LODDON GARDEN VILLAGE

A Sustainable Garden Community in Wokingham

LANDSCAPE DESIGN

STRATEGY DOCUMENT



University of Reading

LODDON GARDEN VILLAGE _ Landscape Design Strategy Document

This document was produced by Savills Urban Design Studio on behalf of the University of Reading.

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INTRODUCTION

01

Purpose & Structure of this Document

This Landscape Document has been prepared by **Savills Urban Design Studio** on behalf of the **University of Reading** (UoR) in support of an **Outline Planning Application** (OPA) for the phased development of a new community at Loddon Garden Village. The OPA for this area comprises:

- up to 2,800 residential dwellings to include 100 custom and self-build plots;
- 2 primary schools (up to 3 forms of entry) to include early years provision and 1 secondary school (up to 12 forms of entry);
- one District Centre, to incorporate up to 11,000m2 of Class E (Commercial, Business and Service, to include a food store of around 2,500m2), and Class F (Local Community and Learning)
- one Local Centre; to incorporate up to 2,400m2 of Class E
- a Sports Hub to include sports pitches and pavilion space;
- up to 4,250m2 of further Class E, Class F, and sui generis development to include commercial, health care and public house
- comprehensive green infrastructure including a Country Park, landscaping and public open space, and ecological enhancement measures;
- 20 gypsy and traveller pitches;
- comprehensive drainage and flood alleviation measures to include Sustainable Urban Drainage Systems (SUDS) and engineering measures within Loddon Valley for the River Loddon;
- internal road network including spine road with pedestrian and cycle connections and associated supporting infrastructure;
- new and modified public rights of way;
- associated utilities, infrastructure, and engineering works, including the undergrounding of overhead lines.
- Ground reprofiling to accommodate infrastructure, flood alleviation and development parcels
- Up to 0.5ha of land adjoining St Bartholomew's church for use as cemetery
- Electricity substation (up to 1.5ha)

All matters reserved other than access, incorporating:

- a new pedestrian, cycle and vehicular access to Lower Earley Way via a new 4th arm to the Meldreth Way roundabout;
- a new pedestrian, cycle and vehicular bridge over the M4;
- a new pedestrian, cycle and vehicular bridge over the River Loddon;
- a new vehicular access to the A327 Reading Road, via a new arm to the Observer Way roundabout;
- a new pedestrian, cycle and vehicular access to Thames Valley Science Park;
- an initial phase of internal roads with associated drainage, landscape and engineering works and ground reprofiling, between the A327 and the south eastern boundary of the site.

The application includes full permission for the change of use of 40.4 hectares of agricultural land to Suitable Alternative Natural Greenspace (SANG), 18.35 hectares of SANG link, and provision of Biodiversity Net Gain measures, the demolition and clearance of 20,809 m2 of buildings and structures at the Centre for Dairy Research (CEDAR) and at Hall Farm, the demolition of 3 existing dwellings on Carter's Hill Lane and the retention of specified buildings at Hall Farm.

This document supplements the Design and Access Statement (DAS) which covers the proposals in more detail and includes additional information.

The information contained in this document is drawn from the DAS with the addition of the detailed planting produced to support the application. In this way it acts as a standalone report focussing on the landscape and associated elements of the proposals.


Loddon Garden Village
Grow the local economy & develop community infrastructure
Strong linkages with TVSP
A range of local services across the site
Appropriate spaces for businesses
Design & develop with sustainable development solutions
Well designed homes for the future
Robust public transportation
Encourage active travel and active lifestyles
Celebrate local heritage assets
Conserve & enhance heritage, landscape & ecology
Landscape-led approach and design
Enhance biodiversity, ecology and well-being



Figure 1: Site Context

The Site - Context

LGV - application boundary

Rivers

Green belt

SDLs

Employment areas

Thames Valley Science Park

Railway line

Railway station

The site is located north of Arborfield and west of Wokingham. The settlement of Shinfield borders the site to the west. The Thames Valley Science Park (TVSP) lies northwest of the site. The site is within short distances to other main centres of employment in the locality, such as Reading International Business Park and Green Park Business Park.

The site benefits from good connections to the local and strategic highway networks thanks to the M4 motorway that runs to the south of Reading and along the northern portion of the site. Other key highway links nearby which will facilitate access include the Shinfield Eastern Relief Road to the west, Arborfield Relief Road to the south and Winnersh Relief Road to the east.

The nearest rail station is at Winnersh, approximately 3km to the northeast, which provides regular and frequent services operating between Reading and London Waterloo. Reading station, which forms an important hub on the national rail network, is circa 7km to the north while Green Park station is approximately 6km to the west.

The site can be accessed from the south via the A327 Reading Road (forming part of the site's southern boundary); and the east via Mole Road (forming part of the site's eastern boundary).

Most of the site's surrounds are rural or suburban in nature, with the exception of the TVSP area where larger buildings have been developed for a range of Museum and studio related uses.





ASSESSMENT

02

Site Photos

A series of photographs of the site are provided opposite. These include the site's heritage assets (Photos 1 and 2) as well as the River Loddon (Photo 3). The other photos demonstrate the predominance of arable farmland which has eroded the pastoral character of the landscape. Mature hedgerows and backdrops of woodland provide visual enclosure and a sense of remoteness despite its proximity to neighbourhing settlements.



Figure 2: Photo Location Plan



Photo 1: Hall Place Farmhouse (Grade II listed).



Photo 2: Remains of St. Bartholomew's Old Church (Scheduled Monument).



Photo 3: River Loddon.



Photo 4: Farm Buildings, Hall Farm, with CEDAR buildings beyond.



Photo 5: Looking north towards the River Loddon across the remnant parkland of Arborfield Hall, now in arable use.



Photo 6: Central area of site seen from southern boundary, looking towards CEDAR farm, with Earley in the distance.



Photo 7: Central area of site seen from byway ARB03, looking towards CEDAR farm/ the proposed location of the village centre.



Photo 6: From by-way ARB03 looking north towards the proposed northern area of the village.



Photo 9: From Betty Grove Lane/by-way ARB05, looking north-west towards proposed the self-build units. allotments and gypsy & travellers pitches.

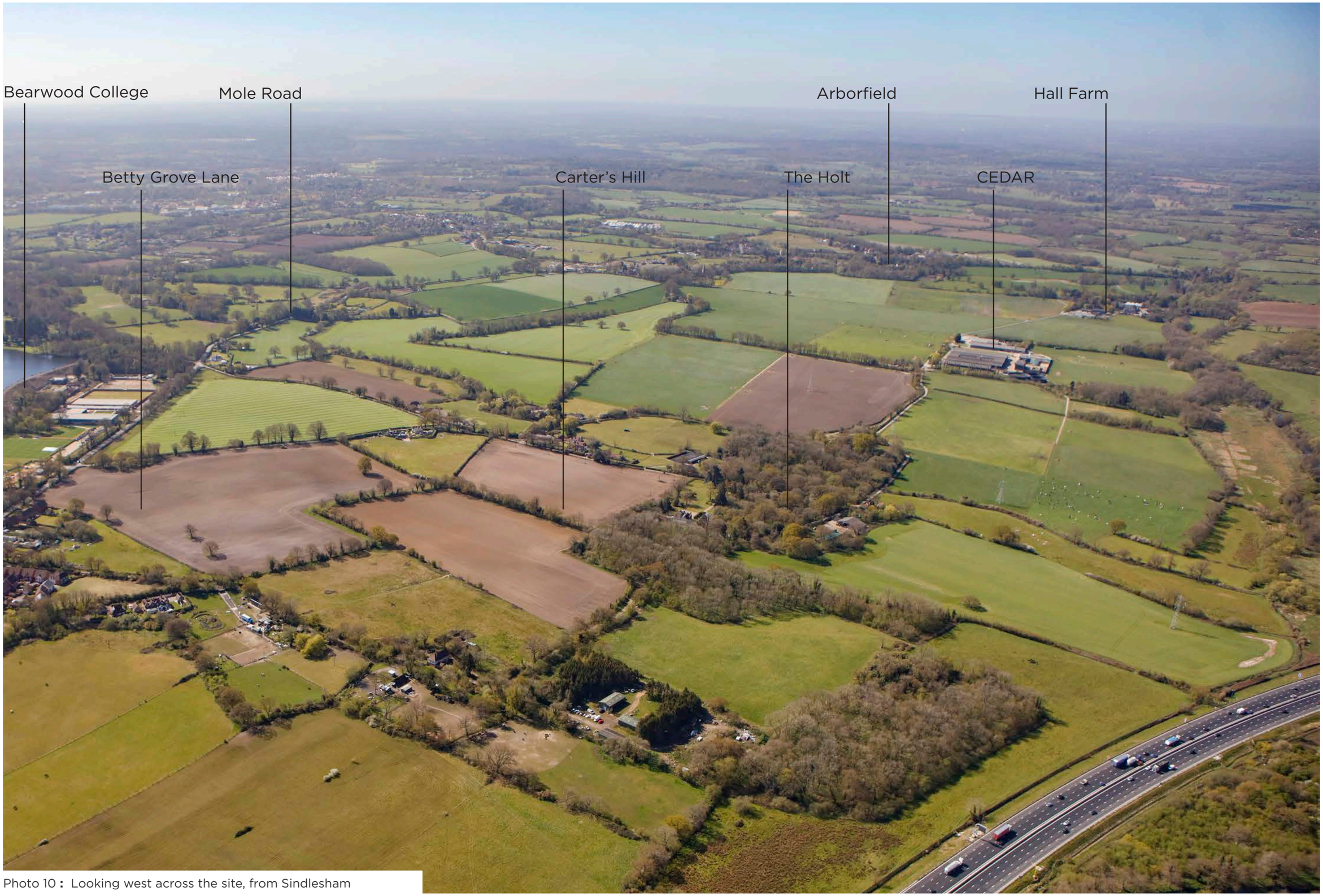


Photo 10 **:** Looking west across the site, from Sindlesham

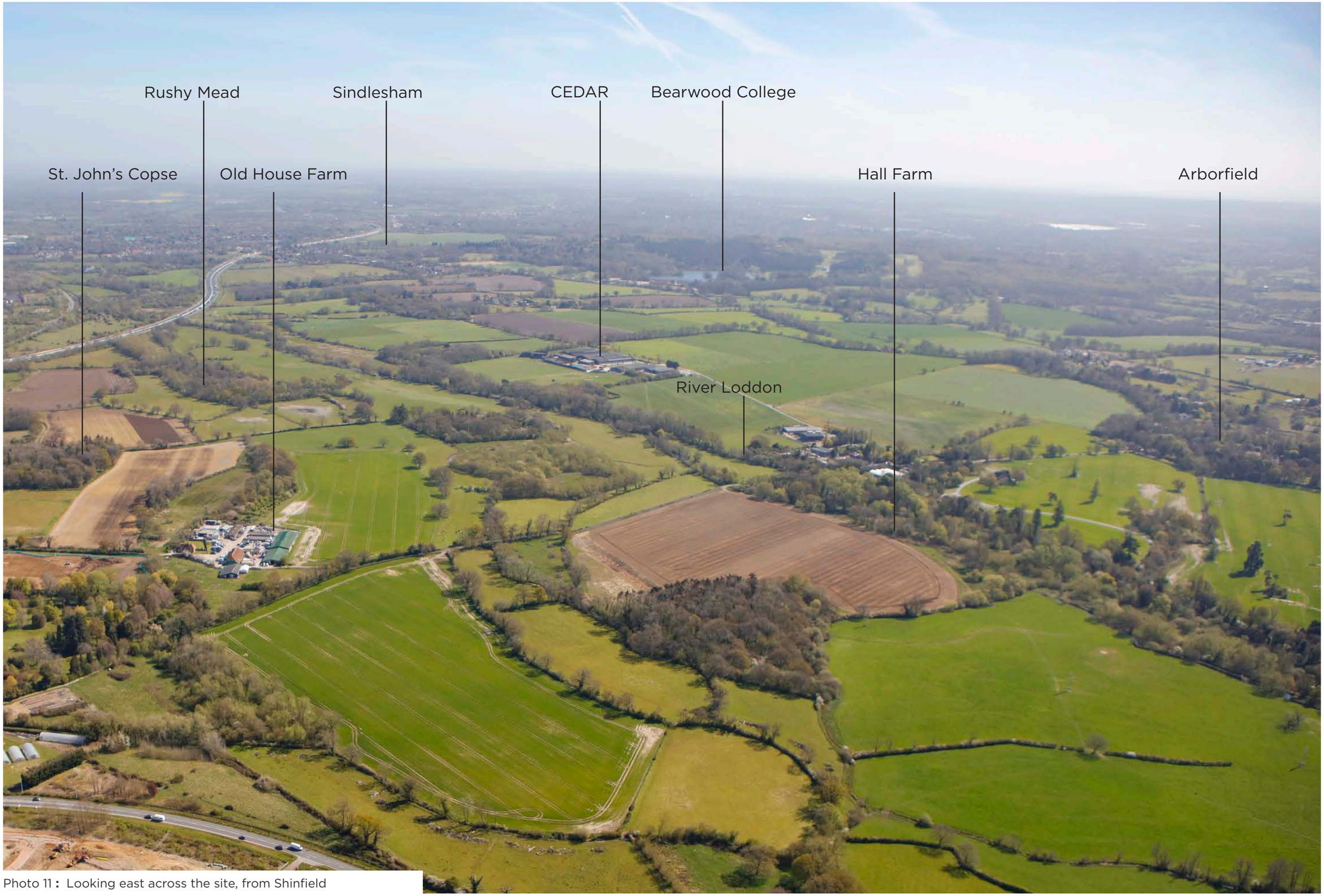


Photo 11 : Looking east across the site, from Shinfield

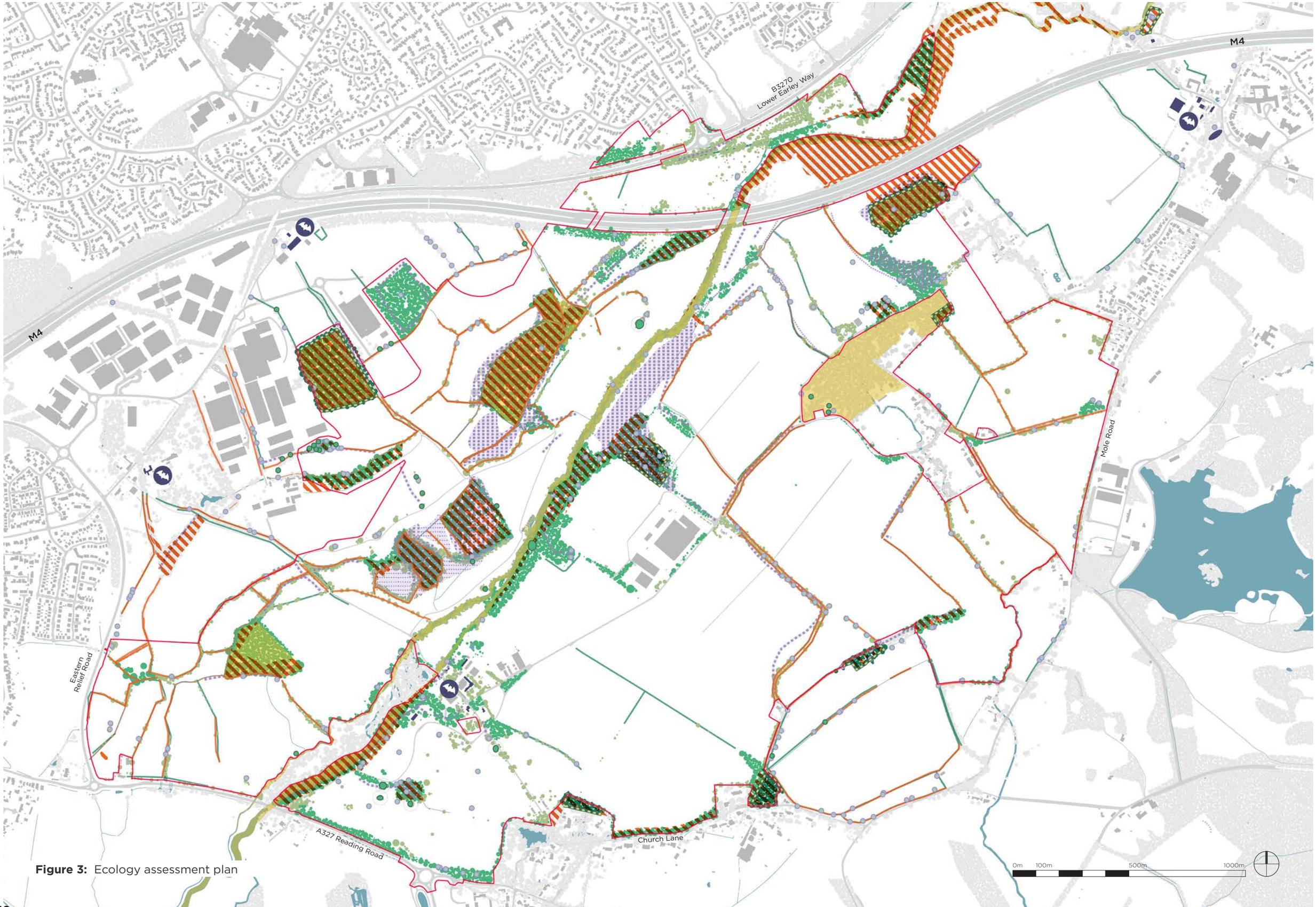


Figure 3: Ecology assessment plan

Ecology

- Application boundary
- River Loddon and tributaries
- Existing ancient woodland
- Existing woodland
- Existing trees
- Local wildlife sites
- Habitats of principle importance
- High quality invertebrate habitats
- Invertebrate hot spots
- Known bat roosts
- Veteran trees
- Tree of ecological interest
- Hedgerow

The Site supports a range of Important Ecological Features including **habitats** and **species** which present constraints to the delivery of the Proposed Development.

Irreplaceable habitats are present in the form of provisional **ancient woodlands** and **veteran trees**. Given their longevity and complexity, these habitats are highly valuable for local biodiversity and as such are afforded protections under the **National Planning Policy Framework**. To ensure these features remain protected, extensive buffers are required to protect their root systems and canopies.

Several **Local Wildlife Sites** are present within the Site boundary, which cover a variety of habitat types including irreplaceable habitats and Habitats of Principle Importance. The River Loddon is also designated as a Local Wildlife Site due to the diversity of ecological features and species it supports. Local Wildlife Sites are afforded protections under local planning policy.

Furthermore, a number of **Habitats of Principle Importance**, including reedbeds, wet woodlands and hedgerows, are all present throughout the landscape. Listed under Section 41 of the Natural Environment and Rural Communities Act 2006 (as amended), regard must be given to these habitats during the planning process.

In addition to ecologically important habitats, the Site supports a broad range of protected and/or notable species, including **bats** [redacted]

A number of bat roosts have been identified across the Site, including maternity roosts. Bats and their roosts are protected under both the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended). As such a mitigation license must be obtained prior to any works on a structure known to support a bat roost.

[redacted]

Proposed new development and the masterplan therefore create an opportunity to develop continuous ecological chains, not only to protect existing habitats but to also create new and enhanced habitats for local wildlife.

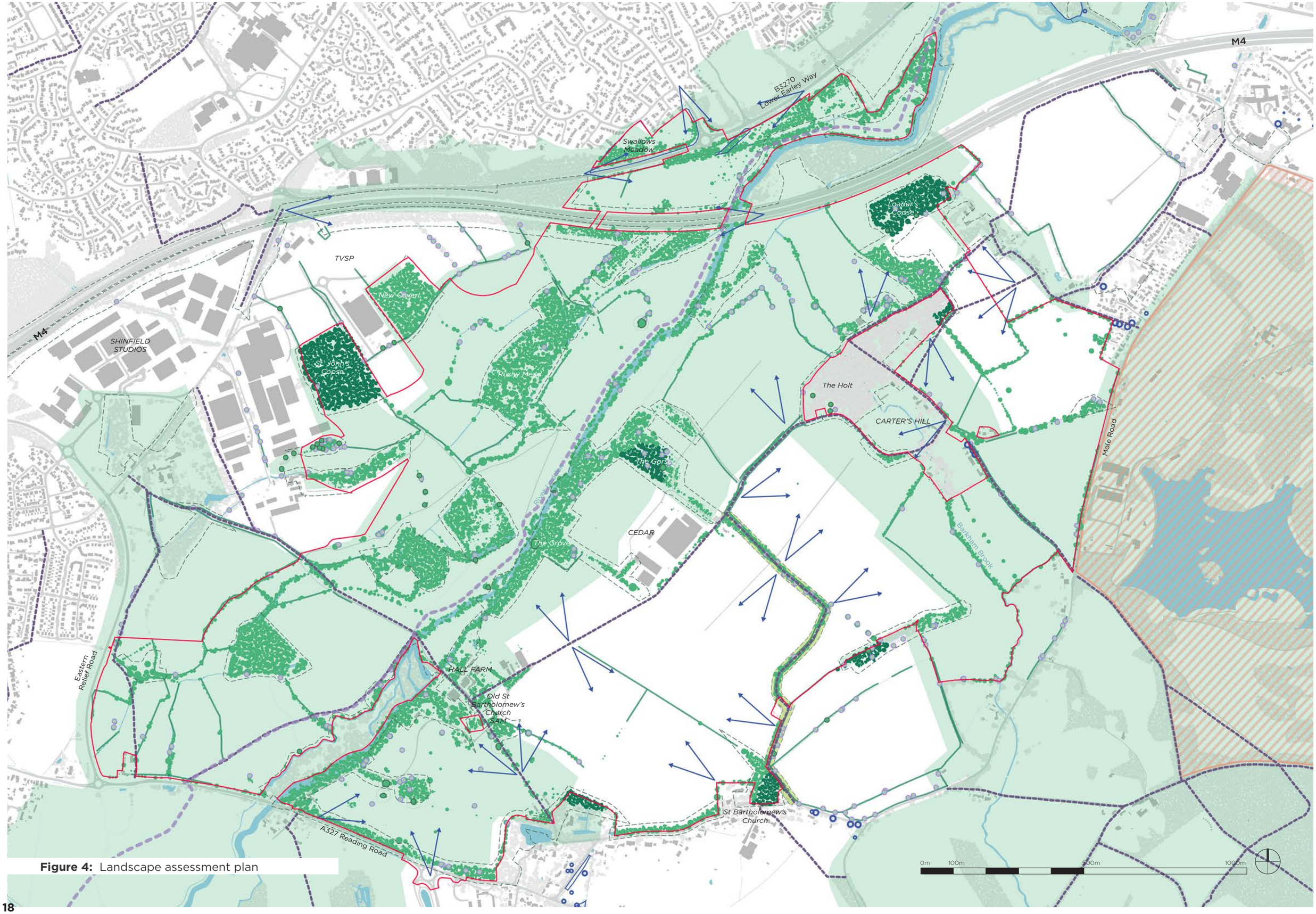


Figure 4: Landscape assessment plan

Landscape

Application boundary

River Loddon and tributaries

Existing ancient woodland

Existing woodlands, trees and hedgerows, with 15m buffer

Key views into the site

Tree Preservation Orders (TPOs)

Bearwood College Registered Park & Garden

Public right of ways (prows)

Proposed 15m buffer from lane w/ mature vegetation

Proposed indicative route of River Loddon Long Distance Path (LDP)
(Wokingham Borough Local Plan update: Proposed Submission Plan 2023-2040, paragraph 7.38 and Wokingham Borough Council Rights of Way Improvement Plan 2020-2030')

41-42m draft valued landscape & buffer (WBC Local Plan Policy NE6)

Veteran trees

Tree of ecological interest

Whilst including areas of farmland and woodland, the rural character of the landscape has been partially eroded by the existing and consented buildings of the Thames Valley Science Park, as well as the proximity of the adjacent M4 motorway and new housing along the Eastern Relief road at Shinfield. Between Cutbush Lane and the River Loddon, the site comprises pasture and woodlands alongside the river corridor; an area that will form part of the proposed Country Park.

