the compensatory tree planting to address the shortfall of replacement planting lies outside of the administrative boundary, the benefits of tree planting does not simply top at administrative boundaries. There is a long tradition of ‘borrowing the landscape’ in design terms. There are significant benefits of planting a new woodland adjacent to Cucumber Wood, at the head of a valley landscape that extends into Reading there will be indirect benefits to the borough by planting in this location. The planting structure of the woodland can be agreed as part of the clearance of conditions in terms of the species mix and the size of the planting. As with any planting, there will be some losses and over time the woodland would need to be selectively thinned to ensure the even development of the tree canopy. There is an opportunity for this woodland to be a future ancient woodland and therefore an extension to Cucumber Wood. Furthermore, the location of this planting will benefit from active management to ensure its successful maturation and in a location which is visible from the neighbouring public rights of way.

Refer to Figure 3.3 - Compensatory Tree Planting Plan.

LEGEND

SITE BOUNDARY

OWNERSHIP BOUNDARY

CUCUMBER WOOD ANCIENT WOODLAND

PROPOSED WOODLAND COMPENSATION PLANTING LOCATION

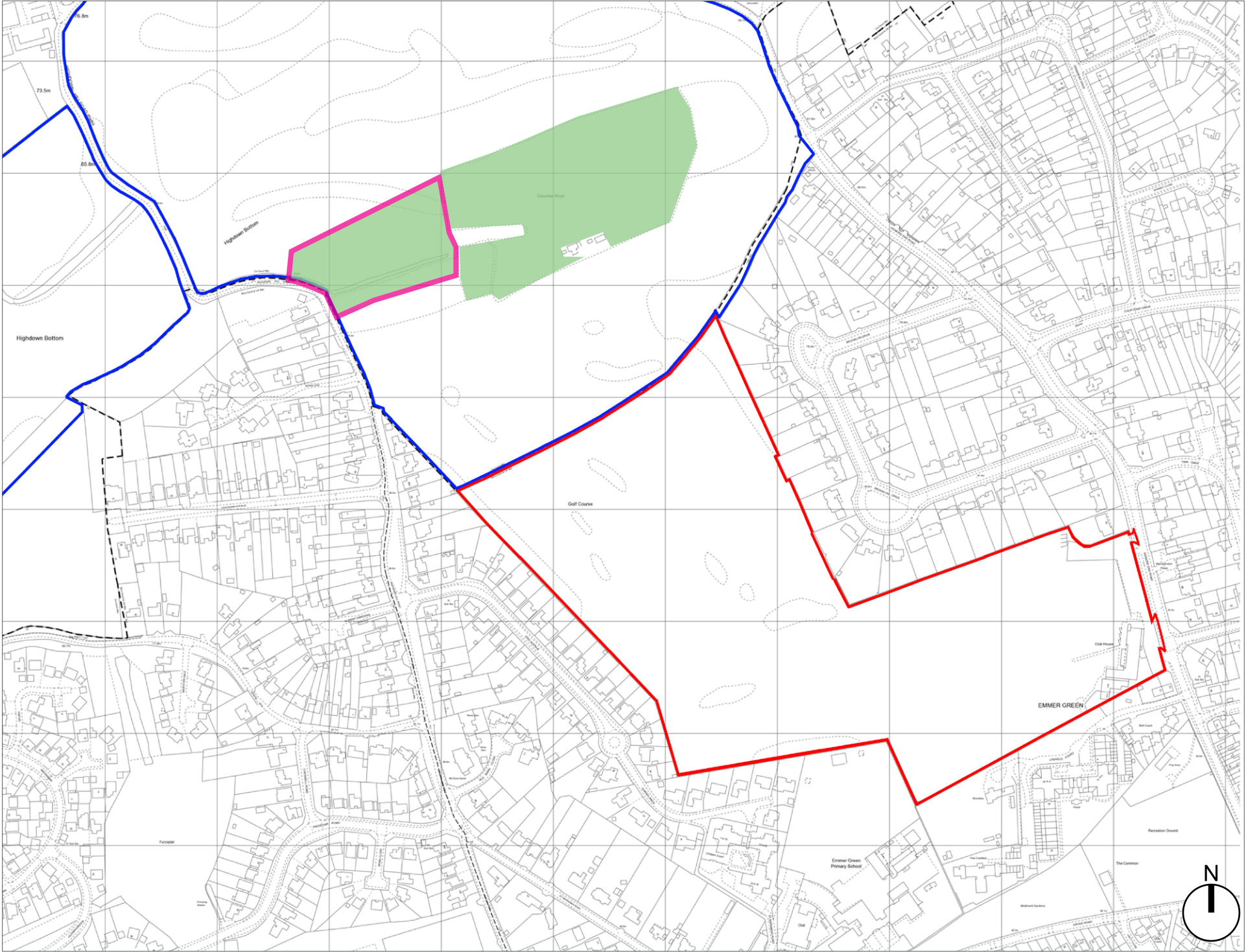


FIGURE 3.3 – COMPENSATORY TREE PLANTING PLAN



FIGURE 3.4 – TREE RETENTION, REMOVAL AND PROPOSALS PLAN (ARBORTRACK SYSTEMS LTD & FABRIK, 2020)

