

Memo

To: Matthew Burns

From: Cathy Holwill (RBC Ecology Consultations)

CC:

Date: 18 June 2025

Re: Planning application ref: PL/25/0835

Address: DELLWOOD COMMUNITY HOSPITAL, 22 LIEBENROOD ROAD, READING, RG30 2DX

Description: Application for approval of reserved matters (landscaping) submitted pursuant to outline planning permission ref. PL/21/1728

The application is for the approval of reserved matters (landscaping) submitted pursuant to outline planning permission ref. PL/21/1728 [*Outline application considering access, appearance, layout and scale for the partial demolition, retention and extension of existing building to form a care home (C2 use class) and ancillary accommodation, amended access arrangements, car parking and associated works (landscaping reserved for future consideration)*]

Condition 3 reads:

No development shall commence on site until details of the following matter (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:

(a) The landscaping of the site, to include:

i. Proposed finished ground and floor levels or contours, means of enclosure and boundary treatments (including mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas;

ii. Hard surfacing materials and minor artefacts and other ancillary structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc);

iii. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;

iv. a landscape management plan, including long term design objectives, management responsibilities, timescales for implementation and maintenance programme and schedules for all landscape areas;

v. routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points, tree pit specifications

The development shall thereafter be carried out fully in accordance with the approved reserved matter details.

REASON: To ensure a satisfactory form of development and in accordance with the provisions of in pursuance of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

The applicant has submitted a number of landscaping documents which show the locations and numbers of the proposed planting across the site. While the condition does not specifically require native or wildlife friendly species, all of the proposed species listed appear to be non native – with the exception of three small birch trees. Non-native plants are generally less beneficial for local wildlife, often failing to provide adequate food or habitat for native insects, birds, and mammals. However, native species are more likely to do well in local conditions and play a significant role in supporting and sustaining local biodiversity. For these reasons, we generally prefer the use of native and wildlife-friendly species wherever possible. That said - we are happy to follow the recommendations of the Natural Environment Team on this matter.

With regard to the boundary treatments, the submitted Boundary treatment plan (19016-F02-S06-Rev- -Surface and Boundary Treatments.pdf shows a close boarded fence to the south of the property but mammal gaps are not shown. These should be clearly marked on the plan, with a spacing of 10-metre intervals recommended in this case.

The condition should not be discharged until details of the mammal holes are provided and the plans updated to show these accordingly.