To the south of the River Loddon, a slightly elevated river terrace is characterised by arable and pasture farmland, divided by mature hedgerows and small areas of woodland. This vegetation and undulating topography provides a good visual enclosure from the wider area and will be retained as part of the distinctive setting for the new community.

There are no national designations relating to landscape or visual amenity covering the site. Policy TB21 'Landscape Character' of the Wokingham Development Delivery Development Plan and the emerging Policy NE5 'Landscape and Design' of the Wokingham Borough Local Plan Update both require development to respond to the Wokingham Borough Council Landscape Character Assessment.

A further emerging policy in the Local Plan Update NE6 'Valued Landscape' identifies a number of 'Valued landscapes'. This requires development to pay particular regard to a number of attributes such as landscape and scenic quality. Part of the draft 'River Loddon' Valued Landscape covers part of the site along and to the north of the river as well as the Carters Hill and Barkham Brook area to the north of Mole Road.

The rich landscape setting and a variety of assets on the site will be retained, enhanced and form an intrinsic part of the various landscape character areas and green network across the masterplan area.



Lane with mature vegetation.



Wetland meadows on site.



Typical woodlands on site.

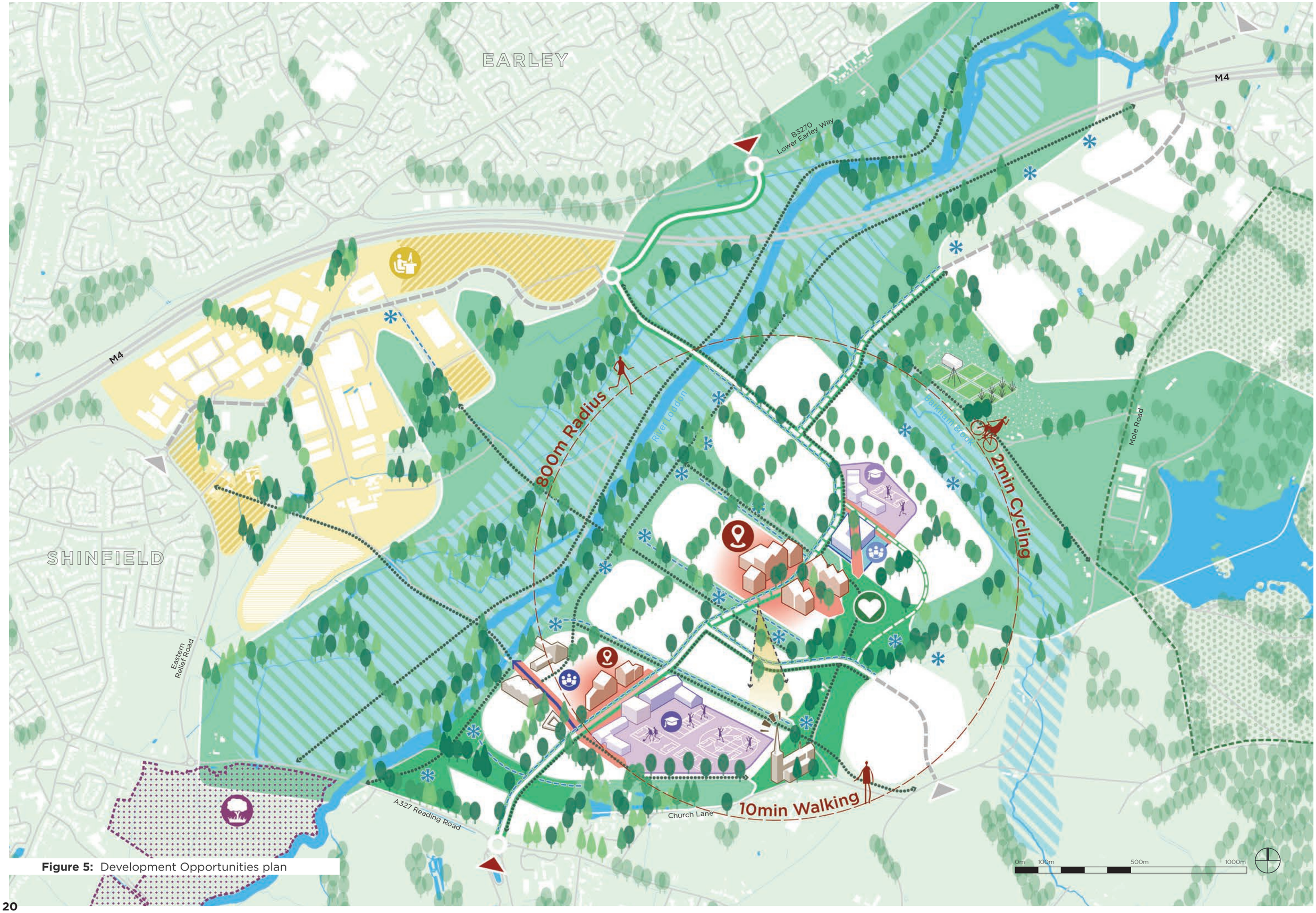


Figure 5: Development Opportunities plan

District Centre

Local Centre

Community Hub

Community + Leisure Centre

Primary School

Education Area and Sports Hub

Central Green Park

Green Infrastructure Network

Blue Infrastructure corridor

Park and Garden

Key active travel route

Vehicular access points

Primary Street Infrastructure route (Detailed)

Primary Street Infrastructure route (Outline)

Primary Street Infrastructure subject to separate application

Primary Vehicular access points subject to separate application

Indicative swale network

Indicative location of attenuation basins

Langley Mead SANG

Key heritage feature

Registered Park or Garden

TVSP - Employment land

TVSP - Future employment land

Opportunities

Loddon Garden Village aims to deliver a well connected, sustainable and attractive community. The main opportunities present on site include:

Green-Blue Infrastructure
The area including valued ecological habitats and woodlands along the River Loddon and Barkham Brook and other watercourses are the key green and blue corridors within the LGV. Out of these focal elements a series of green fingers that enhance existing ecology and landscape features merge with the developable areas, providing an integrated green-blue infrastructure network to contribute to the provision of rich and varied landscapes. These corridors will have different functions including water management, ecological enhancement, play and providing access to nature.

Topography & Drainage
The Loddon Valley sits within the floodplain but also offers the site the opportunity to form a neighbourhood outside of the floodplain on its edge, with varied and attractive landscapes and views. The EcoValley will be a key component of the green infrastructure network and will form the principal Green-Blue corridor through the LGV. The site's topography and landscape allows the development to incorporate water sensitive urban design which will feature rain gardens and bio-swales. These could be incorporated along main routes and green fingers to enhance biodiversity, create attractive routes and places for the local community.

Access & Movement
The LGV will be served by 5 primary points of access. The Spine Rd alignment has been carefully investigated to provide direct connections through the site and minimise the impact of the road infrastructure on landscape and habitats. Pedestrian and Cycle routes will be prioritised with ample provision of cycle lanes and shared surfaces and will be integrated with the existing Public Rights of Way network along and across the Loddon Valley.

District & Local Centres
The provision of an extensive Garden Village is supported by the introduction of two mixed use centres. The main District Centre is strategically located at the heart of the LGV where active travel routes strategically meet the Spine Road to create a formal public space and a node for mixed use development, all linking into the central green park in the south east. Further south, there is a Local Centre with a primary and secondary school also integrating a sports hub.

Heritage Assets
Heritage assets will be enhanced and sensitively integrated within the development. The housing parcels should be laid out and oriented to respect key views towards these focal points, treating them as distinctive landmark features of the Loddon Garden Village.

A Wide Range of Homes
Housing responds to the major amenities and the primary infrastructure framework across the site. A range of densities, tenures and housing typologies will be provided across the various character areas of the LGV. Densities will be highest along the well connected Spine Road and gradually drop towards the landscaped green edges of the village.





GREEN & BLUE INFRASTRUCTURE

03

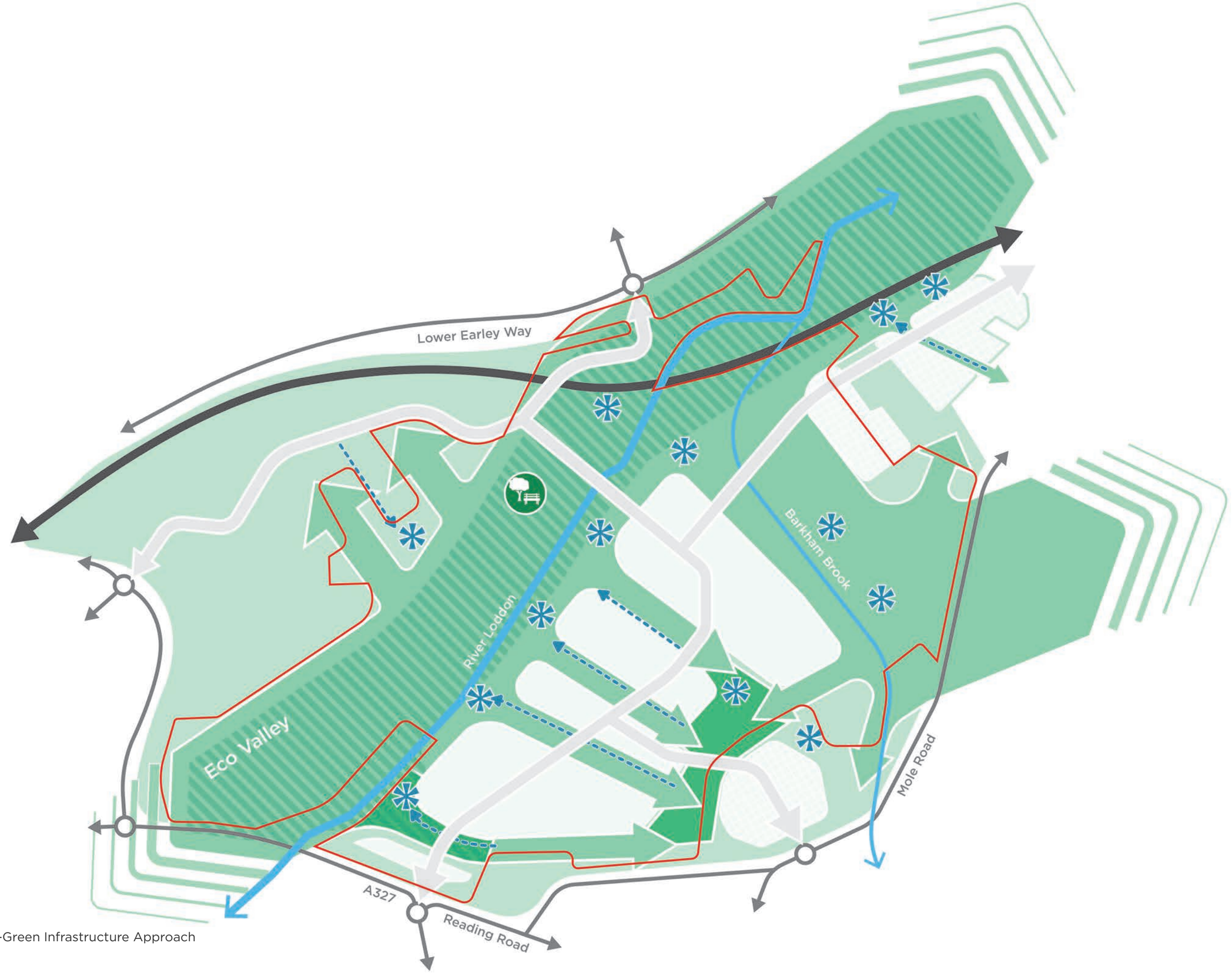
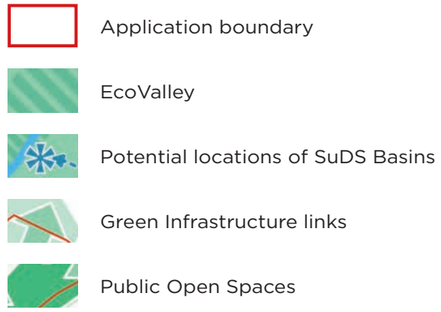


Figure 6: Blue-Green Infrastructure Approach

GREEN & BLUE INFRASTRUCTURE

Introduction



The Green Infrastructure (GI) strategy for the Garden Village seeks to provide the broadest range of high quality green spaces and environmental features as part of the proposed garden village.

The Green and Blue infrastructure is an essential and integral part of the design and will be a multi-functional resource, capable of delivering both substantial ecological enhancements and quality of life benefits for the new community.

The GI Strategy includes the following core aims:

- Seek to maximise multi-functional uses of open space for a range of benefits relating to biodiversity, climate change, the production of food, economic investment and activity, health, landscape, recreation and well-being.
- Promote connectivity of all types of green space at a range of scales.
- Provide generous Suitable Alternative Natural Green Space
- Provide access to the countryside through the creation of the 'EcoValley' forming part of a wider country park

Reference has been made to key Wokingham Borough Council Local Plan policies, in particular:

- The importance of a landscape led approach (Core Strategy Policy NE5)
- The designation of Valued Landscapes (Core Strategy Policy NE6)
- Provision of open space, sports, recreation and play facilities (Core Strategy Policy HC4)
- Provision of integrated, high quality sustainable urban drainage systems
- Provision for ecological enhancement that delivers a Biodiversity Net Gain of 20%. A Flood Risk Assessment has been undertaken and has informed the design of the Sustainable Drainage System to control run-off from the proposed development. This will be achieved by attenuating surface water flows using source control features within the development itself, prior to ultimate disposal to existing watercourses.

Overarching Surface Water Strategy
The surface water drainage system is designed to deliver sufficient capacity to collect and temporarily store water during periods of heavy rainfall with appropriate allowances made for climate change. Flows will then be discharged at pre-development greenfield runoff rates to nearby watercourses.

Regional and local SuDS features would work in conjunction with a myriad of solutions, such as roadside swales, tree pits, granular strips, porous surfacing, and traditional pipe and gully networks.
The proposed sustainable drainage features will not only serve a practical drainage purpose but will provide interest and variety within the development, delivering a more biodiverse environment within which local wildlife can flourish.

The detention basins will be planted with indigenous species that can withstand both dry and very wet conditions and will be sympathetic to the adjacent landscape treatment. Features will be designed to reflect the landscape typology within which they are located, and may include play features, features to attract certain species such as permanently wet zones and variations in side slopes.

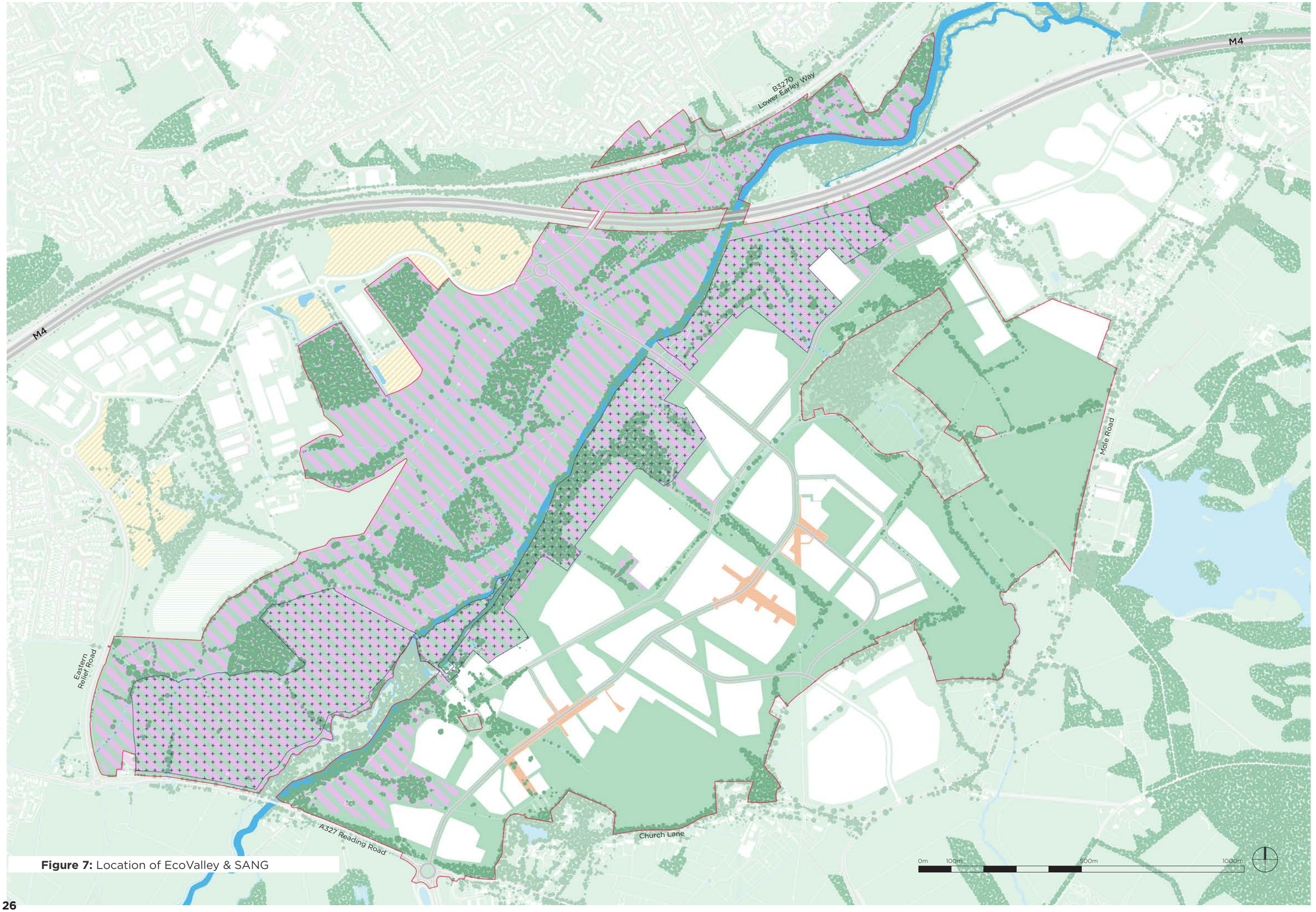


Figure 7: Location of EcoValley & SANG



Landscape Strategy: An Integrated Approach

The Landscape Strategy incorporates and enhances the important existing landscape structure and features of the site and responds to the findings arising from the landscape and visual impact assessment. A character based approach is taken that reinforces the distinctive nature of the River Loddon floodplains as well as the pastoral farmland of the valley terraces.

The proposals incorporate a range of different types and sizes of spaces across the Site. These include formal green spaces which act as focal points within the development; and a series of green corridors or 'fingers' running between and framing the development parcels.

Across the Site there are vast opportunities where new biodiversity measures and wildlife habitats can be both created and increased through the landscape proposals.

The landscape and open space strategy is also informed by the existing biodiversity on-site. A full biodiversity assessment has been carried out and is included within the supporting Environmental Statement.

Key features of the landscape strategy are:

- Create a connected network of high-quality green fingers running through the site, allowing for pedestrian, cycle and wildlife movement as well as sustainable drainage routes.
- Provide a network of pedestrian and cycle routes within the proposed open space network that will link to the wider public rights of way encouraging sustainable methods of transport.
- Deliver a range of multi-functional green spaces with opportunities for children's play, recreational paths, nature conservation and Sustainable Urban Drainage Systems.
- Acknowledge the removal of some trees and vegetation, but retain the overall network of mature trees and hedgerows and further supplement and reinforce these with comprehensive areas of new planting.
- Deliver street trees as part of the new Spine Road running through the site to establish a strong character to this route.
- Retain Category A and B trees on the site wherever possible and incorporate them within the open space network.
- Deliver a high quality hard and soft public realm across the proposed development.
- Deliver a new legible public realm adjacent to the proposed District and Local Centres.
- Deliver opportunities to improve the biodiversity assets by providing for the existing habitats which are, or likely to be present and by creating new habitats.
- Deliver both natural and semi-natural landscapes, connected to the SUDS and biodiversity strategy.
- Provision of a network of basin features as part of the SuDS strategy, comprising a range of design approaches with new ponds together with 'dry' basins and swales

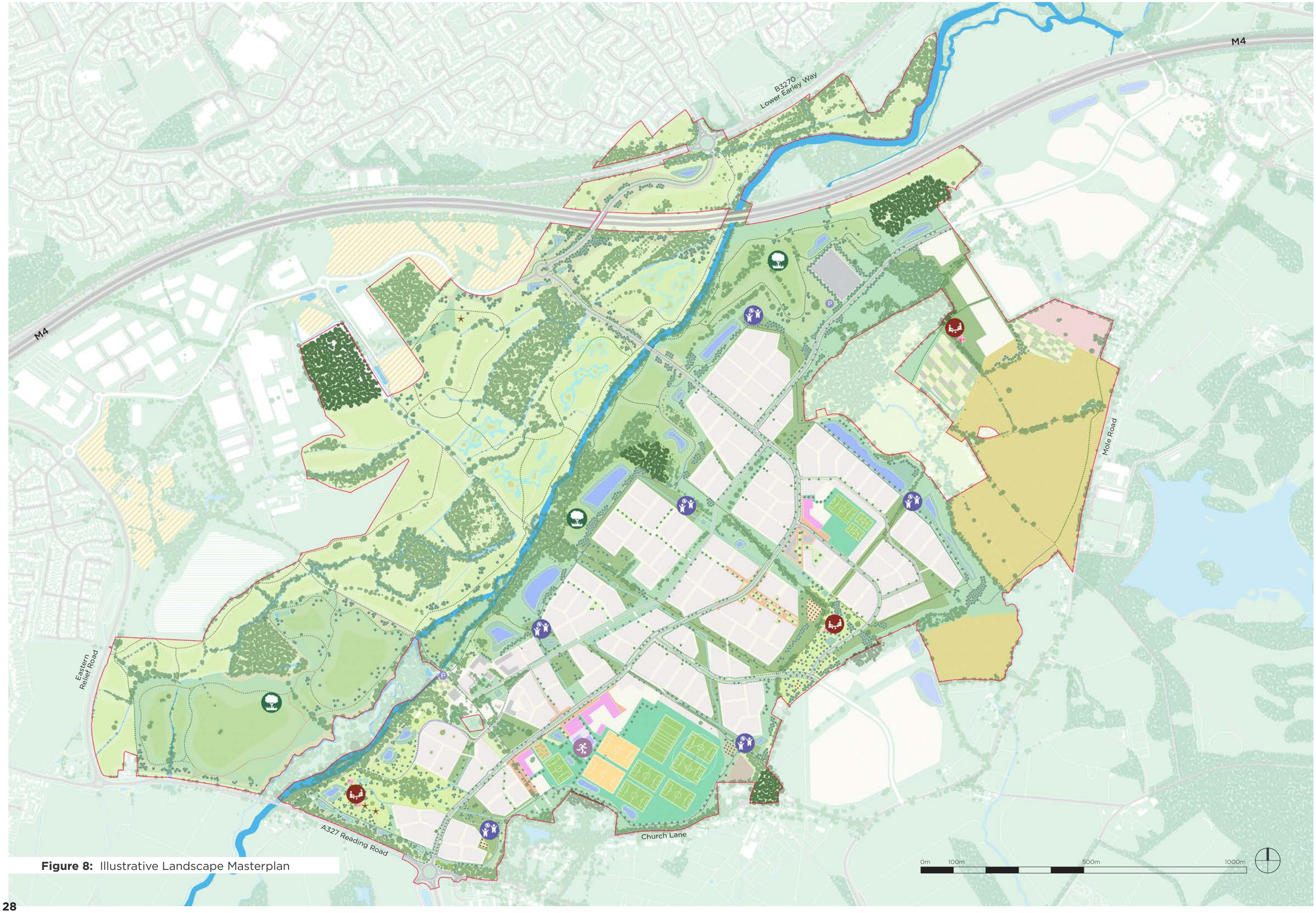


Figure 8: Illustrative Landscape Masterplan

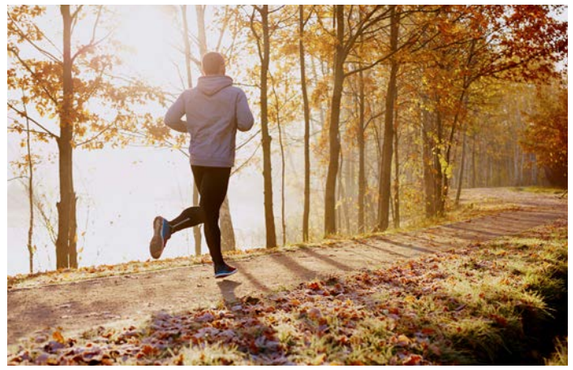
- Application boundary
- Residential Parcels
- Schools
- Gypsy and Traveller pitches
- Electrical Sub-station
- Burial Ground
- Allotment
- Civic space/public realm
- Orchards
- Retained Agricultural Land
- Amenity Green Space
- Natural Green Spaces
- Parks and Gardens
- SANG
- Woodland trees
- Existing Trees
- Proposed Trees
- Scrub Planting
- SuDS Basins
- NEAPs
- LEAPs
- Play trails
- Wildlife towers
- SANG/EcoValley Car Park

The landscape and open space proposals will provide an attractive setting for the new development, maintaining and enhancing existing habitats through the retention of existing native vegetation, trees, woodland and grassland and the provision of new landscape areas and features.