THIS DIAGRAM HAS BEEN AMENDED TO REFLECT THE LATEST TREE PROPOSAL

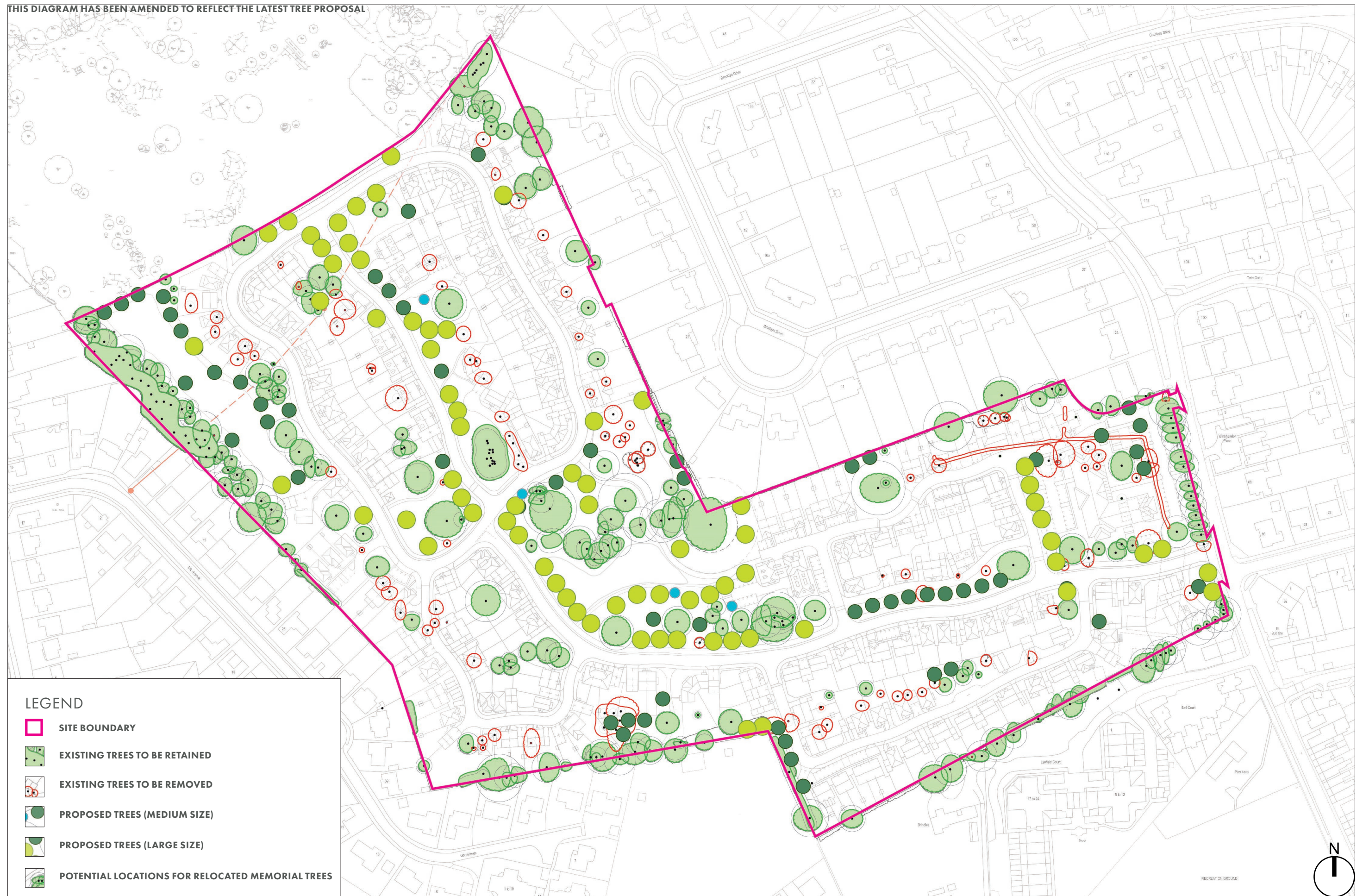


FIGURE 3.4A – TREE RETENTION, REMOVAL AND PROPOSALS PLAN (ARBORTRACK SYSTEMS LTD & FABRIK, 2020)