Key elements of the landscape of the site are the EcoValley and a Suitable Alternative Natural Greenspace. These form part of a wider area of accessible countryside extending from Shinfield to the south, as shown on the diagram opposite. The precise locations of the EcoValley and SANG are shown opposite and described further below.

















Open Space Strategy

Policy Requirements

The approach to the development allows for the creation of an extensive network of open spaces offering a range of different outdoor opportunities and experiences within easy access of home. The types and extents of the open spaces proposed have been informed by Policy HC4: Open space, sports, recreation and play facilities, set out in the WBC Local Plan Update 2023 - 2040 Proposed Submission. This document sets out the various open space typologies and minimum areas which a new development needs to provide based on the proposed population.

This includes Parks and Public Gardens, Amenity Greenspace, Natural and Semi-natural Greenspace, Allotments/ Community Orchards and Outdoor Sports Provision as well as play provision for children and young people. The Table opposite describes these typologies in more detail.

The tables opposite shows the minimum open space requirements for a development with this size population. In addition, it shows the proposed quantum of provision, based on the areas shown on Figure 26. This demonstrates that the open spaces to be provided as part of the development either meet and in most instances exceed these requirements.

Outdoor sports facilities are to be provided as part of the new schools. This provision will also form part of the community facilities with access to both grass and all-weather pitches. The use of all-weather pitches will enable more intensive use, thereby reducing the overall area needed.

The over provision of both natural/semi-natural green space and amenity green space means that opportunities for informal recreation are embedded into the scheme as well as providing connectivity with the wider provision of SANG surrounding Shinfield.

Open Space Policy Requirements & Provision

OPEN SPACE AREAS in relation to WBC Policy requirements			
Typology	**WBC Standard**	**Total Required for UoR**	**Total Provided for UoR**
Parks and Public Gardens	1.1 ha / 1,000 pop	7.39 Ha	8.98 Ha
Natural / Semi natural Green Space (for BNG provision)	2.84 ha / 1,000 pop	19.08 Ha	22.22 Ha
Amenity Green Space	0.98 Ha / 1,000 pop	6.58 Ha	19.94 Ha
Children or Young People	0.25 Ha / 1,000 pop	1.68 Ha	1.68 Ha
Civic Space	0.01 Ha / 1,000 pop	0.06 Ha	3.46 Ha
Outdoor Sports Facilities	1.44 Ha / 1,000 pop	13.58 Ha	15.24 Ha
Cemeteries / Burial Grounds	14.4 plots / 1,000 pop	96.76 plots	0.5 Ha c.865 plots
Allotments	0.39 Ha / 1,000 pop	2.62 Ha	4.94 Ha
TOTAL:		50.99 Ha	76.96 Ha

Open Space Typology Summary

OPEN SPACE TYPOLOGIES	
Typology	**Definition**
Amenity Green Space	These areas consist of informal recreation spaces and green spaces in and around housing and forming the green fingers. They will predominantly consist of regularly mown amenity grass with standard trees, together with areas of planting.
Natural / Semi-natural Green Space	These areas have recreational value for walking and informal play, but are intended to maximise biodiversity enhancement opportunities. They are to include woodlands, scrub planting, meadows, wetlands and ponds.
Children and young people	A series of play facilities will provide dedicated spaces for children and young people offering a range of activities at varying scales, which are set across the development to provide ease of access and catering for a wide range of age groups.
Food-growing	Food growing is provided within two large allotment site, located to the north of the site, with community orchards to be provided throughout the site. The former walled garden is to be used to create a community growing area as part of the various uses to be provided to this part of the site.
Parks and Gardens	These areas are the focus of community activities. Whilst a number of the open spaces within the development could be categorised as a 'Park or Garden', two dedicated spaces have been identified for the creation of the spaces. These are located close to the Phase 1 development area with a further facility to be associated with the proposed District Centre. These locations provide ease of access for residents and allow for play and other activities to be incorporated into these spaces.
Cemeteries and burial grounds	This area for burials is proposed adjacent to the existing graveyard associated with St Bartholomew's Church, Arborfield.
Gypsy and Traveller Sites	An area of land has been allocated for the provision of 20no. pitches, this also allows for internal circulation routes and associated infrastructure with the design of this area to form part of a future stage of design resolution.
Outdoor Sports Facilities	Sports provision is to be provided as part of the new school facilities with the secondary school in particular offering a range of sports pitches which will be available to the local community. This will include both grass and all-weather pitches with marking for a range of activities.



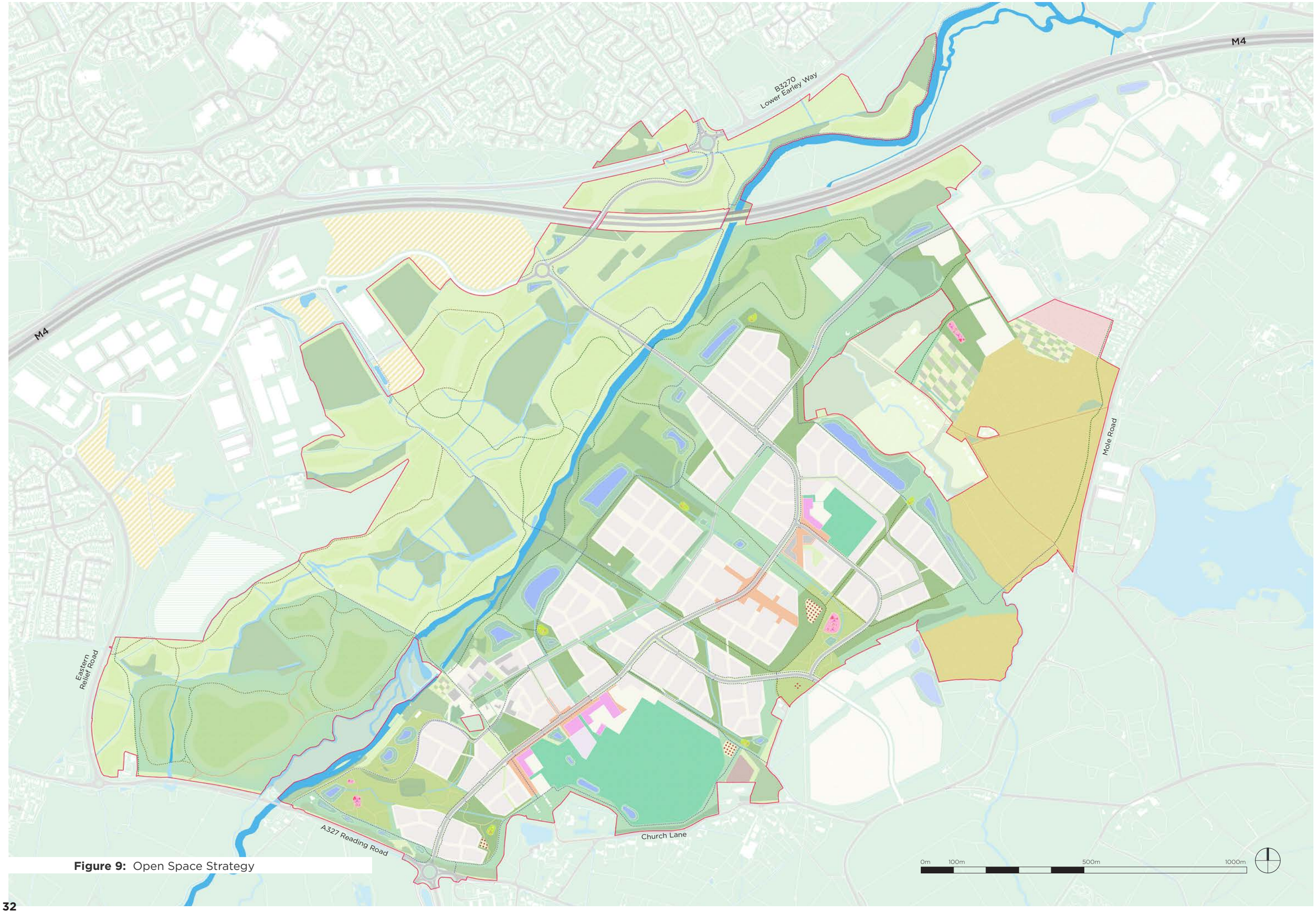


Figure 9: Open Space Strategy

Application boundary

Semi-Natural Green Space

Amenity Green Space

Parks and Gardens

Cemetery

Outdoor Sports facilities

Gardens and Allotments

Community Orchards

Civic Space

Other Uses

Development Parcels

Road Infrastructure

Existing Woodland

SuDS Attenuation Basins/ Swales

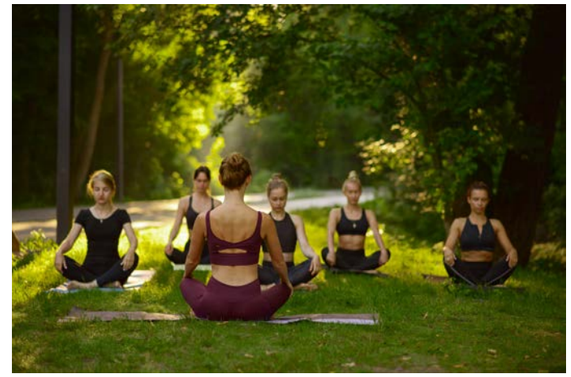
Retained Agricultural Land

Gypsy and Traveller pitches

NEAPs

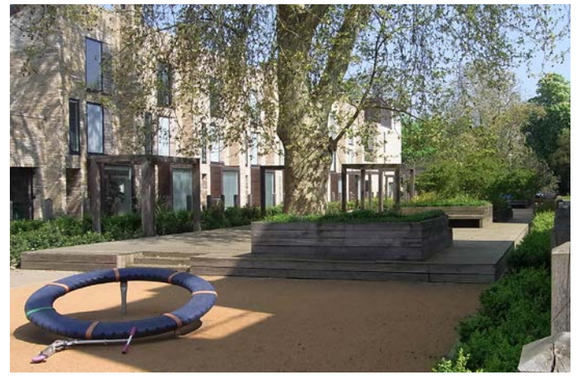
LEAPs











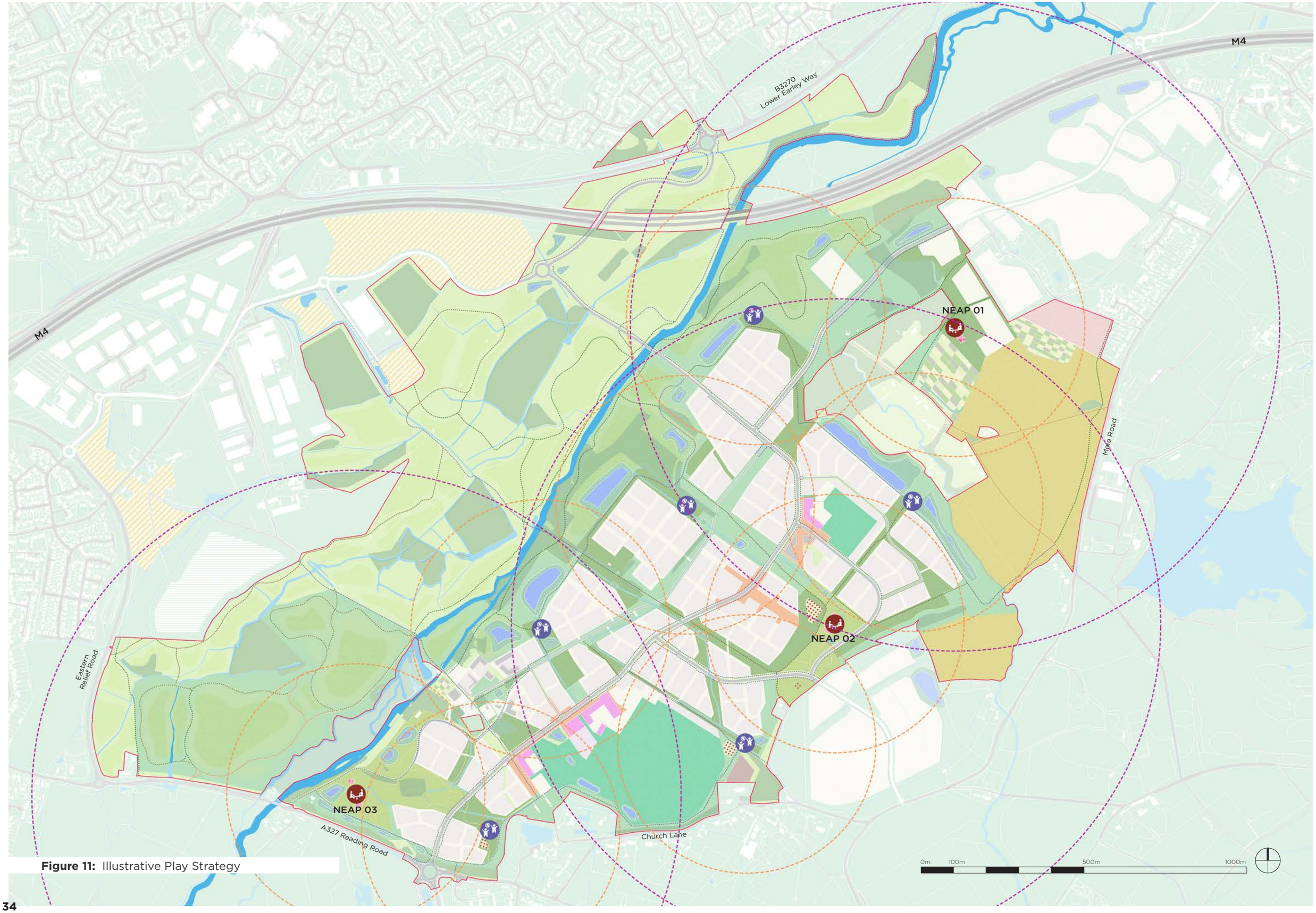


Figure 11: Illustrative Play Strategy



Application boundary



Development parcels



Indicative location for Local Equipped Area for Play (LEAP)



Indicative location for Neighbourhood Equipped Area for Play (NEAP)



400m radius - indicating a 5-minute walking distance from a LEAP and NEAP



1km radius- indicating a 12-minute walking distance from a NEAP

NEAP 01 - with potential for:
- Half-court / sports wall
- Outdoor gym equipment
- Space for girls provision

NEAP 02 - with potential for:
- MUGA
- Skate / BMX area
- Space for girls provision

NEAP 03 - with potential for:
- MUGA
- Outdoor gym equipment
- Space for girls provision

Play Space

Play is an essential part of a child's development and well-being, contributing to physical, mental and social skills. It also encourages children to actively and positively engage with their surroundings and the natural environment.

A comprehensive approach to play provision across the development will provide access to a wide range of facilities for all children and young people to experience and enjoy.

The types of spaces to be provided relate to WBC guidance ranging from informal and 'natural' play elements as incidental 'play on the way' features through to equipped spaces offering a variety of opportunities.

Access to outdoor space and nature is vital to forging healthy lifestyles and a sense of well-being with planting to be used to create a setting to play spaces and as part of an integrated approach to play.

Play is to be integrated into the development to provide different opportunities, catering to a range of age groups. Facilities are to be located throughout the development to provide ease of access and will typically be within a 400m walking distance from most residents, providing ease of access for children and their carers. This gives ease of access and allows children to use the facilities unaccompanied as they gain more independence with a range of outdoor opportunities to cater to changing needs as they grow.

A hierarchy of play has been embedded into the layout and is to include the following provision:

- 'Play on the way'
- Local Equipped Areas for Play (LEAPs)
- Neighbourhood Equipped Areas for Play (NEAPs)
- Sports and activity provision

A 'play on the way' approach is aimed at younger children with convenient access from new housing, combining natural play elements with carved or informal features. LEAPs are aimed children gaining independence and are located at 400m offsets which represent a 5 minute walking distance to the facility.

NEAPs are at a greater offset of 1000m offering a range of facilities and catering to a range of age groups including older children. Larger play facilities will also offer facilities for sports and other activities, such as skating and scootering. In addition these spaces should be provided focussing on girls and young women based on the 'Making Space for Girls' design approach to cater to the needs for all.

These larger areas are to be supplemented with other facilities such as Multi-use Games Areas (MUGA), sports walls, skate and scooter facilities and areas focussed on the 'Making Space for Girls' design principles.

Play Area Typologies

PLAY STRATEGY				
Features	**Play on the Way**	**Local Equipped Area for Play**	**Neighbourhood Equipped Area for Play**	**Additional Provision - Exercise**
Activity zone	No defined size, to be a varied mix across the site	Min. 600 sq/m in line with WBC preferred area provision	Min. 1,300 sq/m in line with WBC preferred area provision	No defined size or level of provision
Provision	Provided as part of the development parcels	5no. across the development	3no. across the development	Provided as part of the routes through open spaces to create 'trim trails'
Function Within Play Strategy	'Play on the way' incidental spaces within the landscape	Equipped play areas to provide for early school age children	Equipped play areas including provision for older children and teenagers	
Typical Elements and Features	Informal and 'natural' play elements as part of a wider play trail. Naturalistic features such as stepping posts, beams, boulders and sculptural elements.	Equipped areas offering a range of play experiences with fencing, safety as required. Use of timber play equipment to relate to the landscape character with planting to create a setting to the spaces.	Equipped areas offering a range of play experiences as well as spaces for sport and other activities. Provision across the development is to include MUGA type facilities with markings for a range of sports, skate/scooter areas and informal hanging out areas, including those focussed on provision for girls. Areas to include fencing, safety surfacing as required.	Provision of some formal outdoor gym equipment with informal elements that can be used for exercise
Planting Approach	Planting incorporated into features, with potential for living willow elements.	Trees and planting to create a setting and provide shade, including 'living' features such as willow tunnels	Trees and planting to be used to frame the spaces and provide some enclosure, although sight lines to be maintained to allow for passive surveillance	Planting used to create a setting to the routes
Other Elements	n/a	Seating to be incorporated together with bins and cycle parking as part of the overall street furniture provision	Seating to be incorporated together with bins and cycle parking as part of the overall street furniture provision	n/a



Play to be incorporated into the landscape as part of the overall experience



Use of natural materials to relate to the wider landscape context and setting.



Larger play areas catering to a wider range of age groups and play experiences.



Outdoor gym equipment for older children, teenagers and adults.



Play areas will have adjacent areas of space for informal ball games



Areas based on ‘Making Space for Girls’ design approach with informal and flexible seating



Space for wheeled sports such as BMX and scooters



Space for children and teens to meet.

Amenity Green Space

Amenity green spaces are to be designed to provide areas for informal recreation opportunities and include informal play facilities or other features to add recreational and visual interest.

Amenity areas are typically set close to the proposed housing parcels for ease of access and to allow children to use these spaces unsupervised as they grow and gain independence, while still being close to home.

These will also incorporate 'play on the way' features as part of a network of play provision weaving through the development. This incidental and informal provision could include play boulders and carved timber elements which add to the overall character of the development.

Planting would typically allow for the flexible use of these areas with mown grass to allow for informal recreation with tree planting to provide shade, seasonal interest and a vertical component. A relaxed mowing regime around trees and to the edges of these spaces would help contribute to biodiversity enhancement with the creation of a more diverse grass sward.

- SuDS features in amenity spaces are to be less widespread, but where they do occur are to be designed with the following features:
- Basins designed with shallow gradients to allow for informal access
- Informal play and features to be included such as boulders and stepping stones
- Planting to be focussed on amenity type provision with mown grass areas
- Spaces to be usable for informal recreation when conditions allow.



Figure 12: Cross-section including Amenity Green Space



Pocket parks within housing areas



Large areas for informal play



Green on the doorstep



Green settings of homes

1. Basins designed with sloping profile to provide seasonal access

2. Incorporated features to act as informal steps, seating and play

3. Use of native species planting to strengthen existing landscape, particularly associated with river corridor

4. Open grass areas for amenity and informal recreation use

5. Play provision to from part of the amenity open space and contribute to the site wide play strategy

6. Tree planting to be used to define routes and areas within the amenity green spaces

7. Retain, manage and enhance existing vegetation



Figure 13: Example of multi-functional green space,incorporating play, semi natural green spaces and sustainable drainage

Parks & Public Gardens

Two new parks are to be created as part of the open space provision. These will form important community green spaces, providing a range of recreational opportunities within easy reach.

The parks will incorporate existing trees and landscape features, which will provide an established structure and series of features.

Set at strategic locations within the development the parks will provide flexible, multi-functional spaces with a range of elements and facilities.

The first park and public garden forms part of the Phase 1 area and provides an area of approximately 4.8Ha while the second park forms part of the wider District Centre facilities with an area of 6.9Ha, close to the commercial hub.

The proposed parks will provide open space for recreation, relaxation and play with the intention that these become key community assets.

Anticipated features include the following:

- Network of paths providing connectivity and recreational routes.
- Play provision with larger scale NEAP facilities.
- Potential for other active elements e.g. MUGA, climbing/traversing wall, wheeled sports area.
- Areas of amenity grass for informal sports.
- Range of planting approaches including ornamental areas and orchards.
- Creation of habitat areas with planting to promote biodiversity.
- Potential for the inclusion of community gardens and food growing spaces.
- Integrated drainage features as part of the site wide SuDS approach.
- Provision of seating and street furniture.

This range of provision will make the parks vibrant and dynamic spaces with a broad appeal acting as a draw for all ages, including families and young people. The relationship between these spaces and the adjacent development will provide passive surveillance maintaining a safe and welcoming environment.



Space for informal relaxation and meeting



Adjacent homes provide passive surveillance



Integral part of wider built development.



Play spaces are associated with both parks.

1. Neighbourhood Play Area

2. SuDS basins/ponds

3. Seating areas

4. Bus link road

5. Grassed recreation areas

6. Spine road



Figure 14: Sketch of Illustrative Design for District Centre Park



Figure 15: Southern Neighbourhood Park (Phase 1)



Figure 16: District Centre Park Illustrative Landscape Strategy

Civic Space

The provision of high quality public realm is an essential ingredient in the creation of thriving places.

These form important focal points and provide civic spaces where residents can meet and socialise. They also provide flexible areas which can be adapted to a range of different uses such as outdoor cafe seating, markets and community events.

New areas of public realm are to be created throughout the development, contributing to the distinct character of key areas such as the Local and District Centres.

The layout of other focal points and facilities, such as the proposed schools, should also include areas of public realm to provide an appropriate frontage for circulation and to cater to drop-off and pick-up requirements.

These areas should be surfaced with durable materials suited to anticipated levels of footfall and to provide a high quality and unified appearance and finish.

Street furniture should typically include seating, litter bins, bollards and cycle parking with a consistent palette of materials and finishes. Seating should have back and armrests to allow ease of use for all ages and levels of mobility, with the use of tactile materials, such as timber to provide a pleasant user experience.

Providing informal play opportunities allows these spaces to cater for all ages and brings a family friendly component to the design. Features could include stepping stone type features and sculptural or decorative elements.

Other features, such as public art, should be incorporated into these spaces to contribute to a distinctive character and act as a focal point.

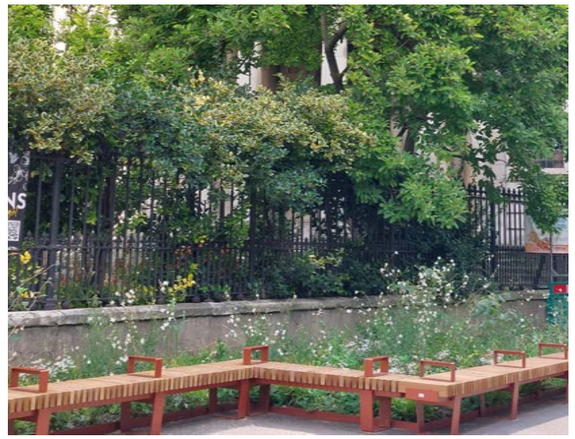
Planting will be a key component and include street trees to provide scale, seasonal interest and shade as part of the local micro-climate management.

Rain gardens and areas of soft landscape offer an opportunity to mange storm water runoff as part of the site wide SuDS strategy, while bringing colour and interest to the space.

Planting will be an important element of the public realm and contribute to the creation of an attractive and welcoming streetscape. The provision of planting also allows for a ‘softer’ means of providing separation between pedestrian and vehicle areas reducing the need for hard barriers.



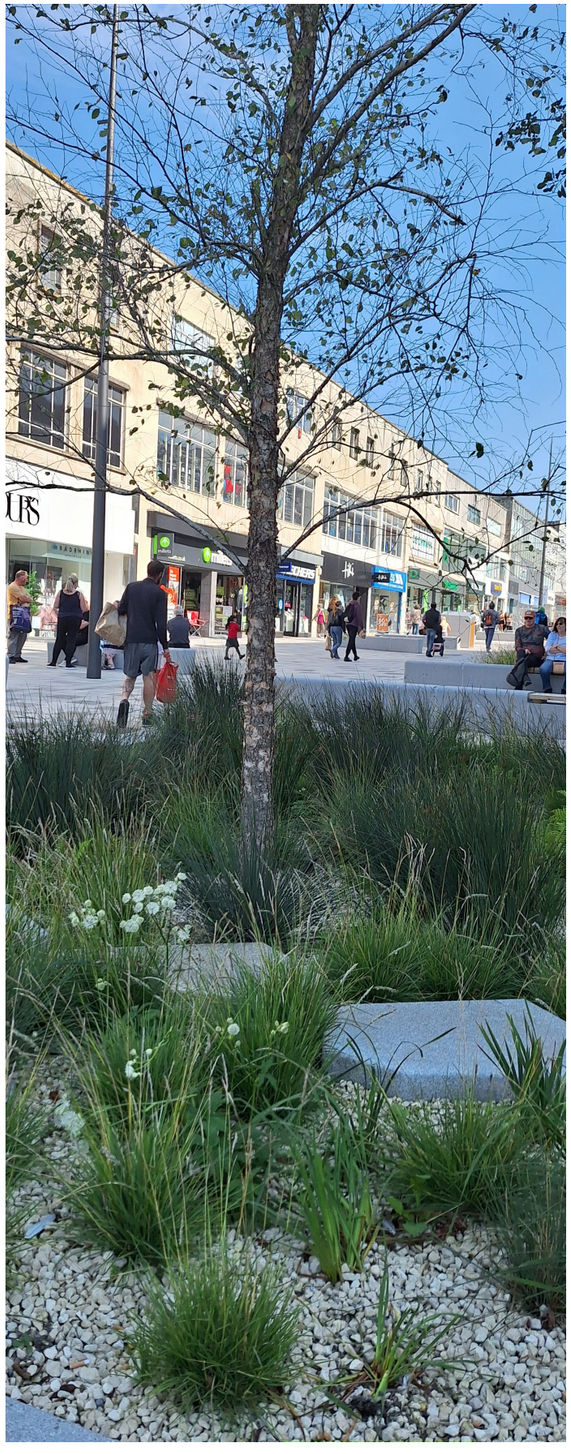
Rain gardens as integral & attractive features



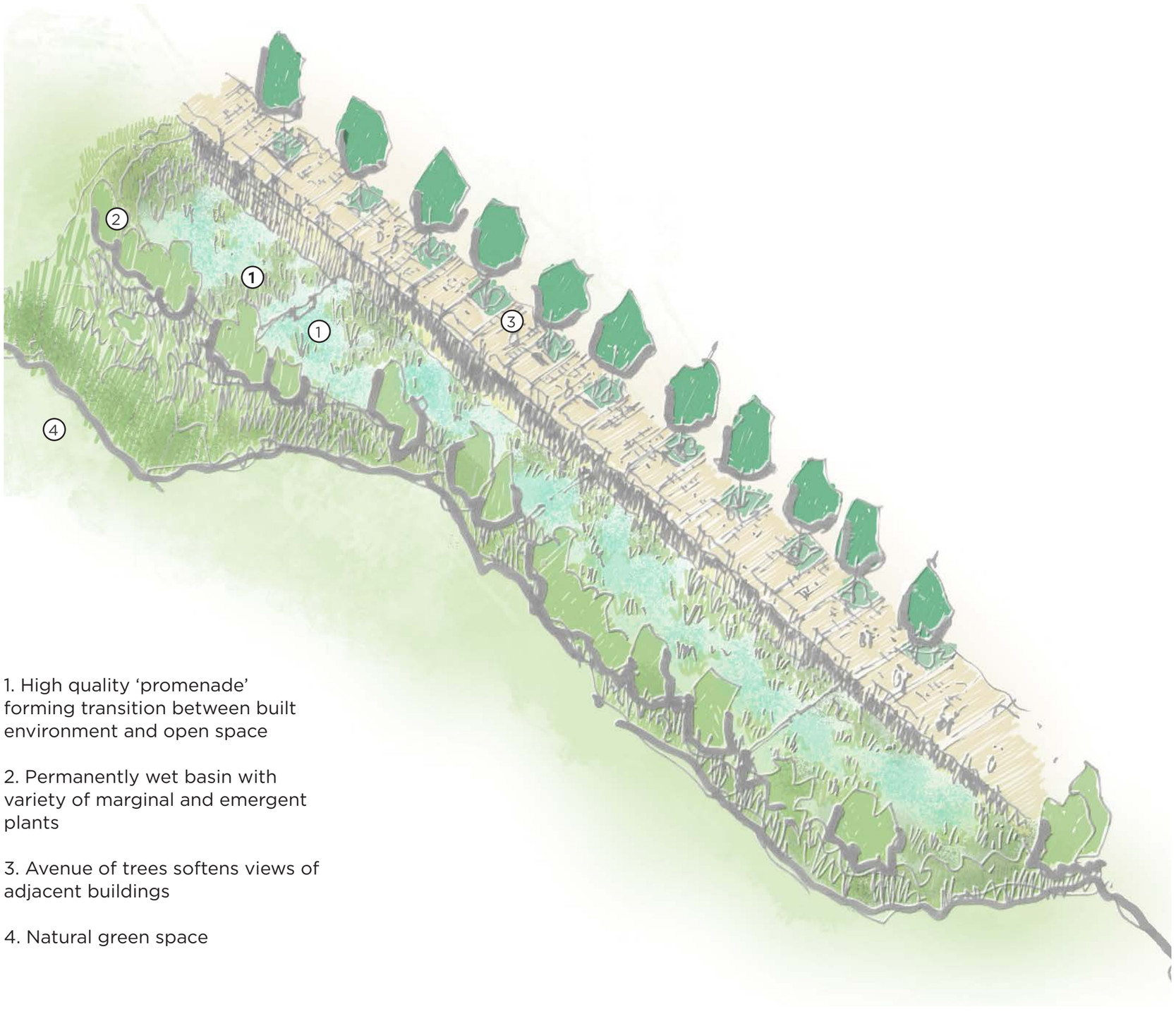
Sociable spaces, with seating, planting & shade.



Formal edges to attenuation basins to create ‘promenades’



Opportunities to create multi-functional spaces with informal play and seating incororated with attenuation features.



1. High quality ‘promenade’ forming transition between built environment and open space

2. Permanently wet basin with variety of marginal and emergent plants

3. Avenue of trees softens views of adjacent buildings

4. Natural green space

Figure 17: Indicative sketch of civic space attenuation basin

Semi-Natural Green Space

Natural and semi-natural green spaces are to provide spaces focussed on biodiversity enhancement and wildlife provision through a range of planting strategies. This is to include native species scrub and thicket planting, tree planting and a range of grass and meadow mixtures to create a rich and diverse mosaic of grassland.

While focussed on habitat creation and biodiversity these spaces will provide an attractive outlook and setting for residents and offer ease of access to natural landscapes.

These spaces will provide an important transition between the existing, retained landscape on site and the new development. Pedestrian and cycle routes will weave through these spaces with the landscape providing an attractive backdrop, although given the focus of nature provision, not all of this landscape will be intended to be accessed readily.

The semi-natural green spaces, including the eco-valley and SANG areas will provide an important area for the health and well-being for the new and existing communities. In particular they will provide space for informal exercise, including walking, running and group exercise, such as a 'Park Run' as pilates, yoga and tai chi. They can also accommodate outdoor gym equipment and trim trails.

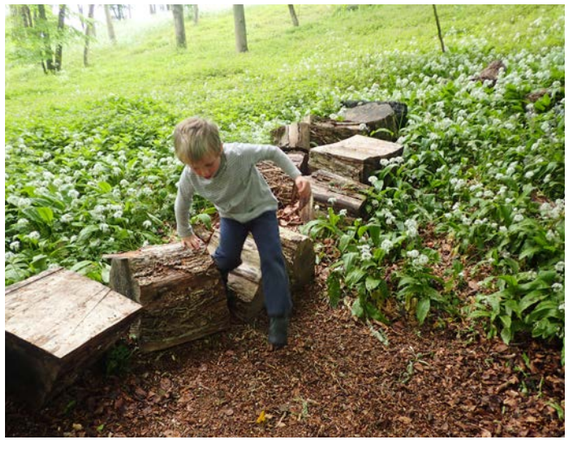
The natural green spaces will also be the main location for the proposed SuDS basins, to maximise the habitat potential associated with these features, with a design approach to reflect this.

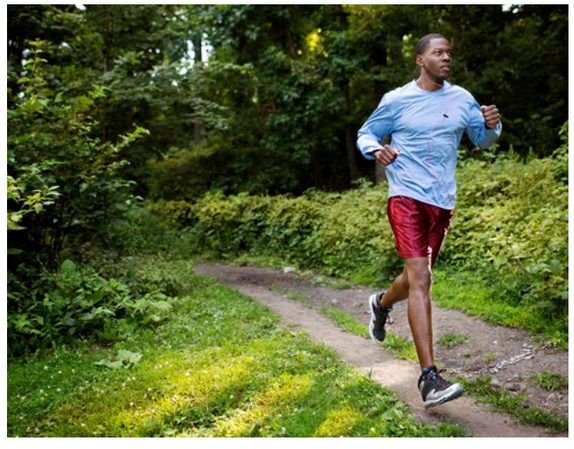
Features to be incorporated into SuDS features will include the following:

- Varied profile to basin edge avoiding steep slopes
- Inclusion of 'shelf' areas to allow for range of planting typologies
- Creation of permanently wet pond areas to allow for greater biodiversity
- Inclusion of native plant species to create a varied structure and character to the basins
- Provision of associated biodiversity features to relate to specific species such as invertebrates, birds and bats





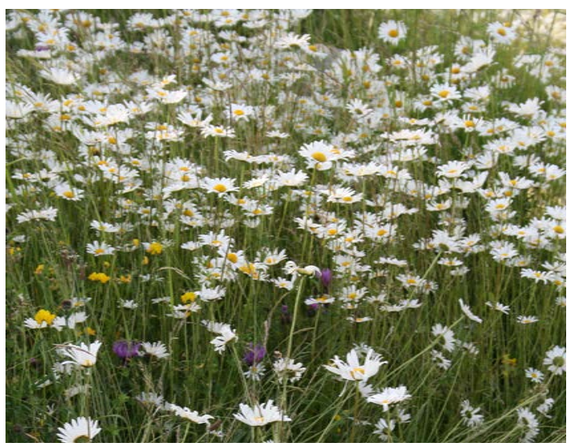




Semi-natural Green Space Illustrative Section



Existing planting retained | New planting to enhance existing edge | Basins designed for wildlife and habitat creation | New planting to development edge









1. Basins designed with some shelved sides to provide habitat areas, including permanently wet elements

2. Opportunity to introduce a range of plant communities relating to the site conditions and water level

3. Native scrub and tree planting used to provide new habitat and control access to ecologically sensitive locations

4. Potential to create diverse grass sward as part of the natural green space areas

5. Retain and enhance existing trees and vegetation, in particular where associated with the river corridor

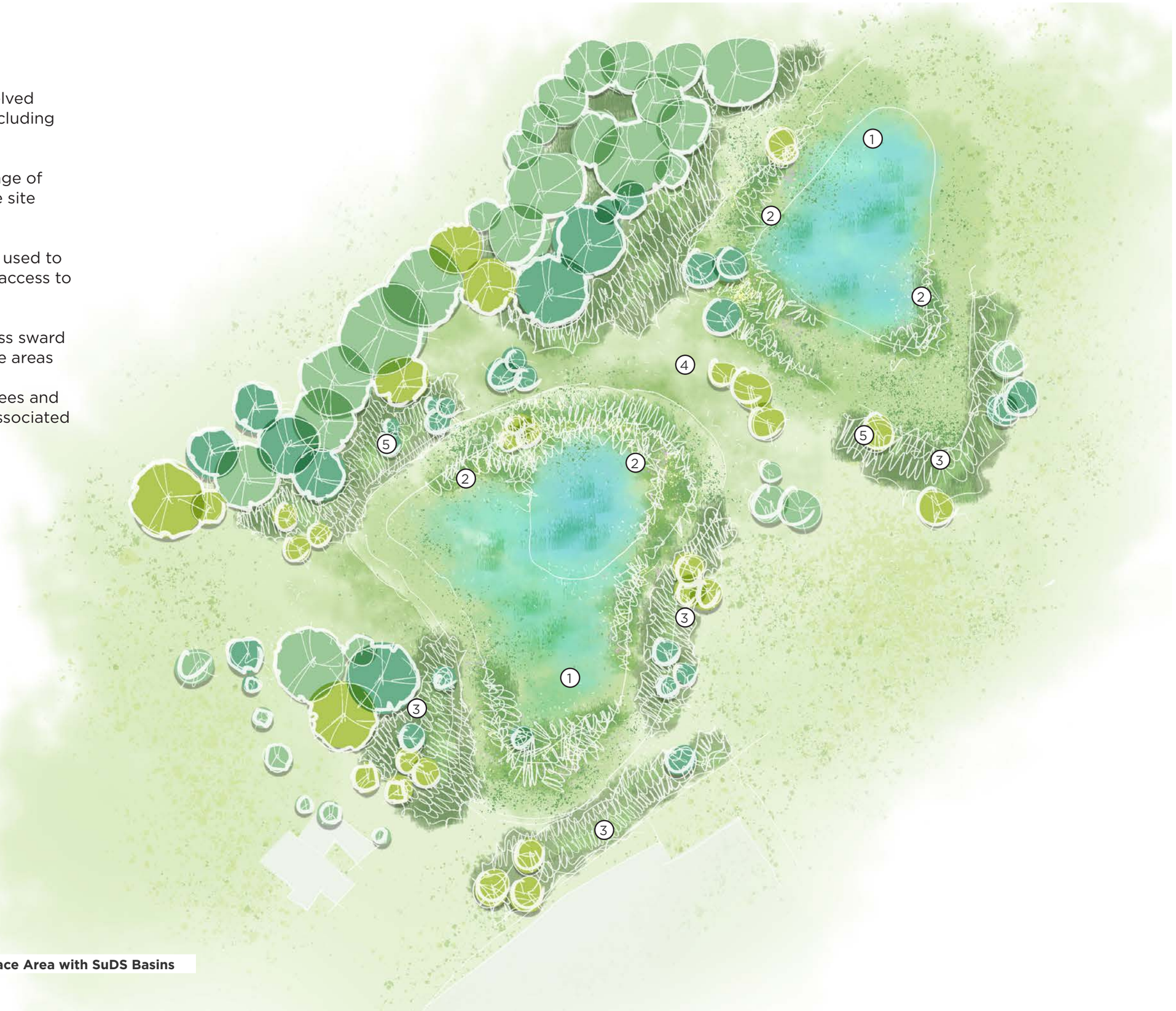
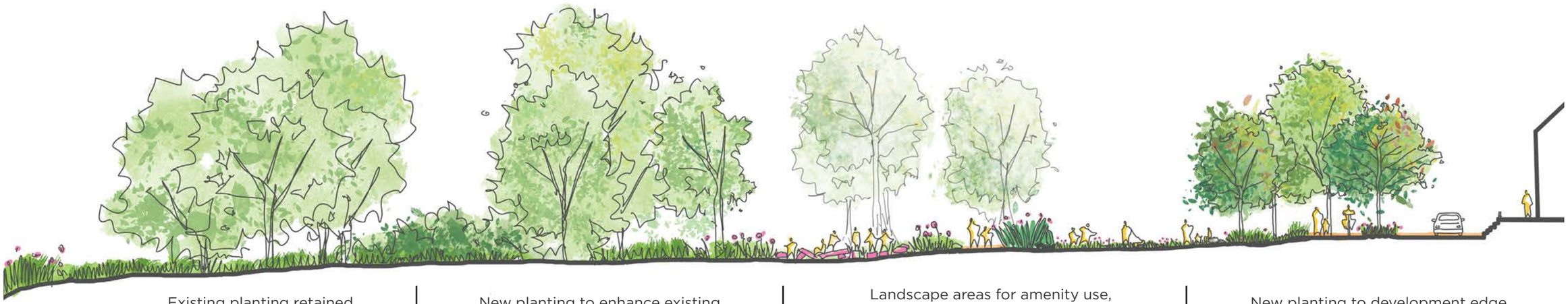


Figure 18: Indicative Natural Green Space Area with SuDS Basins

Open Space Illustrative Cross-section



Existing planting retained | New planting to enhance existing | Landscape areas for amenity use, including play provision | New planting to development edge











Figure 19: Illustrative Layout of Outdoor Sports Provision

Outdoor Sports Provision

Access to formal spaces for sports and activities is essential to provide opportunities for residents to form and participate in clubs and activities. It is also an important component in encouraging healthy lifestyles through ease of access to high quality facilities.

Sports provision is to comprise the pitches and facilities associated with the new secondary school to be provided as part of the overall garden village.

These will include playing fields provision and will provide a range of facilities offering grass pitches with markings for a variety of sports and activities. The secondary school will also include all-weather courts offering further sports facilities available for year round use.

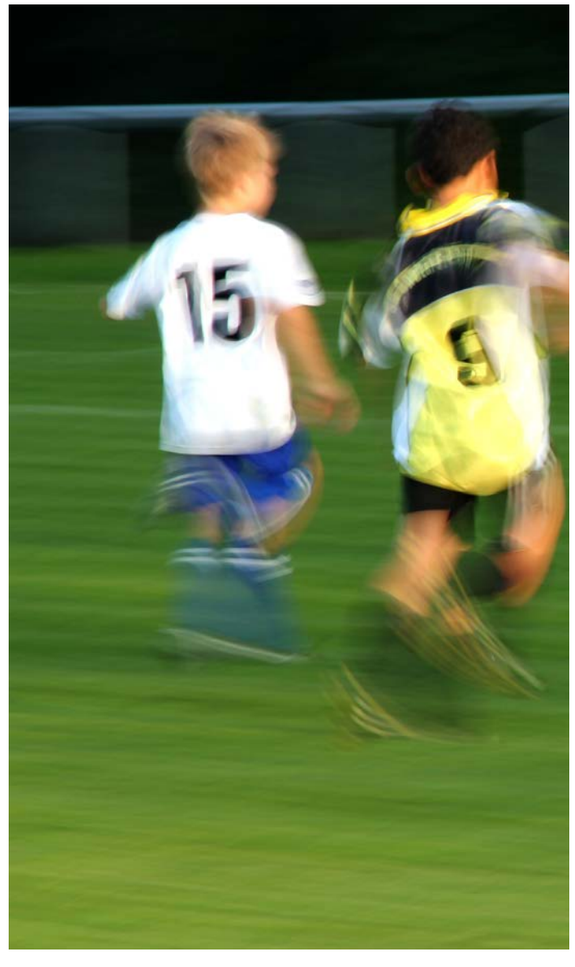
This will provide a resource for wider community with out of hours access to the facilities while also meeting the needs of the sports curriculum.

The illustrative masterplan (see opposite) demonstrates that space for the following sports can be provided, to meet the needs of the education authority and community demand:

- Cricket pitch
- Athletics track
- Football pitches (11 a side)
- Football pitches (7 a side)
- Rugby pitch
- Hockey pitch
- Artificial 3G pitch
- Tennis
- Netball
- Associated car parking







Food Growing

Food growing will be an important part of the open space provision, providing space for residents to exercise, meet and grow food and flowers. The benefits are numerous, enhancing physical and mental well-being as well as reducing food miles and organic food production.

The food growing spaces will be provided primarily through formal allotment provision, which will be large enough to include necessary services such as community sheds and car parking. In addition there will be areas of community orchards throughout the village.

Within the development parcels there is further potential to provide communal growing spaces for residents, promoting and providing the opportunity for residents to grow their own food, on a small, doorstep scale.

This could form part of the wider landscape network and is something which could be explored as part of the next stage of the design process as the layout for individual plots is developed.

Community orchards are to be set across the scheme and will contribute to the variety and interest within the landscape as well as providing biodiversity benefits. This provision will help address the decline of formal orchards, highlighted as a priority habitat in the UK biodiversity action plan requirements. Within these spaces there is the potential to plant heritage varieties of productive tree species to help restore these. The orchards will also play a key part in creating a diverse, social and sustainable place which can be accessed by the whole community.

New allotments will provide dedicated space for residents to grow their own food and act as a community hub. Due to the requirement for access, space for internal circulation and connections, such as a water supply, these are to be focused in two larger areas at the northern part of the site, to create a more efficient layout. These areas will contribute to the retention of open space between the existing hamlet of Carter's Hill and nearby village of Sindlesham.

The internal layout and allocation of space for allotment plots will be subject to further design development. The allotment area will be secured with a fence together with new hedgerows and native species buffer planting introduced to the boundary to provide habitat for nesting birds and an excellent food source during the winter months.

In addition existing historic features are to be incorporated into the growing provision on the site with the walled garden area to be used as a space for community food production. This will draw the space into active use and form part of the focus on community activity in this part of the site.

Consideration can also to be given to the inclusion of productive plant species in the wider planting strategy. This not only embeds the idea of productive landscapes into the overall design approach, but also provides a potential food source for wildlife contributing to the wider biodiversity enhancements.



Allotments for family food growing



Allotments for family food growing



Space for a community garden



Orchard spaces with heritage species trees



The majority of food growing space will comprise allotment sites opportunities for hiring individual plots.



Opportunities for fruit growing throughout the open spaces.



Space for community garden in existing walled garden.



Community Gardens for all ages.



Community orchards

Suitable Alternative Natural Green Space (SANG)

The development requires the provision of Suitable Alternative Green Space in order to help protect and reduce recreational demands on the Thames Basin Heaths Special Protection Area (SPA).

The SANG needs to provide opportunities for informal recreation and in particular for dog walking with provision of a path network offering a variety of routes, parking facilities and access to spaces where dogs can be safely allowed off lead.

The proposals provide approximately 40.4Ha of SANG as part of the wider EcoValley, with these split into two separate components. This exceeds the required area of 34.53Ha.

The main SANG is to be provided on the Lourdes Meadow part of the site, with an area of 26.85Ha. A second area of SANG to the eastern part of the site, beyond the proposed River Loddon bridge crossing provides a further 13.55Ha.

To allow for a connecting route between these two areas a further ‘SANG Link’ is to be provided which runs along the river corridor. This provides a further 18.17Ha of accessible green space with a route that weaves through the existing woodland and vegetation.

The main areas of SANG have been designed to meet the Natural England requirements with features to include the following:

-
- 2.3km circular route with a range of shorter routes available
- Parking provision
- Perceived as safe for users
- A semi-natural landscape with plenty of variation
- Wooded or semi-wooded landscape
- Unrestricted access suitable for dogs to be allowed off lead



Boardwalks to be used to maintain access when land is flooded or wet



Planting to relate to ecology and biodiversity enhancements



Native species tree and scrub planting to create interest and complement existing planting



1. Opportunity for permanently wet ponds with associated native planting.

2. Existing woodland retained and managed for biodiversity purposes. No public access.

3. Groups of native trees create a ‘wood pasture’.

4. Additional scrub planting/management to create a woodland edge ecotone and restrict public access into wood.

5. Existing meadow to be managed and enhanced for biodiversity.

6. Series of routes around the SANG, including hoggin, boardwalk and mown grass surfacing.

Figure 20: Typical SANG Characteristics (Lourdes Meadow SANG, part)

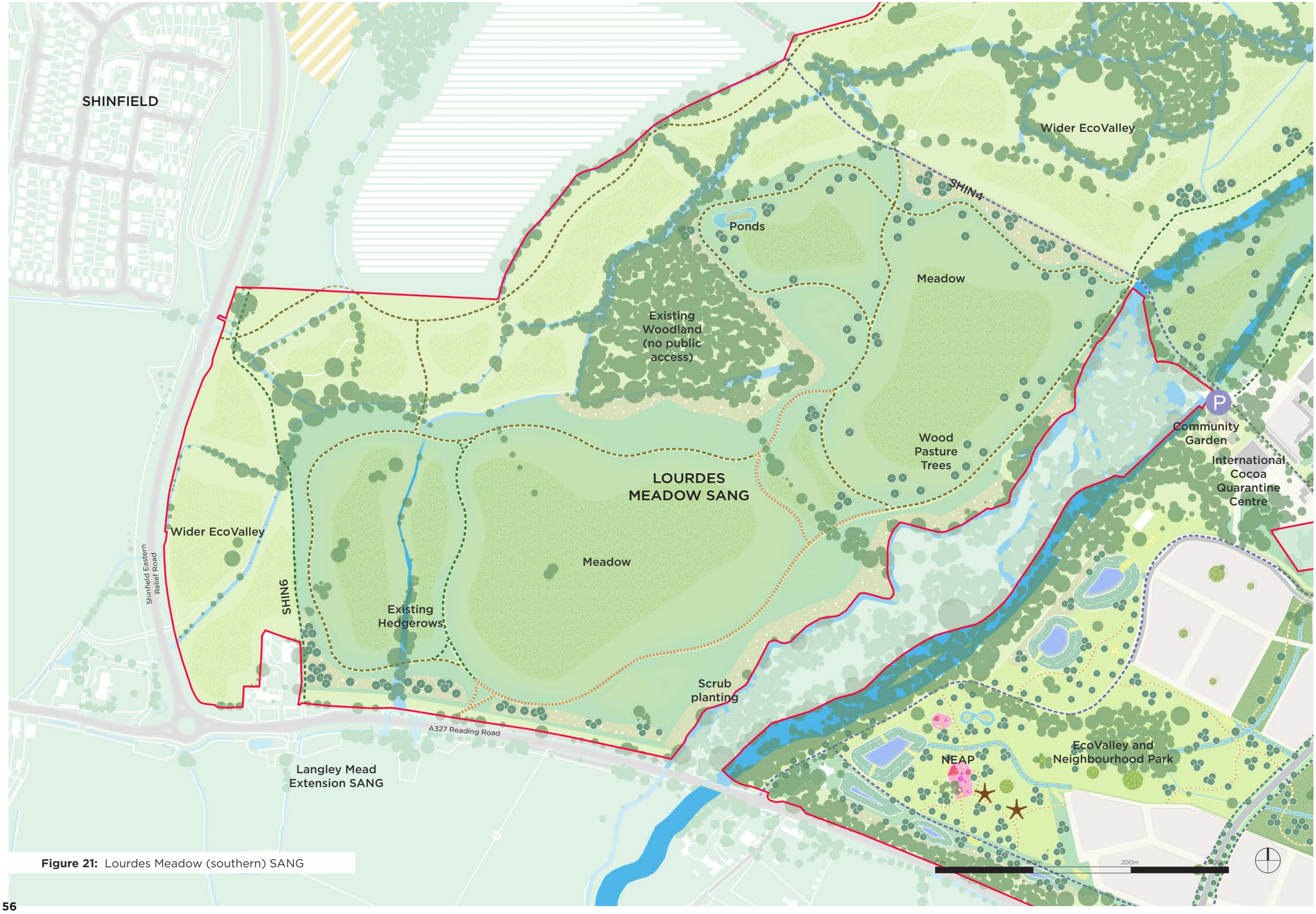
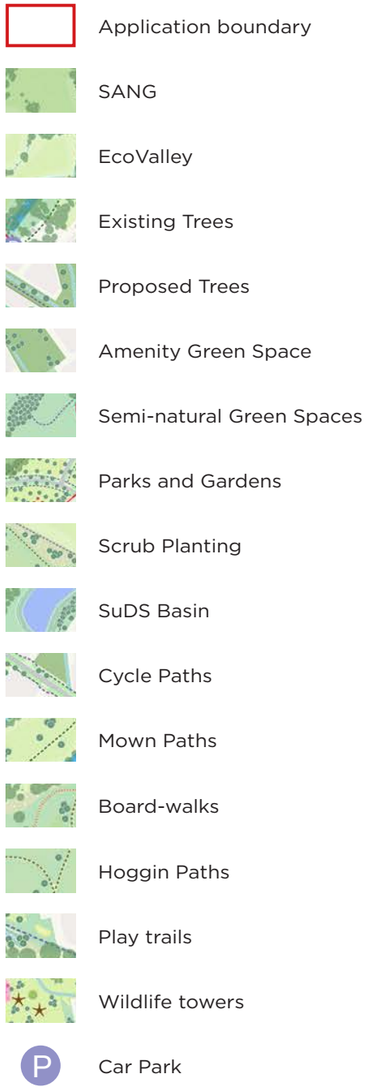


Figure 21: Lourdes Meadow (southern) SANG



The proposed layout of the SANG has been developed with the project ecologist to preserve and respond to the existing features here and to provide planting that relates to the site conditions. This includes new tree and thicket/scrub planting with a focus on the use of native species. Planting will also be used to strengthen boundaries adjacent to existing woodland and sensitive ecological areas, such as the River Loddon which are not intended to be accessible.

To provide areas where dogs can be allowed in water shallow scrapes are to be formed which will be allowed to seasonally collect water. These will also allow additional plant communities to be created within the SANG.

The proposed SANG will provide an attractive sequence of outdoor spaces on the doorstep of new residents with a series of routes that will offer a rich and varied experience. The SANG link will also maximise the proximity of the river with connections to be provided to the adjacent development and linking into the wider active travel network of pedestrian and cycle routes.

These connections will provide a link to the existing Langley Mead SANG contributing to an open space network which extends beyond the site boundary.

Paths are to have a variety of treatments with some sections to be surfaced, while other routes to be more informal mown grass. Sections of boardwalk are to be provided to maintain access in areas subject to localised inundation or to prevent potential damage to woodland areas with exact routes to be determined to avoid existing trees and other features to be retained.



Figure 22: SANG Link (South)



- SANG
- EcoValley
- Ancient Woodland
- Existing Trees
- Proposed Trees
- Amenity Green Space
- Semi-natural Green Space
- SuDS Basin
- Cycle Paths
- Mown Paths
- Board-walks
- Hoggin Paths
- Play trails
- Wildlife towers
- P Car Park

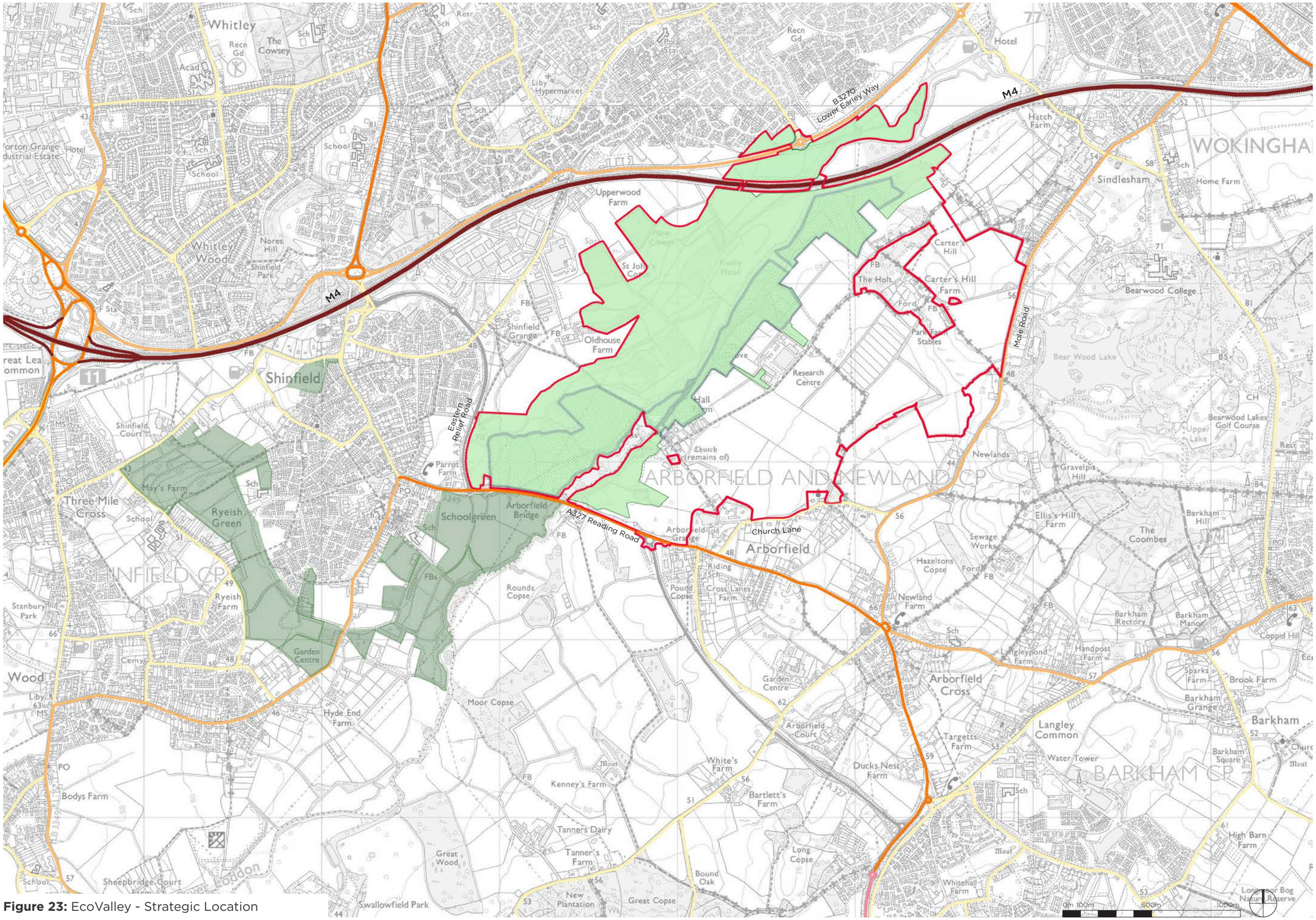


Figure 23: EcoValley - Strategic Location

Application boundary

SANG and SANG Link

EcoValley

Wider green space managed by UoR

EcoValley

The proposed EcoValley forms a further piece of the extensive greenspace network to be created as part of the Garden Village.

The parts of the site referred to as the EcoValley cover an area of over 195 Ha and relate to much of the land associated with the River Loddon corridor, extending to the M4 and the edge of Lower Earley, which defines the northern extent of the site. The EcoValley also includes the SANG areas described above.

EcoValley is also intended to from part of a wider Country Park which includes land beyond the extents of the site, as shown on Figure 40. It will be retained and managed by the University of Reading as part of its wider land holding in the area, with a commitment to the legacy of the University. It will therefore provide opportunities for education and research as well as other significant benefits to teh whole community, including wildlife conservation, recreation and active travel.

Overall, it will result in the creation of the second largest Country Park in Berkshire providing a recreational resource on the doorstep of new residents as well as offering extensive areas of green space and countryside accessible to the wider community.

The principles of the approach to EcoValley have been developed with a focus on ecology and habitat creation with the exact layout to be refined as part of the next stage of the design process.

Much of the area to the west of the River Loddon will provide an important habitat resource, including provision for over-wintering wetland bird species. To complement the existing habitat provision a series of shallow ‘scrapes’ and localised ‘islands’ are to be created to provide areas which will seasonally hold water creating further opportunities for a range of plant communities and birds.

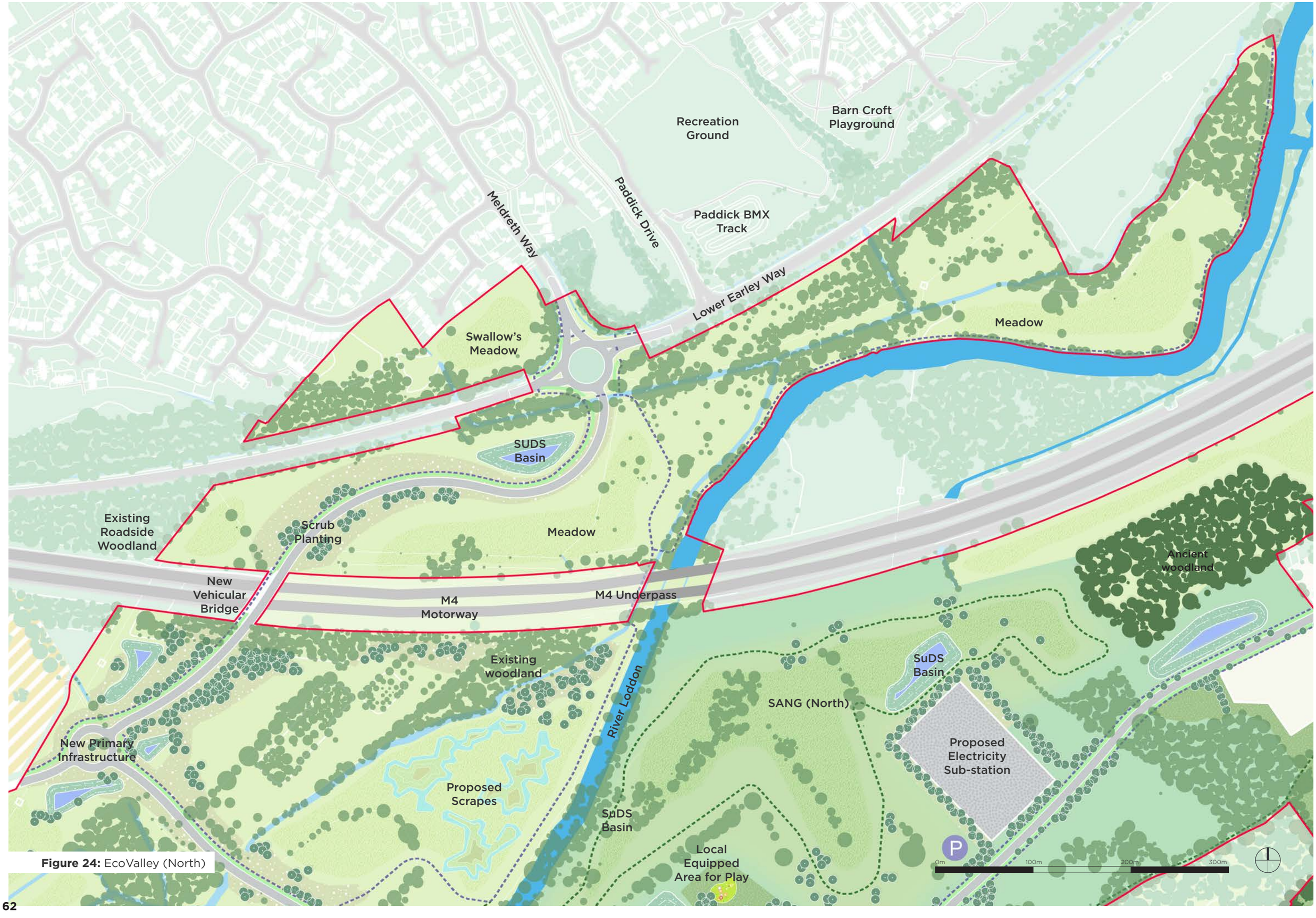


Figure 24: EcoValley (North)

Application boundary

SANG

EcoValley

Ancient Woodland

Existing Trees

Proposed Trees

Amenity Green Space

Semi-natural Green Spaces

SuDS

Cycle Paths

Mown Paths

Board-walks

Hoggin Paths

Play trails

Wildlife towers

P Car Park

Bird hides and viewing screens are to be located close to key routes to allow visitors to observe the wildlife anticipated to use these spaces. Features are to be designed to be sympathetic to the site utilising natural materials such as woven willow and timber with a robust design to suit the site conditions.

A wildlife tower or similar feature is to be provided and will form a point of interest along the proposed routes while offering a range of habitat opportunities. These features tend to be of a bespoke design using materials selected to be sympathetic to their location and incorporate nesting and hibernation spaces for a range birds, bats and invertebrates.

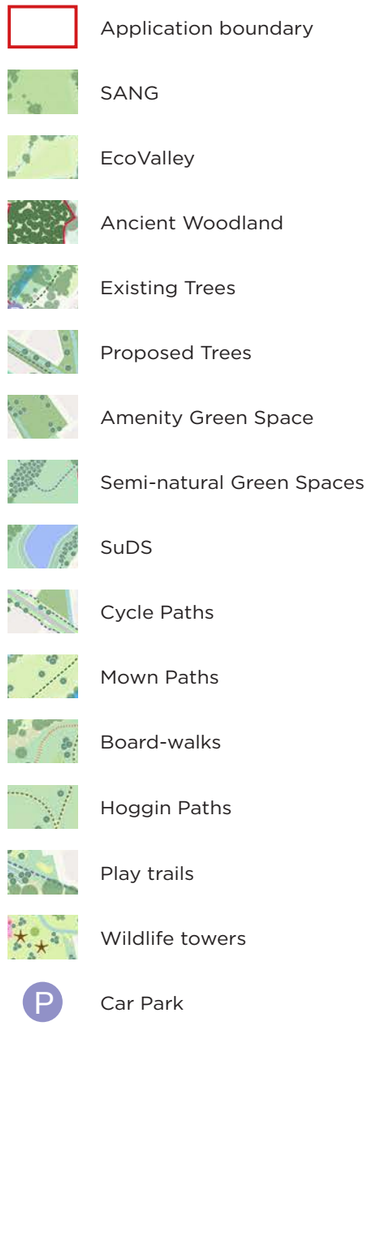
A wider way-finding and information strategy will highlight routes and offer visitors an opportunity to learn more about the fauna and flora which can be found in and around the River Loddon with the design and detail of this to form part of the future detail design work.



Creation of riverside route with pedestrian footbridge.



Figure 25: EcoValley (Centre)



A path network is to be created that will provide access through EcoValley while responding to the wildlife focus of this area. Most routes are to be maintained as mown paths, which are intended to be seasonally available and extend along the Loddon as part of a new riverside route.

A 'hoggin' type surfaced route is to be provided to the northern part of the EcoValley which will form a year-round link and connect into the wider off-site footpath network.

Parking facilities to be provided as part of the SANG provision will also be available to users of the wider EcoValley and will provide convenient access to this wider greenspace network.

In summary, the key components of EcoValley will be:

- Network of paths and pedestrian routes
- Limited provision of surfaced routes for year-round use, including a pedestrian/ cycle link to the Thames Valley Science Park
- Provision of localised sections of boardwalk and bridges to cross watercourses
- Routes and spaces for informal rambling and running as well as spaces for outdoor exercise groups such as yoga, tai-chi, Park Run and boot-camp style exercise.
- Pedestrian bridge connecting the SANG Link to the west of the River Loddon
- Wildlife tower
- Bird hide/viewing screens
- Range of ecology features for wetland birds - shallow scrapes and islands
- Native tree and shrub planting
- Grass areas to be managed for biodiversity
- Equipped Play Area (within the open space associated with the Phase 1 housing development of Loddon Garden Village)
- Wayfinding/signage
- Potential space for 'meadow school' education, in conjunction with local schools.
- Opportunities for University of Reading environmental research and education.
- Street furniture, including opportunity for bespoke art works.













1. Existing wet woodland managed for wildlife enhancement, with potential for limited public access.

2. Scrapes/wetland created for wading birds

3. Existing ditches managed to enhance biodiversity

4. New footpath network (including mown paths and boardwalks)

5. Proposed footbridge crossing the River Loddon

6. Vegetation along the River Loddon managed to enhance biodiversity

Figure 26: Illustrative Features within EcoValley

PLANTING STRATEGY

Location	Design Strategy	Landscape Treatment	Latin Name	Common Name
Spine Road	Linear tree planting set in soft landscape verges to provide formal character to this primary route. Trees to have narrow or upright canopy to reduce overhanging to the adjacent highway. Species to provide seasonal interest and scale to the route and adjacent development.	Verges to be seeded with grass mix to provide a diverse sward while maintaining sight lines and visibility splays. A variety of mixes are to be used to contribute to the site wide biodiversity.	Street trees: Acer campestre 'Elegant' Acer campestre Lirenco Acer campestre 'Elsrijk' Acer campestre 'Arends' Acer campestre 'Louisa Red Shine' Acer platanoides 'Olmstead' Fagus sylvatica 'Dawyck' Tilia cordata 'Greenspire' Quercus paulstris 'Green Pillar'	Field Maple Field Maple Field Maple Field Maple Field Maple Olmstead Norway maple Upright Beech Small Leaved Lime Pin Oak
Secondary and Tertiary Streets	Tree planting to reinforce street character with species to relate to the available space. Species and cultivars with an upright canopy to be used.	Verges to be seeded and planted to relate to the overall street character. Seed mixes to create a diverse sward with planting to include pollinator species to contribute to ecology enhancements.	Street trees: Acer campestre in variety Capinus beutuls 'Frans Fontaine' Ginkgo biloba Pyrus calleryana 'Chanticleer' Sorbus aria 'Magnifica' Sorbus aria 'Lutescens'	Field Maple Upright Hornbeam Maidenhair biloba Bradford Pear Whitebeam Whitebeam
Civic Spaces and Public Realm	Trees to be included into areas of public realm to provide shade, scale and seasonal interest. Trees to be planted in verges and as part of rain garden features together with trees in paved areas. Species to be suited to anticipated conditions.	Rain garden planting to be incorporated into SuDS features and to provide interest and variety. Trees to be tolerant of seasonal variation in water levels. Trees in paved areas to be suited to urban environment with below ground 'soil cell' type system to be used to provide space for root growth.	Civic space trees: Liquidambar styraciflua 'Acalycina' Liriodendron tulipifera 'Fastigiata' Prunus cerasifera 'Crimson Point' Prunus 'Sunset Boulevard'	Sweet Gum Tulip Tree Ornamental Cherry Ornamental Cherry
Open Spaces	Trees to be planted in open spaces to provide interest, scale and shade to these spaces. Trees to be planted in informal groups and as linear feature adjacent to paths. Potential for larger scale trees to be planted relating to available space.	Tree planting to be part of a varied landscape approach to create a diverse structure to include native thicket, ornamental shrubs and a range of grass mixes including close mown amenity spaces and mixes to provide areas for wildlife.	Tree planting: Acer campestre Alnus glutinosa Betula pendula Betula pubescens Crataegus monogyna Pinus in variety Populus tremula Quercus robur Salix in variety Tilia cordata	Field Maple Common Alder Silver Birch Downy Birch Hawthorn Pine Quaking Aspen Oak Willow Small Leaved Lime


Fagus sylvatica Dawyck (beech)

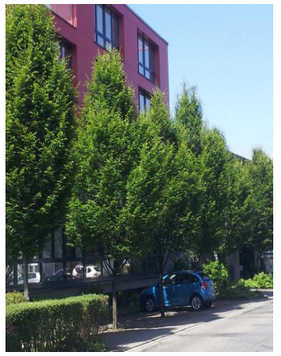

Quercus robur (oak)


Salix cinerea (willow)


Prunus avium (Ornamental cherry)


Acer campestre (field maple)


Tilia cordata (small leaved lime)


Carpinus betulus (hornbeam)


Liriodendrum tulipifera (tulip tree)


Acer platanoides (Norway maple)

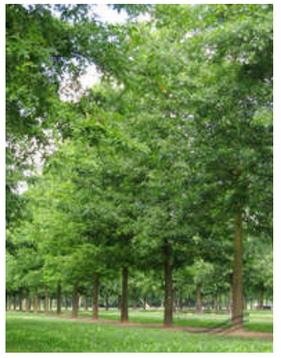

Crataegus monogyna (hawthorn)


Sorbus aria (whitebeam)


Betula (birch)


Liquidambar (sweet gum)


Ginkgo biloba (maidenhair tree)


Quercus palustris (pin oak)


Pyrus chanticleer (pear)

Tree Planting Strategy

The proposed tree strategy looks to retain existing trees and tree groups, where possible, maintaining Root Protection Areas (RPA) and veteran tree buffer zones.

The tree strategy seeks to reinforce the existing structure and is inherently linked to the proposed ‘green fingers’ and overall green space network.

The majority of new tree planting will be native species that will provide habitat and contribute to the creation of wildlife corridors.

Native cultivars will be used where specific attributes or characteristics are required or where space is more limited. This applies to the proposed street trees where a columnar form or compact canopy is required to avoid issues with the adjacent highway.

Clear stem specimens are to be used in verges to maintain sight-lines and visibility splays, with feathered, multi-stem and more interesting specimens to be used in green spaces to create variety and interest.

New hedges and areas of thicket planting will also be introduced throughout the site to reinforce the site’s biodiversity richness and create a varied structure to the planting.

The tree planting is to be used across the site to create a distinct character and reinforce the movement hierarchy and aid legibility.

The proposed tree planting in particular will respond to and reinforce the mature landscape structure of the site by framing key spaces and defining routes, through the planting of avenues and individual specimen street trees.

The technical principles provided by NJUG and NHBC requirements when planting trees in the vicinity of below ground utilities and buildings are to be adopted.

Utility corridors are to be created under footways and hard surfacing, where possible, to retain soft verges for trees and planting.

Suitable soil volumes are to be provided for new trees to allow new trees to successfully establish and contribute to the long term character and appearance of the development. Soil volumes are to relate to individual species and anticipated mature size.

Trees in soft landscape should be planted with irrigation/aeration pipes and be rootball or container grown stock secured using double short stakes with a suitable webbing or jute straps.

Any trees planted in paved areas should have a suitable soil cell system to provide a root space able to take vehicle/pedestrian loadings as appropriate. Trees in hard landscape areas are to be secured using a below ground guying system with tree grilles of suitable paved infill surrounds.

This approach will enable trees to make a positive contribution to the development and site overall and introduce the next generation of trees to the site.



Movement corridor and development frontage | Multi-functional landscape spaces used to frame routes, provide play opportunities and give green component to development areas | Informal play provision | Integrated SuDS features | Walking and cycling provision | Movement corridor and development frontage



SuDS features incorporated into development layout



Planting used to create attractive and vibrant streetscape



Trees and planting used to define frontages and routes



On-plot planting in between residential development

Development Parcels Planting Strategy

Planting softens the built form, humanises scale, helps manage the micro-climate, provides opportunities to enhance the site ecology, provides seasonal interest and a sensory dimension.

The design of on-plot planting will form part of the detail information for the various development parcels, but is anticipated this will be used to help define frontages and reinforce boundaries and the hierarchy of spaces.

Planting is anticipated to be a combination of ornamental shrub and herbaceous species, ornamental hedges and/or amenity grass. The use of pollinator species will allow these areas to contribute to site wide biodiversity enhancements.

Plant species should relate to the proposed location and be selected to suit the space available with a mature height that won't cause maintenance issues, such as obscuring windows.

Planting should also relate to the local micro climate and aspect with the use of appropriate sun and shade tolerant varieties.

Planting can be used to contribute to the character of a street and help give a distinct identity, softening the built environment and providing variety and interest.

Tree species will be chosen to complement those within the public open space, but with consideration for their location in proximity to houses.

Tree species within streets and private gardens should be chosen to give the appearance of native varieties, but with the reliability of named cultivars to ensure greater success in establishment and forms more suited to specific conditions and space.

The approach to the soft landscape will also need to relate to the provision of SuDS features within the development parcels.

The proposed inclusion of rain gardens, swales and small scale basins provides an opportunity for additional plant species to be included as part of the open space network. These features also have the potential to act as multi-functional spaces and provide an attractive setting to the adjacent housing.

Planting is also to be used as part of the overall character of other key features and open spaces such as the play provision where it can be used as part of the overall play experience providing a sensory element in terms of colour, scent and texture.



Formal planting can define transition from home to public realm



Fastigiate trees a within streetscape can provide green setting to adjacent homes



Innovative use of trees and shrubs to fit alls scales of space



Communal garden areas within semi-private space



1. Route of spine road conserves existing trees where possible.

2. Avenue of trees along verges of spine road.

3. Proposed trees accommodate space for lighting columns.

4. Pedestrian and cycle route separated from vehicles by verge.

5. SuDS basins within adjacent open space areas accommodate surface water drainage.

Figure 27: Illustrative Landscape Approach to Spine Road

Landscape Strategy for the Spine Road and Vehicular Bridges

Bridges over the River Loddon and M4 Motorway

A key aim of the Loddon Garden Village is to create a well connected place, both through the development and with links to the wider area and community. As part of the movement strategy a series of bridge crossings are proposed that will give access across the River Loddon and the M4 motorway which runs along the northern edge of the site.

Given the potential visual impact of the bridges and associated earth-modelling, landscape mitigation measures are proposed. These have included:

- The bridges have been carefully located to reduce the potential impact on the existing landscape features where possible. This has included avoiding the need to remove veteran trees in this area.
- While the removal of some trees and vegetation will be required to construct the bridges this is to be compensated for through new planting, with a focus on the use of native species. To facilitate this and to maximise the potential for new planting, slopes to the bridge embankments across the River Loddon floodplain are to be of a gradient suitable for planting to allow a green corridor to be created adjacent to the highway.
- Consideration is also to be given to wildlife features that could be incorporated into the bridge structure, This can include bat roost potential through the provision of crevices and concrete finishes that allow bats to perch and roost.
- There is the potential for cladding to be incorporated into the design to soften the structure and help set it in the landscape. Initial designs have explored to use of a timber or engineered wood batten type system to be set vertically to allow views out across the landscape, while helping to screen vehicles. The benefit of using timber or a similar natural material means that it will weather over time and relate to the wider context of the site. The use of cladding will need to be developed as part of the overall design approach going forward, but the intention is for this to act independently to any safety barriers and to be fixed to enable regular visual inspections to take place.

Primary Street Infrastructure Corridor

The primary infrastructure corridor provides the opportunity for the creation of a tree-lined street running through the centre of the site. The character of this street will vary throughout the site, to reinforce the distinctive qualities of the townscape character in which it sits. Responding to the scale of the proposed buildings and their uses, however general characteristics will be consistent, as shown in the diagram opposite. This will comprise;

- roadside verges with fastigiate or columnar tree planting
- Spaces for pedestrian and cyclists to move, away from the vehicular carriageway.
- Opportunities for a suite of high quality street furniture, such as litter bins, seats, and bollards.
- Opportunities for public art, especially at nodal points.

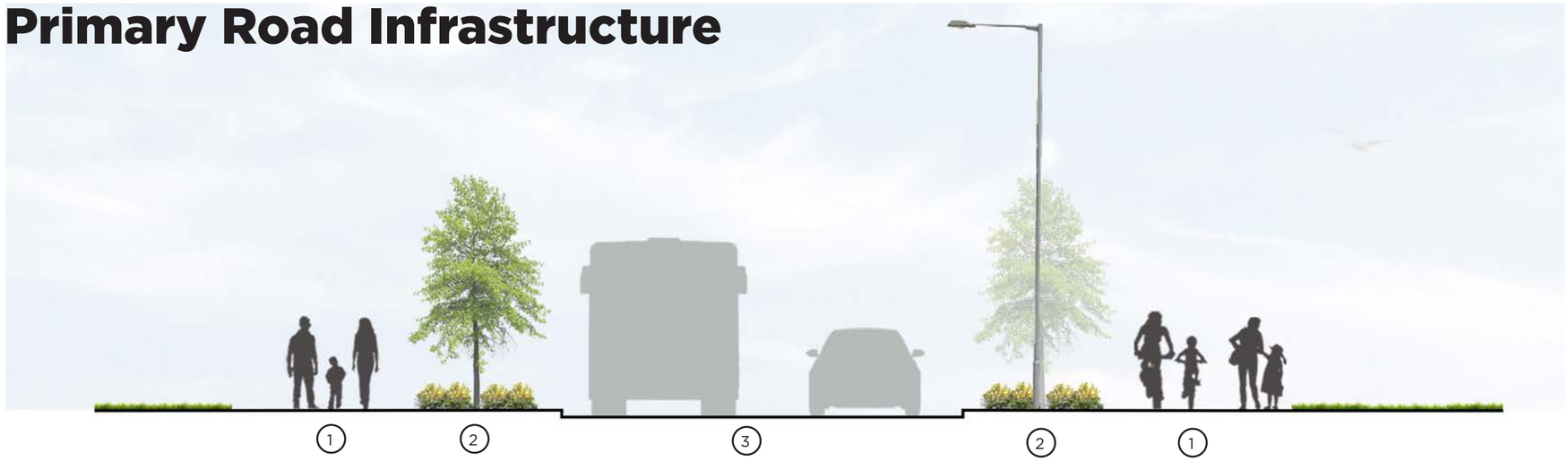
The character of the spine road will have a number of character typologies along its length, reflecting its setting.

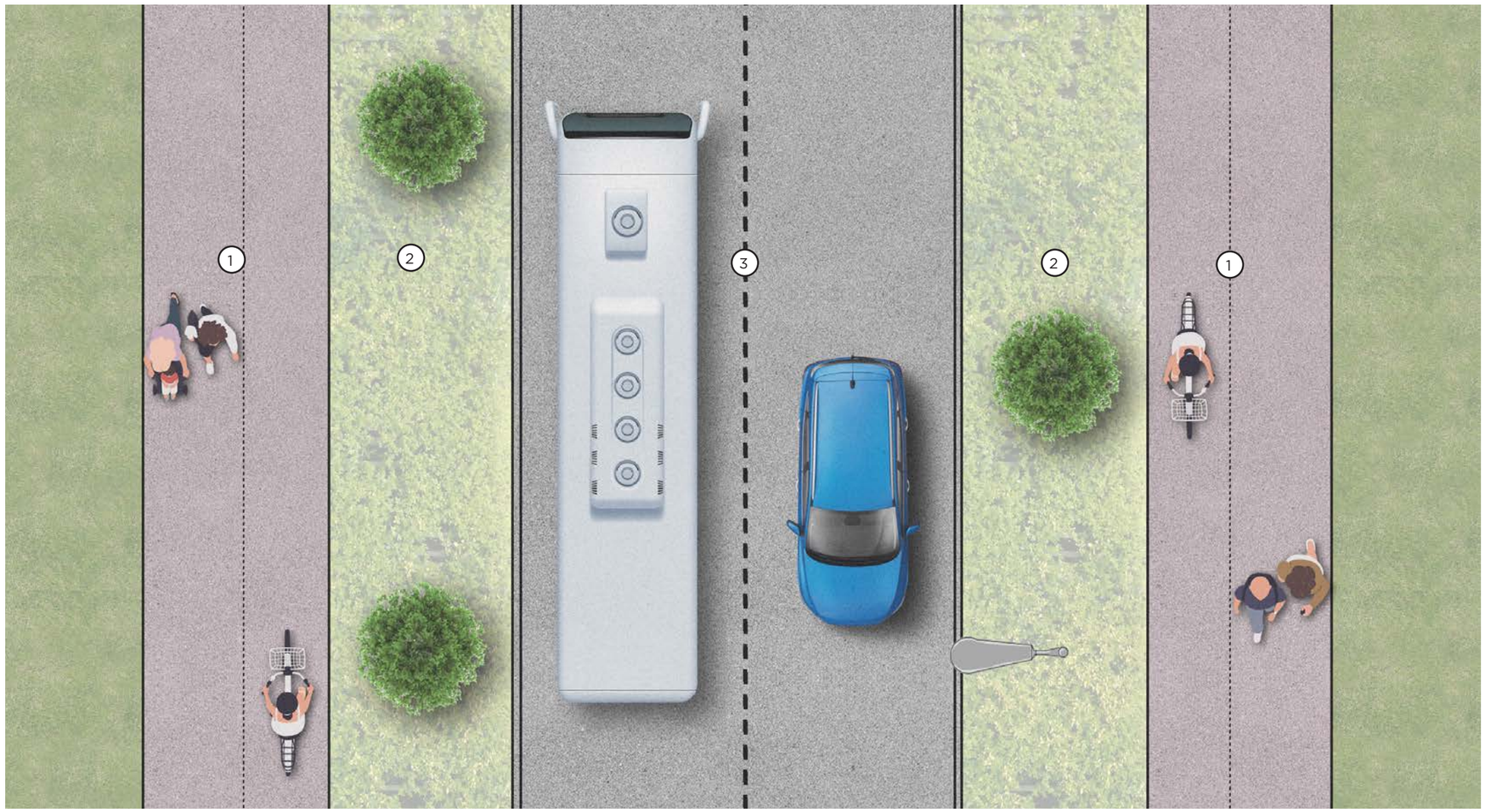
These include:

- Residential Terrace Street
- District/Local Centre Streets
- River Loddon Valley Crossing
- Northern Woodlands Crossing
- Earley Bridge Crossing

PLANTING LAYOUTS

04





Illustrative Landscape Section and Plan

Key Elements:

1. Footway/cycleway
2. Verge with tree planting
3. Carriageway

Planting Palette

The Spine Road will include a range of planting approaches to create a green corridor running through the development.

Planting will also respond to the wider design considerations, such as the creation of SuDS features or habitat areas and technical highway design requirements, such as visibility splays, lighting column positions and signage locations.

Street trees will provide an essential component to the spine road providing a vertical feature giving shade and a sense of scale to the route and adjacent development. Species will also be selected to provide seasonal interest through a range of effects, such as spring blossom and autumn colour.

Proposed tree species will also give consideration to reducing future maintenance requirements, particularly in proximity to the highway with the use of columnar trees or varieties with a compact, mature canopy.

The proposed verges offer an opportunity to contribute to biodiversity enhancement with the use of species rich seed mixes to create a diverse sward combined with wildflowers to provide a seasonal display.

Attenuation basins will be used to store runoff from the spine road, and are to be designed to relate to the surrounding landscape typology. These basins offer the potential to contribute to the diverse range of landscape spaces including plant species tolerant of damp conditions and through the creation of wetland habitats.

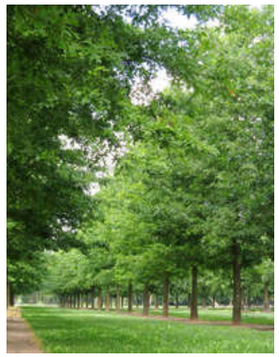
Planting associated with the basins would focus on the use of native species to maximise habit creation opportunities and biodiversity across the development.

Spine Road Planting


Acer campestre


Fagus sylvatica Dawyck


Liquidambar


Quercus palustris


Prunus


Emorsgate EM3


Germinal A18 rd verge

Attenuation Basin Planting


Cornus sanguinea

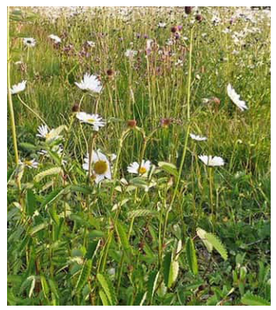

Alnus glutinosa


Quercus robur


Salix caprea


Salix cinerea


Emorsgate EL1


Emorsgate EM8


Emorsgate EM3

Spine Road Planting Plans

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REFER TO DRAWING LA311 FOR CONTINUATION

1 Fagus sylvatica Dawyck

1 Quercus palustris 'Green Pillar'

1 Quercus palustris 'Green Pillar'

1 Quercus palustris 'Green Pillar'

1 Acer campestre 'Elsrijk'

1 Quercus palustris 'Green Pillar'

3 Acer campestre 'Elsrijk'

1 Acer campestre 'Elsrijk'

1 Acer campestre 'Elsrijk'

1 Acer campestre 'Elsrijk'

7 Acer campestre 'Elsrijk'

1 Acer campestre 'Elsrijk'

1 Acer campestre 'Elsrijk'

2 Acer campestre 'Elsrijk'

1 Quercus palustris 'Green Pillar'

1 Quercus palustris 'Green Pillar'

1 Quercus palustris 'Green Pillar'

1 Quercus palustris 'Green Pillar'

1 Quercus palustris 'Green Pillar'

9 Liquidambar styraciflua Acalycina

A327 READING ROAD TO SHINFIELD

READING ROAD TO ARBORFIELD

ACCESS ROAD

0m 50m

Key

- Existing tree to be retained, refer to FLAC drawings and information for details and protection requirements
- Proposed spine road layout, refer to ALP drawings and information for details
- Proposed attenuation basins, refer ALP drawings and information for details.
- Proposed tree, refer to schedule for details
- Proposed verge seed mix 01: Special General Purpose Meadow Mix EM3 - Supplied by Emorsgate Seeds, or equivalent, sown at 4g/m²
- Proposed verge seed mix 02: A18 Road Verge and Embankments Mix, supplied by Germinal Seeds, or equivalent, sown at 35 g/m²

Notes:

- Tree positions and numbers shown indicatively and to be co-ordinated with detailed street lighting and highways requirements and below ground utilities.
- Tree symbols shown for illustrative purposes and are not intended to represent ultimate canopy spread
- Refer to ALP drawings and information for proposed road alignment and associated details
- Refer to ALP drawings and information for proposed drainage elements and associated details
- Drainage basins shown indicatively
- Development parcels shown for indicative purposes only
- Access roads into development parcels shown based current design information, exact location and details to be confirmed

Location Plan N.T.S



Rev.	Date	Note	By
C	25/07/25	DRAWING NOTES UPDATED	RA

LODDON GARDEN VILLAGE

on behalf of
University of Reading

LA310
Spine Road Planting Plan - Sheet 1 of 4

Drawn by	Checked by	Scale
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Drawn on	**Revision**	**Job**
08.06.25	C	498048

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11 Quercus palustris 'Green Pillar'

1 Pru

1 Acer platanoides

1 Prunus 'Sunset Boulevard'

1 Acer platanoides 'Olmstead'

1 Prunus cerasifera Crimson Point

4 Quercus palustris 'Green Pillar'

1 Acer platanoides 'Olmstead'

1 Quercus palustris 'Green Pillar'

5 Acer campestre 'Louisa Red Shine'

1 Quercus palustris 'Green Pillar'

1 Acer campestre 'Louisa Red Shine'

1 Acer campestre 'Louisa Red Shine'

4 Acer campestre 'Louisa Red Shine'

1 Acer campestre 'Louisa Red Shine'

1 Acer campestre 'Louisa Red Shine'

4 Acer campestre 'Louisa Red Shine'

1 Acer campestre 'Louisa Red Shine'

1 Acer campestre 'Louisa Red Shine'

3 Fagus sylvatica Dawyck

1 Quercus palustris 'Green Pillar'

1 Quercus palustris 'Green Pillar'

7 Fagus sylvatica Dawyck

1 Quercus palustris 'Green Pillar'

1 Quercus palustris 'Green Pillar'

1 Quercus palustris 'Green Pillar'

e 'Elsrijk'

REFER TO DRAWING LA310 FOR CONTINUATION

0m 50m

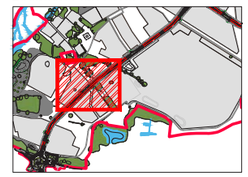
Key

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Notes:

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Location Plan N.T.S



Rev.	Date	Note	By
C	25/07/25	DRAWING NOTES UPDATED	RA

LODDON GARDEN VILLAGE

on behalf of
University of Reading

LA311
Spine Road Planting Plan - Sheet 2 of 4

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REFER TO DRAWING LA313 FOR CONTINUATION

1 Acer camp

1 Acer campestre Eleg

1 Acer campestre Elegant

1 Acer campestre Elegant

4 Quercus palustris 'Green Pillar'

1 Acer platanoides 'Olmstead'

11 Acer campestre Arends

1 Prunus cerasifera Crimson Point

1 Acer platanoides 'Olmstead'

1 Prunus 'Sunset Boulevard'

1 Acer platanoides 'Olmstead'

1 Prunus cerasifera Crimson Point

1 Acer platanoides 'Olmstead'

5 Quercus palustris 'Green Pillar'

1 Prunus 'Sunset Boulevard'

1 Acer platanoides 'Olmstead'

5 Acer campestre Lirenco

1 Prunus cerasifera Crimson Point

1 Acer platanoides 'Olmstead'

1 Prunus 'Sunset Boulevard'

r campestre Lirenco

1 Acer platanoides 'Olmstead'

1 Prunus cerasifera Crimson Point

1 Acer platanoides 'Olmstead'

1 Prunus 'Sunset Boulevard'

REFER TO DRAWING LA311 FOR CONTINUATION

0m 50m

Key

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Location Plan N.T.S



Rev.	Date	Note	By
C	25/07/25	DRAWING NOTES UPDATED	RA

LODDON GARDEN VILLAGE

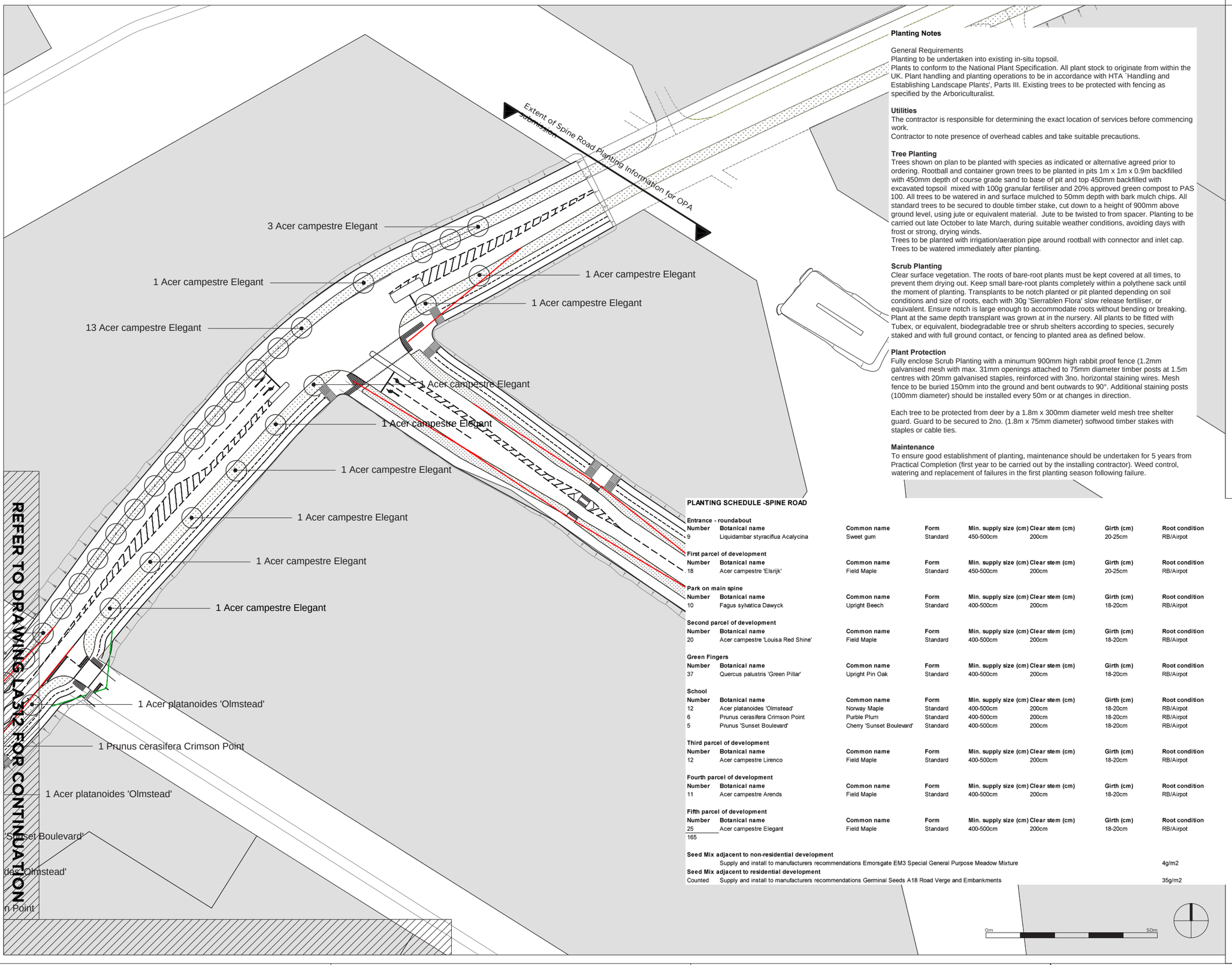
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LA312
Spine Road Planting Plan - Sheet 3 of 4

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Planting Notes

General Requirements
Planting to be undertaken into existing in-situ topsoil.
Plants to conform to the National Plant Specification. All plant stock to originate from within the UK. Plant handling and planting operations to be in accordance with HTA `Handling and Establishing Landscape Plants', Parts III. Existing trees to be protected with fencing as specified by the Arboriculturalist.

Utilities
The contractor is responsible for determining the exact location of services before commencing work.
Contractor to note presence of overhead cables and take suitable precautions.

Tree Planting
Trees shown on plan to be planted with species as indicated or alternative agreed prior to ordering. Rootball and container grown trees to be planted in pits 1m x 1m x 0.9m backfilled with 450mm depth of course grade sand to base of pit and top 450mm backfilled with excavated topsoil mixed with 100g granular fertiliser and 20% approved green compost to PAS 100. All trees to be watered in and surface mulched to 50mm depth with bark mulch chips. All standard trees to be secured to double timber stake, cut down to a height of 900mm above ground level, using jute or equivalent material. Jute to be twisted to from spacer. Planting to be carried out late October to late March, during suitable weather conditions, avoiding days with frost or strong, drying winds.
Trees to be planted with irrigation/aeration pipe around rootball with connector and inlet cap.
Trees to be watered immediately after planting.

Scrub Planting
Clear surface vegetation. The roots of bare-root plants must be kept covered at all times, to prevent them drying out. Keep small bare-root plants completely within a polythene sack until the moment of planting. Transplants to be notch planted or pit planted depending on soil conditions and size of roots, each with 30g 'Sierrablen Flora' slow release fertiliser, or equivalent. Ensure notch is large enough to accommodate roots without bending or breaking. Plant at the same depth transplant was grown at in the nursery. All plants to be fitted with Tubex, or equivalent, biodegradable tree or shrub shelters according to species, securely staked and with full ground contact, or fencing to planted area as defined below.

Plant Protection
Fully enclose Scrub Planting with a minumum 900mm high rabbit proof fence (1.2mm galvanised mesh with max. 31mm openings attached to 75mm diameter timber posts at 1.5m centres with 20mm galvanised staples, reinforced with 3no. horizontal staining wires. Mesh fence to be buried 150mm into the ground and bent outwards to 90°. Additional staining posts (100mm diameter) should be installed every 50m or at changes in direction.

Each tree to be protected from deer by a 1.8m x 300mm diameter weld mesh tree shelter guard. Guard to be secured to 2no. (1.8m x 75mm diameter) softwood timber stakes with staples or cable ties.

Maintenance
To ensure good establishment of planting, maintenance should be undertaken for 5 years from Practical Completion (first year to be carried out by the installing contractor). Weed control, watering and replacement of failures in the first planting season following failure.

PLANTING SCHEDULE -SPINE ROAD

Entrance - roundabout

Number	Botanical name	Common name	Form	Min. supply size (cm)	Clear stem (cm)	Girth (cm)	Root condition
9	Liquidambar styraciflua Acalycina	Sweet gum	Standard	450-500cm	200cm	20-25cm	RB/Airpot

First parcel of development

Number	Botanical name	Common name	Form	Min. supply size (cm)	Clear stem (cm)	Girth (cm)	Root condition
18	Acer campestre 'Elsrijk'	Field Maple	Standard	450-500cm	200cm	20-25cm	RB/Airpot

Park on main spine

Number	Botanical name	Common name	Form	Min. supply size (cm)	Clear stem (cm)	Girth (cm)	Root condition
10	Fagus sylvatica Dawyck	Upright Beech	Standard	400-500cm	200cm	18-20cm	RB/Airpot

Second parcel of development

Number	Botanical name	Common name	Form	Min. supply size (cm)	Clear stem (cm)	Girth (cm)	Root condition
20	Acer campestre 'Louisa Red Shine'	Field Maple	Standard	400-500cm	200cm	18-20cm	RB/Airpot

Green Fingers

Number	Botanical name	Common name	Form	Min. supply size (cm)	Clear stem (cm)	Girth (cm)	Root condition
37	Quercus palustris 'Green Pillar'	Upright Pin Oak	Standard	400-500cm	200cm	18-20cm	RB/Airpot

School

Number	Botanical name	Common name	Form	Min. supply size (cm)	Clear stem (cm)	Girth (cm)	Root condition
12	Acer platanoides 'Olmstead'	Norway Maple	Standard	400-500cm	200cm	18-20cm	RB/Airpot
6	Prunus cerasifera Crimson Point	Purble Plum	Standard	400-500cm	200cm	18-20cm	RB/Airpot
5	Prunus 'Sunset Boulevard'	Cherry 'Sunset Boulevard'	Standard	400-500cm	200cm	18-20cm	RB/Airpot

Third parcel of development

Number	Botanical name	Common name	Form	Min. supply size (cm)	Clear stem (cm)	Girth (cm)	Root condition
12	Acer campestre Lirenco	Field Maple	Standard	400-500cm	200cm	18-20cm	RB/Airpot

Fourth parcel of development

Number	Botanical name	Common name	Form	Min. supply size (cm)	Clear stem (cm)	Girth (cm)	Root condition
11	Acer campestre Arends	Field Maple	Standard	400-500cm	200cm	18-20cm	RB/Airpot

Fifth parcel of development

Number	Botanical name	Common name	Form	Min. supply size (cm)	Clear stem (cm)	Girth (cm)	Root condition
25	Acer campestre Elegant	Field Maple	Standard	400-500cm	200cm	18-20cm	RB/Airpot
165							

Seed Mix adjacent to non-residential development

	Supply and install to manufacturers recommendations Emorsgate EM3 Special General Purpose Meadow Mixture	4g/m2

Seed Mix adjacent to residential development

Counted	Supply and install to manufacturers recommendations Germinal Seeds A18 Road Verge and Embankments	35g/m2

Key

- Existing tree to be retained, refer to FLAC drawings and information for details and protection requirements
- Proposed spine road layout, refer to ALP drawings and information for details
- Proposed attenuation basins, refer ALP drawings and information for details.
- Proposed tree, refer to schedule for details
- Proposed verge seed mix 01: Special General Purpose Meadow Mix EM3 - Supplied by Emorsgate Seeds, or equivalent, sown at 4g/m²
- Proposed verge seed mix 02: A18 Road Verge and Embankments Mix, supplied by Germinal Seeds, or equivalent, sown at 35 g/m²

Notes:
- Tree positions and numbers shown indicatively and to be co-ordinated with detailed street lighting and highways requirements and below ground utilities.
- Tree symbols shown for illustrative purposes and are not intended to represent ultimate canopy spread
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- Refer to ALP drawings and information for proposed drainage elements and associated details
- Drainage basins shown indicatively
- Development parcels shown for indicative purposes only
- Access roads into development parcels shown based current design information, exact location and details to be confirmed

Location Plan N.T.S



Rev.	Date	Note	By
C	25/07/25	DRAWING NOTES UPDATED	RA

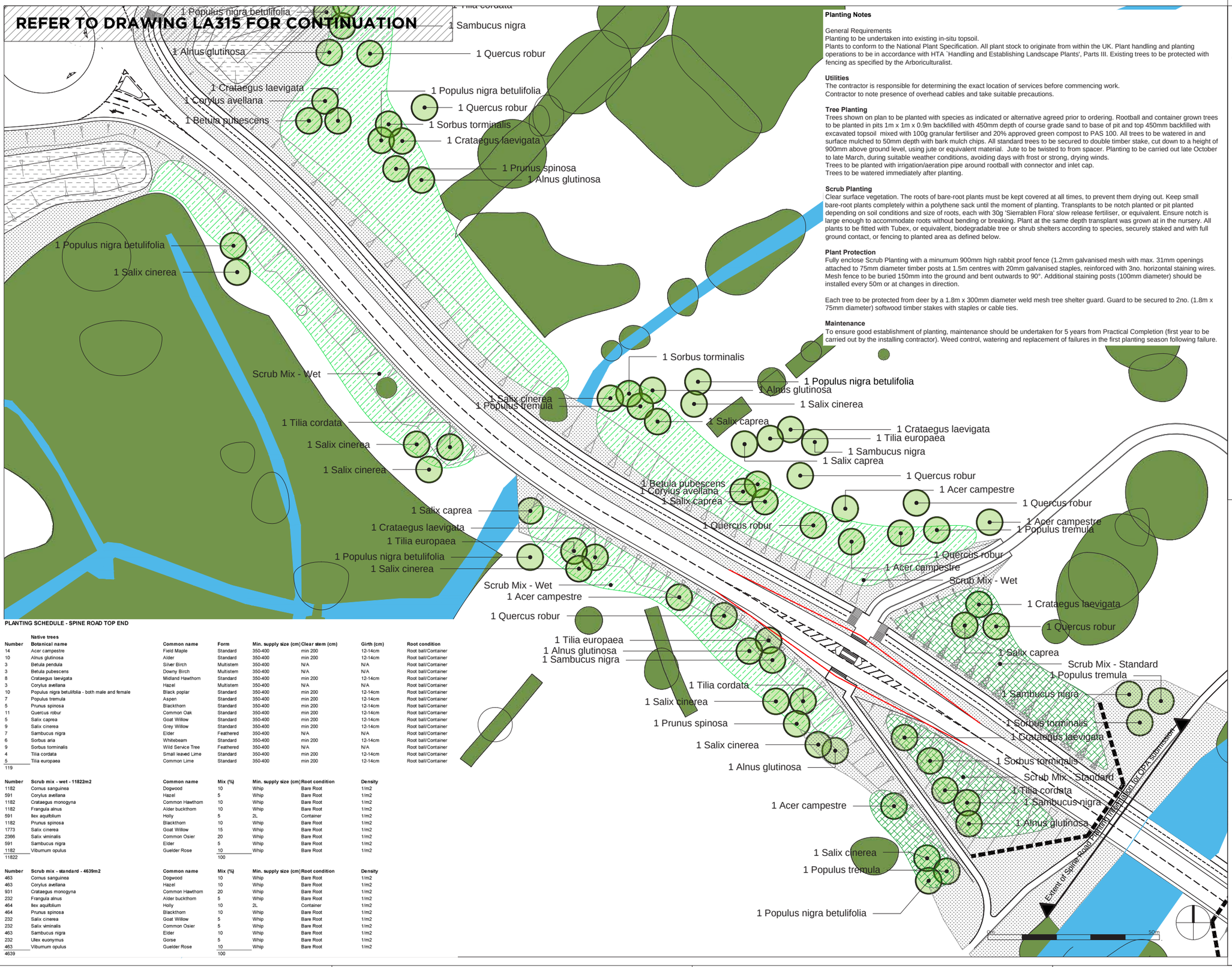
LODDON GARDEN VILLAGE
on behalf of
University of Reading

LA313
Spine Road Planting Plan - Sheet 4 of 4

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AIL/MA	RA	1:500@A1
Drawn on	**Revision**	**Job**
08.06.25	C	498048

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Planting Notes

General Requirements
Planting to be undertaken into existing in-situ topsoil.
Plants to conform to the National Plant Specification. All plant stock to originate from within the UK. Plant handling and planting operations to be in accordance with HTA `Handling and Establishing Landscape Plants', Parts III. Existing trees to be protected with fencing as specified by the Arboriculturalist.

Utilities
The contractor is responsible for determining the exact location of services before commencing work.
Contractor to note presence of overhead cables and take suitable precautions.

Tree Planting
Trees shown on plan to be planted with species as indicated or alternative agreed prior to ordering. Rootball and container grown trees to be planted in pits 1m x 1m x 0.9m backfilled with 450mm depth of course grade sand to base of pit and top 450mm backfilled with excavated topsoil mixed with 100g granular fertiliser and 20% approved green compost to PAS 100. All trees to be watered in and surface mulched to 50mm depth with bark mulch chips. All standard trees to be secured to double timber stake, cut down to a height of 900mm above ground level, using jute or equivalent material. Jute to be twisted to from spacer. Planting to be carried out late October to late March, during suitable weather conditions, avoiding days with frost or strong, drying winds.
Trees to be planted with irrigation/aeration pipe around rootball with connector and inlet cap.
Trees to be watered immediately after planting.

Scrub Planting
Clear surface vegetation. The roots of bare-root plants must be kept covered at all times, to prevent them drying out. Keep small bare-root plants completely within a polythene sack until the moment of planting. Transplants to be notch planted or pit planted depending on soil conditions and size of roots, each with 30g 'Sierrablen Flora' slow release fertiliser, or equivalent. Ensure notch is large enough to accommodate roots without bending or breaking. Plant at the same depth transplant was grown at in the nursery. All plants to be fitted with Tubex, or equivalent, biodegradable tree or shrub shelters according to species, securely staked and with full ground contact, or fencing to planted area as defined below.

Plant Protection
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Each tree to be protected from deer by a 1.8m x 300mm diameter weld mesh tree shelter guard. Guard to be secured to 2no. (1.8m x 75mm diameter) softwood timber stakes with staples or cable ties.

Maintenance
To ensure good establishment of planting, maintenance should be undertaken for 5 years from Practical Completion (first year to be carried out by the installing contractor). Weed control, watering and replacement of failures in the first planting season following failure.

PLANTING SCHEDULE - SPINE ROAD TOP END

Native trees

Number	Botanical name	Common name	Form	Min. supply size (cm)	Clear stem (cm)	Girth (cm)	Root condition
14	Acer campestre	Field Maple	Standard	350-400	min 200	12-14cm	Root ball/Container
10	Alnus glutinosa	Alder	Standard	350-400	min 200	12-14cm	Root ball/Container
3	Betula pendula	Silver Birch	Multistem	350-400	N/A	N/A	Root ball/Container
3	Betula pubescens	Downy Birch	Multistem	350-400	N/A	N/A	Root ball/Container
8	Crataegus laevigata	Midland Hawthorn	Standard	350-400	min 200	12-14cm	Root ball/Container
3	Corylus avellana	Hazel	Multistem	350-400	N/A	N/A	Root ball/Container
10	Populus nigra betulifolia - both male and female	Black poplar	Standard	350-400	min 200	12-14cm	Root ball/Container
7	Populus tremula	Aspen	Standard	350-400	min 200	12-14cm	Root ball/Container
5	Prunus spinosa	Blackthorn	Standard	350-400	min 200	12-14cm	Root ball/Container
11	Quercus robur	Common Oak	Standard	350-400	min 200	12-14cm	Root ball/Container
5	Salix caprea	Goat Willow	Standard	350-400	min 200	12-14cm	Root ball/Container
9	Salix cinerea	Grey Willow	Standard	350-400	min 200	12-14cm	Root ball/Container
7	Sambucus nigra	Elder	Feathered	350-400	N/A	N/A	Root ball/Container
6	Sorbus aria	Whitebeam	Standard	350-400	min 200	12-14cm	Root ball/Container
9	Sorbus torminalis	Wild Service Tree	Feathered	350-400	N/A	N/A	Root ball/Container
4	Tilia cordata	Small leaved Lime	Standard	350-400	min 200	12-14cm	Root ball/Container
5	Tilia europaea	Common Lime	Standard	350-400	min 200	12-14cm	Root ball/Container
119							

Number	Scrub mix - wet - 11822m2	Common name	Mix (%)	Min. supply size (cm)	Root condition	Density
1182	Cornus sanguinea	Dogwood	10	Whip	Bare Root	1/m2
591	Corylus avellana	Hazel	5	Whip	Bare Root	1/m2
1182	Crataegus monogyna	Common Hawthorn	10	Whip	Bare Root	1/m2
1182	Frangula alnus	Alder buckthorn	10	Whip	Bare Root	1/m2
591	Ilex aquifolium	Holly	5	2L	Container	1/m2
1182	Prunus spinosa	Blackthorn	10	Whip	Bare Root	1/m2
1773	Salix cinerea	Goat Willow	15	Whip	Bare Root	1/m2
2366	Salix viminalis	Common Osier	20	Whip	Bare Root	1/m2
591	Sambucus nigra	Elder	5	Whip	Bare Root	1/m2
1182	Viburnum opulus	Guelder Rose	10	Whip	Bare Root	1/m2
11822			100			

Number	Scrub mix - standard - 4639m2	Common name	Mix (%)	Min. supply size (cm)	Root condition	Density
463	Cornus sanguinea	Dogwood	10	Whip	Bare Root	1/m2
463	Corylus avellana	Hazel	10	Whip	Bare Root	1/m2
931	Crataegus monogyna	Common Hawthorn	20	Whip	Bare Root	1/m2
232	Frangula alnus	Alder buckthorn	5	Whip	Bare Root	1/m2
464	Ilex aquifolium	Holly	10	2L	Container	1/m2
464	Prunus spinosa	Blackthorn	10	Whip	Bare Root	1/m2
232	Salix cinerea	Goat Willow	5	Whip	Bare Root	1/m2
232	Salix viminalis	Common Osier	5	Whip	Bare Root	1/m2
463	Sambucus nigra	Elder	10	Whip	Bare Root	1/m2
232	Ulex euonymus	Gorse	5	Whip	Bare Root	1/m2
463	Viburnum opulus	Guelder Rose	10	Whip	Bare Root	1/m2
4639			100			

Key

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- Proposed spine road layout, refer to ALP drawings and information for details
- Proposed attenuation basins, refer ALP drawings and information for details.
- Proposed tree, refer to schedule for details
- Proposed standard thicket planting mix, refer to planting schedule for details
- Proposed 'wet' thicket planting mix, refer to planting schedule for details
- Proposed verge seed mix: Special General Purpose Meadow Mix EM3 - Supplied by Emorsgate Seeds, or equivalent, sown at 4g/m²
- Proposed basin seed mix: Wetland Meadow Mix EM8, supplied by Emorsgate Seeds, or equivalent, sown at 4 g/m²
- Proposed basin seed mix: Wetland Meadow Mix EM8, supplied by Emorsgate Seeds, or equivalent, sown at 4 g/m²

Notes:
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- Access roads into development parcels shown based current design information, exact location and details to be confirmed
- Bridge crossings shown indicatively, details and design to be agreed

Location Plan N.T.S



Rev.	Date	Note	By
C	25/07/25	DRAWING NOTES UPDATED	RA

LODDON GARDEN VILLAGE
on behalf of
University of Reading

LA314
M4 Link Road Planting Plan - Sheet 1 of 2

Drawn by	Checked by	Scale
MA	RA	1:500@A1
Drawn on	**Revision**	**Job**
09.06.25	C	498048

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Extent of Spine Road Planting Information for OPA submission

1 Sorbus torminalis
1 Quercus robur
1 Populus nigra betulifolia
1 Sambucus nigra
1 Acer campestre
1 Sorbus aria
1 Populus tremula
1 Acer campestre
1 Alnus glutinosa
1 Crataegus laevigata
1 Prunus spinosa
Scrub Mix - Standard
Scrub Mix - Standard
1 Sorbus aria
1 Populus tremula
1 Acer campestre
1 Acer campestre
1 Populus tremula
1 Populus nigra betulifolia
1 Acer campestre
1 Sorbus aria
1 Populus nigra betulifolia
1 Betula pendula
1 Sorbus aria
1 Sorbus torminalis
1 Alnus glutinosa
1 Betula pendula
1 Tilia europaea
1 Betula pendula
1 Prunus spinosa
1 Acer campestre
1 Populus nigra betulifolia
1 Sorbus torminalis
1 Alnus glutinosa
1 Quercus robur
1 Sorbus aria
1 Acer campestre
1 Crataegus laevigata
1 Tilia europaea
1 Acer campestre
Scrub Mix - Wet
1 Quercus robur
1 Prunus spinosa
1 Corylus avellana
1 Betula pubescens
1 Sorbus torminalis
1 Sorbus aria
1 Sambucus nigra
1 Alnus glutinosa
1 Sorbus torminalis
1 Populus nigra betulifolia
1 Tilia cordata
1 Sambucus nigra
1 Alnus glutinosa
1 Quercus robur
1 Crataegus laevigata
1 Corylus avellana
1 Betula pubescens
1 Populus nigra betulifolia
1 Quercus robur
1 Sorbus torminalis
1 Crataegus laevigata
1 Prunus spinosa
1 Alnus glutinosa
1 Populus nigra betulifolia
1 Salix cinerea

REFER TO DRAWING LA314 FOR CONTINUATION

1 Sorbus torminalis

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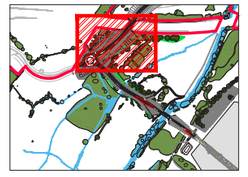
Key

- Existing tree to be retained, refer to FLAC drawings and information for details and protection requirements
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- Access roads into development parcels shown based current design information, exact location and details to be confirmed
- Bridge crossings shown indicatively, details and design to be agreed

Location Plan N.T.S



Rev.	Date	Note	By
C	25/07/25	DRAWING NOTES UPDATED	RA

LODDON GARDEN VILLAGE

on behalf of
University of Reading

LA315
M4 Link Road Planting Plan - Sheet 2 of 2

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MA	**RA**	**1:500@A1**
Drawn on	Revision	Job
09.06.25	**C**	**498048**

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SANG Planting Plans

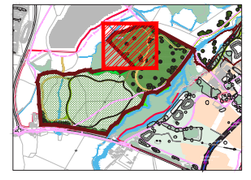
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Acer campestre
Acer campestre
Populus tremula LARGE
Quercus robur
Quercus robur
Sorbus torminalis LARGE
Crataegus laevigata
Tilia europaea LARGE
Sambucus nigra
Quercus robur
Prunus spinosa
Sorbus torminalis
Prunus spinosa
Sambucus n
Corylus avellana
Malus sylvestris
Sorbus torminalis
2 Betula pendula
Quercus robur
Tilia cordata LARGE
Corylus avellana
Sambucus nigra
Crataegus laevigata LARGE
Malus sylvestris
Sorbus torminalis
Quercus robur
Quercus robur
Tilia europaea
Malus sylvestris
Acer campestre
Acer campestre LARGE
Sorbus aria LARGE
Quercus robur
Quercu
Tilia europaea LARGE
Scrub Mix - Standard
Quercus robur
2 Betula pubescens
2 Betula pendula
Quercus robur
Acer
REFER TO DRAWING LA301 FOR CONTINUATION
REFER TO DRAWING LA302 FOR CONTINUATION
0m
50m

Key

- Boundary to SANG
- Route of existing public right of way to be retained
- Existing trees to be retained, refer also to FLAC drawings and information
- Existing woodland to be retained
- Existing grassland to be retained
- Proposed trees, refer to schedule for details
- Proposed Native Scrub Planting - Standard Mix, refer to schedule for details
- Proposed Native Scrub Planting - Wet Mix, refer to schedule for details
- Proposed Native Scrub Planting - Wet - River Corridor Mix, refer to schedule for details

Location Plan N.T.S



Rev.	Date	Note	By
A	06.25	Tree numbers and species updated	RA

LODDON GARDEN VILLAGE

on behalf of
University of Reading

LA300
Lourdes Meadow SANG Planting Plan - Sheet 1 of 5

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MA	RA	1:500@A1
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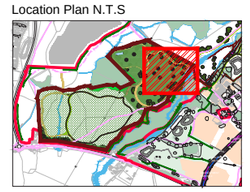
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Tilia europaea LARGE
Sambucus nigra
Quercus robur
Prunus spinosa
Sorbus torminalis
Corylus avellana
Scrub Mix - Standard
Malus sylvestris
2 Betula pendula
Acer campestre
Tilia europaea
Acer campestre LARGE
Populus nigra betulifolia LARGE
2 Betula pubescens
Alnus glutinosa
Tilia cordata
Scrub Mix - Wet River Corridor

Key

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- Existing grassland to be retained
- Proposed trees, refer to schedule for details
- Proposed Native Scrub Planting - Standard Mix, refer to schedule for details
- Proposed Native Scrub Planting - Wet Mix, refer to schedule for details
- Proposed Native Scrub Planting - Wet - River Corridor Mix, refer to schedule for details

Location Plan N.T.S



Rev.	Date	Note	By
A	06.25	Tree numbers and species updated	RA

LODDON GARDEN VILLAGE

on behalf of
University of Reading

LA301
Lourdes Meadow SANG Planting Plan - Sheet 2 of 5

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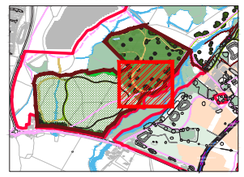
Tilia europaea LARGE
Tilia europaea
Acer campestre LARGE
Sorbus aria LARGE
Quercus robur
Scrub Mix - Standard
Tilia europaea LARGE
Quercus robur
Quercus robur
Quercus robur
Populus nigra betulifolia LARGE
2 Betula pubescens
2 Betula pendula
Quercus robur
Quercus robur
Acer campestre
Alnus glutinosa
Quercus robur
Acer campestre LARGE
Quercus robur
Tilia cordata
3 Corylus avellana
Malus sylvestris
Sorbus aria LARGE
Acer campestre
Quercus robur
Alnus glutinosa LARGE
Populus nigra betulifolia
Populus nigra betulifolia
Alnus glutinosa
Quercus robur
Acer campestre
Alnus glutinosa
Alnus glutinosa LARGE
Alnus glutinosa
Tilia cordata LARGE
2 Alnus glutinosa
Populus nigra betulifolia LARGE
Scrub Mix - Wet
0m
50m

REFER TO DRAWING LA301 FOR CONTINUATION

Key

- Boundary to SANG
- Route of existing public right of way to be retained
- Existing trees to be retained, refer also to FLAC drawings and information
- Existing woodland to be retained
- Existing grassland to be retained
- Proposed trees, refer to schedule for details
- Proposed Native Scrub Planting - Standard Mix, refer to schedule for details
- Proposed Native Scrub Planting - Wet Mix, refer to schedule for details
- Proposed Native Scrub Planting - Wet - River Corridor Mix, refer to schedule for details

Location Plan N.T.S



Rev.	Date	Note	By
A	06.25	Tree numbers and species updated	RA

LODDON GARDEN VILLAGE

on behalf of
University of Reading

LA302
Lourdes Meadow SANG Planting Plan - Sheet 3 of 5

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3 Salix cinerea
Crataegus laevigata
Populus tremula LARGE
Populus nigra betulifolia
3 Alnus glutinosa
Salix caprea
Salix caprea
Salix caprea LARGE
Scrub Mix - Wet
3 Salix cinerea
3 Salix cinerea
3 Alnus glutinosa
Salix caprea
Sambucus nigra
Salix cinerea
Populus tremula
Crataegus laevigata LARGE
Scrub Mix - Wet
Crataegus laevigata LARGE
Populus nigra betulifolia
Tilia cordata
Populus nigra betulifolia LARGE
Tilia cordata
Sambucus nigra
Crataegus laevigata
3 Salix caprea
Scrub Mix - Wet
Salix caprea LA
Alnus glutinosa
Salix cinerea
Salix caprea

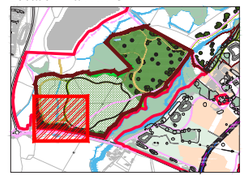
REFER TO DRAWING LA304 FOR CONTINUATION

0m 50m

Key

- Boundary to SANG
- Route of existing public right of way to be retained
- Existing trees to be retained, refer also to FLAC drawings and information
- Existing woodland to be retained
- Existing grassland to be retained
- Proposed trees, refer to schedule for details
- Proposed Native Scrub Planting - Standard Mix, refer to schedule for details
- Proposed Native Scrub Planting - Wet Mix, refer to schedule for details
- Proposed Native Scrub Planting - Wet - River Corridor Mix, refer to schedule for details

Location Plan N.T.S



Rev.	Date	Note	By
A	06.25	Tree numbers and species updated	RA

LODDON GARDEN VILLAGE

on behalf of
University of Reading

LA303
Lourdes Meadow SANG Planting Plan - Sheet 4 of 5

Drawn by	Checked by	Scale
MA	RA	1:500@A1
Drawn on	Revision	Job
28.05.25	A	498048

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PLANTING SCHEDULE - LOURDES MEADOW SANG

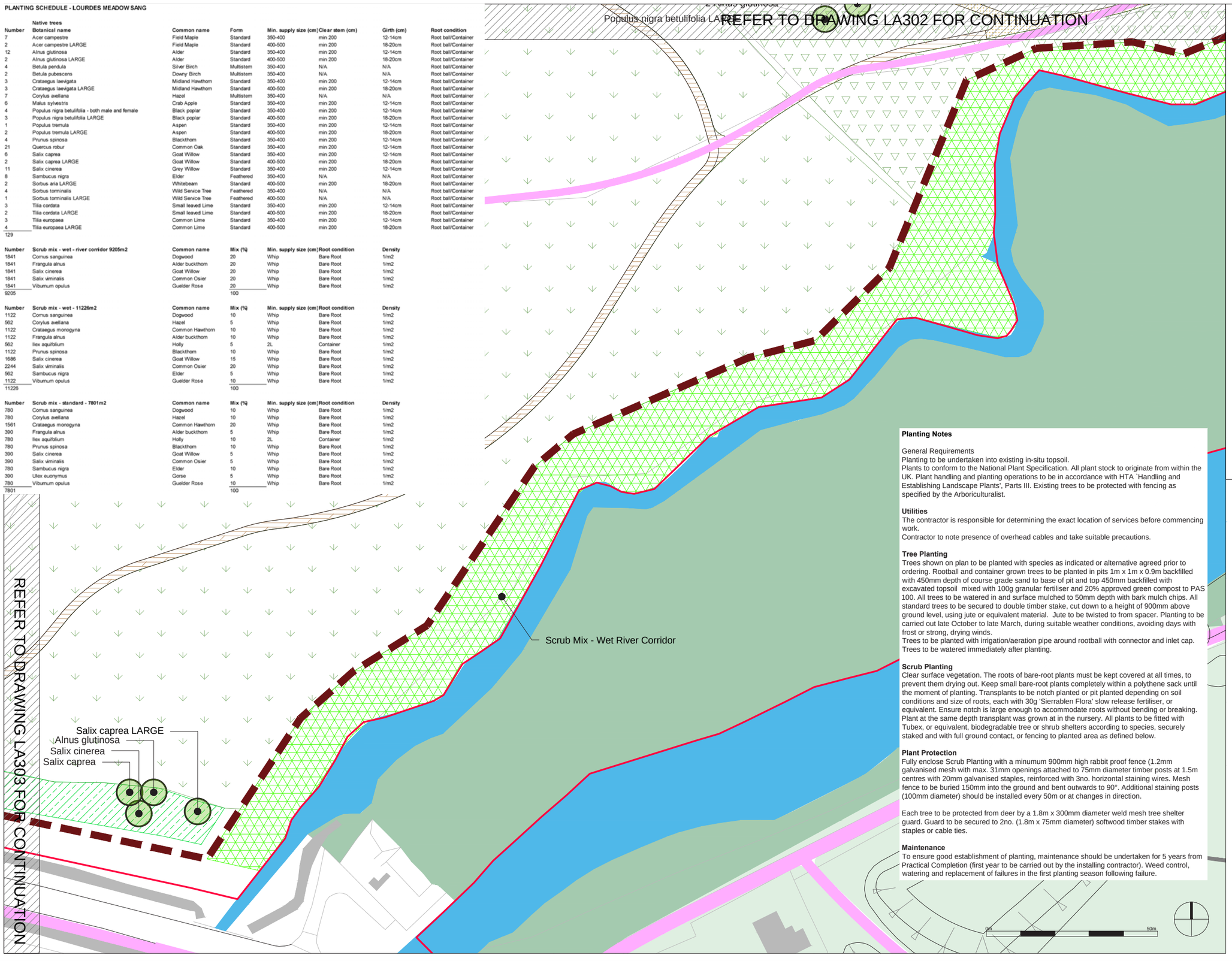
Native trees

Number	Botanical name	Common name	Form	Min. supply size (cm)	Clear stem (cm)	Girth (cm)	Root condition
7	Acer campestre	Field Maple	Standard	350-400	min 200	12-14cm	Root ball/Container
2	Acer campestre LARGE	Field Maple	Standard	400-500	min 200	18-20cm	Root ball/Container
12	Alnus glutinosa	Alder	Standard	350-400	min 200	12-14cm	Root ball/Container
2	Alnus glutinosa LARGE	Alder	Standard	400-500	min 200	18-20cm	Root ball/Container
4	Betula pendula	Silver Birch	Multistem	350-400	N/A	N/A	Root ball/Container
2	Betula pubescens	Downy Birch	Multistem	350-400	N/A	N/A	Root ball/Container
3	Crataegus laevigata	Midland Hawthorn	Standard	350-400	min 200	12-14cm	Root ball/Container
3	Crataegus laevigata LARGE	Midland Hawthorn	Standard	400-500	min 200	18-20cm	Root ball/Container
7	Corylus avellana	Hazel	Multistem	350-400	N/A	N/A	Root ball/Container
6	Malus sylvestris	Crab Apple	Standard	350-400	min 200	12-14cm	Root ball/Container
4	Populus nigra betulifolia - both male and female	Black poplar	Standard	350-400	min 200	12-14cm	Root ball/Container
3	Populus nigra betulifolia LARGE	Black poplar	Standard	400-500	min 200	18-20cm	Root ball/Container
1	Populus tremula	Aspen	Standard	350-400	min 200	12-14cm	Root ball/Container
2	Populus tremula LARGE	Aspen	Standard	400-500	min 200	18-20cm	Root ball/Container
4	Prunus spinosa	Blackthorn	Standard	350-400	min 200	12-14cm	Root ball/Container
21	Quercus robur	Common Oak	Standard	350-400	min 200	12-14cm	Root ball/Container
6	Salix caprea	Goat Willow	Standard	350-400	min 200	12-14cm	Root ball/Container
2	Salix caprea LARGE	Goat Willow	Standard	400-500	min 200	18-20cm	Root ball/Container
11	Salix cinerea	Grey Willow	Standard	350-400	min 200	12-14cm	Root ball/Container
8	Sambucus nigra	Elder	Feathered	350-400	N/A	N/A	Root ball/Container
2	Sorbus aria LARGE	Whitebeam	Standard	400-500	min 200	18-20cm	Root ball/Container
4	Sorbus torminalis	Wild Service Tree	Feathered	350-400	N/A	N/A	Root ball/Container
1	Sorbus torminalis LARGE	Wild Service Tree	Feathered	400-500	N/A	N/A	Root ball/Container
3	Tilia cordata	Small leaved Lime	Standard	350-400	min 200	12-14cm	Root ball/Container
2	Tilia cordata LARGE	Small leaved Lime	Standard	400-500	min 200	18-20cm	Root ball/Container
3	Tilia europaea	Common Lime	Standard	350-400	min 200	12-14cm	Root ball/Container
4	Tilia europaea LARGE	Common Lime	Standard	400-500	min 200	18-20cm	Root ball/Container
129							

Number	Scrub mix - wet - river corridor 9205m2	Common name	Mix (%)	Min. supply size (cm)	Root condition	Density
1841	Cornus sanguinea	Dogwood	20	Whip	Bare Root	1/m2
1841	Frangula alnus	Alder buckthorn	20	Whip	Bare Root	1/m2
1841	Salix cinerea	Goat Willow	20	Whip	Bare Root	1/m2
1841	Salix viminalis	Common Osier	20	Whip	Bare Root	1/m2
1841	Viburnum opulus	Guelder Rose	20	Whip	Bare Root	1/m2
9205			100			

Number	Scrub mix - wet - 11226m2	Common name	Mix (%)	Min. supply size (cm)	Root condition	Density
1122	Cornus sanguinea	Dogwood	10	Whip	Bare Root	1/m2
562	Corylus avellana	Hazel	5	Whip	Bare Root	1/m2
1122	Crataegus monogyna	Common Hawthorn	10	Whip	Bare Root	1/m2
1122	Frangula alnus	Alder buckthorn	10	Whip	Bare Root	1/m2
562	Ilex aquifolium	Holly	5	2L	Container	1/m2
1122	Prunus spinosa	Blackthorn	10	Whip	Bare Root	1/m2
1686	Salix cinerea	Goat Willow	15	Whip	Bare Root	1/m2
2244	Salix viminalis	Common Osier	20	Whip	Bare Root	1/m2
562	Sambucus nigra	Elder	5	Whip	Bare Root	1/m2
1122	Viburnum opulus	Guelder Rose	10	Whip	Bare Root	1/m2
11226			100			

Number	Scrub mix - standard - 7801m2	Common name	Mix (%)	Min. supply size (cm)	Root condition	Density
780	Cornus sanguinea	Dogwood	10	Whip	Bare Root	1/m2
780	Corylus avellana	Hazel	10	Whip	Bare Root	1/m2
1561	Crataegus monogyna	Common Hawthorn	20	Whip	Bare Root	1/m2
390	Frangula alnus	Alder buckthorn	5	Whip	Bare Root	1/m2
780	Ilex aquifolium	Holly	10	2L	Container	1/m2
780	Prunus spinosa	Blackthorn	10	Whip	Bare Root	1/m2
390	Salix cinerea	Goat Willow	5	Whip	Bare Root	1/m2
390	Salix viminalis	Common Osier	5	Whip	Bare Root	1/m2
780	Sambucus nigra	Elder	10	Whip	Bare Root	1/m2
390	Ulex euonymus	Gorse	5	Whip	Bare Root	1/m2
780	Viburnum opulus	Guelder Rose	10	Whip	Bare Root	1/m2
7801			100			



Planting Notes

General Requirements
Planting to be undertaken into existing in-situ topsoil.
Plants to conform to the National Plant Specification. All plant stock to originate from within the UK. Plant handling and planting operations to be in accordance with HTA `Handling and Establishing Landscape Plants', Parts III. Existing trees to be protected with fencing as specified by the Arboriculturalist.

Utilities
The contractor is responsible for determining the exact location of services before commencing work.
Contractor to note presence of overhead cables and take suitable precautions.

Tree Planting
Trees shown on plan to be planted with species as indicated or alternative agreed prior to ordering. Rootball and container grown trees to be planted in pits 1m x 1m x 0.9m backfilled with 450mm depth of course grade sand to base of pit and top 450mm backfilled with excavated topsoil mixed with 100g granular fertiliser and 20% approved green compost to PAS 100. All trees to be watered in and surface mulched to 50mm depth with bark mulch chips. All standard trees to be secured to double timber stake, cut down to a height of 900mm above ground level, using jute or equivalent material. Jute to be twisted to from spacer. Planting to be carried out late October to late March, during suitable weather conditions, avoiding days with frost or strong, drying winds.
Trees to be planted with irrigation/aeration pipe around rootball with connector and inlet cap.
Trees to be watered immediately after planting.

Scrub Planting
Clear surface vegetation. The roots of bare-root plants must be kept covered at all times, to prevent them drying out. Keep small bare-root plants completely within a polythene sack until the moment of planting. Transplants to be notch planted or pit planted depending on soil conditions and size of roots, each with 30g 'Sierrablen Flora' slow release fertiliser, or equivalent. Ensure notch is large enough to accommodate roots without bending or breaking. Plant at the same depth transplant was grown at in the nursery. All plants to be fitted with Tubex, or equivalent, biodegradable tree or shrub shelters according to species, securely staked and with full ground contact, or fencing to planted area as defined below.

Plant Protection
Fully enclose Scrub Planting with a minumum 900mm high rabbit proof fence (1.2mm galvanised mesh with max. 31mm openings attached to 75mm diameter timber posts at 1.5m centres with 20mm galvanised staples, reinforced with 3no. horizontal staining wires. Mesh fence to be buried 150mm into the ground and bent outwards to 90°. Additional staining posts (100mm diameter) should be installed every 50m or at changes in direction.

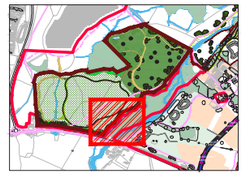
Each tree to be protected from deer by a 1.8m x 300mm diameter weld mesh tree shelter guard. Guard to be secured to 2no. (1.8m x 75mm diameter) softwood timber stakes with staples or cable ties.

Maintenance
To ensure good establishment of planting, maintenance should be undertaken for 5 years from Practical Completion (first year to be carried out by the installing contractor). Weed control, watering and replacement of failures in the first planting season following failure.

Key

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- Proposed Native Scrub Planting - Wet Mix, refer to schedule for details
- Proposed Native Scrub Planting - Wet - River Corridor Mix, refer to schedule for details

Location Plan N.T.S



Rev.	Date	Note	By
A	06.25	Tree numbers, species and schedule updated	RA

LODDON GARDEN VILLAGE

on behalf of
University of Reading

LA304
Lourdes Meadow SANG Planting Plan - Sheet 5 of 5

Drawn by	Checked by	Scale
MA	RA	1:500@A1
Drawn on	Revision	Job
28.05.25	A	498048

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Populus nigra betulifolia LARGE
Alnus glutinosa LARGE
Populus nigra betulifolia LARGE
Alnus glutinosa LARGE
Alnus glutinosa LARGE
Alnus glutinosa LARGE
Acer campestre LARGE
Alnus glutinosa LARGE
Populus nigra betulifolia LARGE
Acer campestre
Alnus glutinosa LARGE

Key

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- Proposed Native Scrub Planting - Wet - River Corridor Mix, refer to schedule for details

PLANTING SCHEDULE -SANG LINK PATH

Native trees

Number	Botanical name	Common name	Form	Min. supply size (cm)	Clear stem (cm)	Girth (cm)	Root condition
1	Acer campestre	Field Maple	Standard	350-400	min 200	12-14cm	Root ball/Container
1	Acer campestre LARGE	Field Maple	Standard	400-500	min 200	18-20cm	Root ball/Container
6	Alnus glutinosa LARGE	Alder	Standard	400-500	min 200	18-20cm	Root ball/Container
3	Populus nigra betulifolia LARGE - both male and female	Black poplar	Standard	400-500	min 200	18-20cm	Root ball/Container
11							

Planting Notes

General Requirements
Planting to be undertaken into existing in-situ topsoil.
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Tree Planting
Trees shown on plan to be planted with species as indicated or alternative agreed prior to ordering. Rootball and container grown trees to be planted in pits 1m x 1m x 0.9m backfilled with 450mm depth of course grade sand to base of pit and top 450mm backfilled with excavated topsoil mixed with 100g granular fertiliser and 20% approved green compost to PAS 100. All trees to be watered in and surface mulched to 50mm depth with bark mulch chips. All standard trees to be secured to double timber stake, cut down to a height of 900mm above ground level, using jute or equivalent material. Jute to be twisted to from spacer. Planting to be carried out late October to late March, during suitable weather conditions, avoiding days with frost or strong, drying winds.
Trees to be planted with irrigation/aeration pipe around rootball with connector and inlet cap.
Trees to be watered immediately after planting.

Scrub Planting
Clear surface vegetation. The roots of bare-root plants must be kept covered at all times, to prevent them drying out. Keep small bare-root plants completely within a polythene sack until the moment of planting. Transplants to be notch planted or pit planted depending on soil conditions and size of roots, each with 30g 'Sierrablen Flora' slow release fertiliser, or equivalent. Ensure notch is large enough to accommodate roots without bending or breaking. Plant at the same depth transplant was grown at in the nursery. All plants to be fitted with Tubex, or equivalent, biodegradable tree or shrub shelters according to species, securely staked and with full ground contact, or fencing to planted area as defined below.

Plant Protection
Fully enclose Scrub Planting with a minumum 900mm high rabbit proof fence (1.2mm galvanised mesh with max. 31mm openings attached to 75mm diameter timber posts at 1.5m centres with 20mm galvanised staples, reinforced with 3no. horizontal staining wires. Mesh fence to be buried 150mm into the ground and bent outwards to 90°. Additional staining posts (100mm diameter) should be installed every 50m or at changes in direction.

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Maintenance
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0m 50m

Location Plan N.T.S



Rev.	Date	Note	By
_	__.__	-	__

LODDON GARDEN VILLAGE

on behalf of
University of Reading

LA305
SANG LINK Planting Plan

Drawn by	Checked by	Scale
AIL/RA	RA	1:500@A1
Drawn on	Revision	Job
28.05.25	_	498048

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Planting Notes

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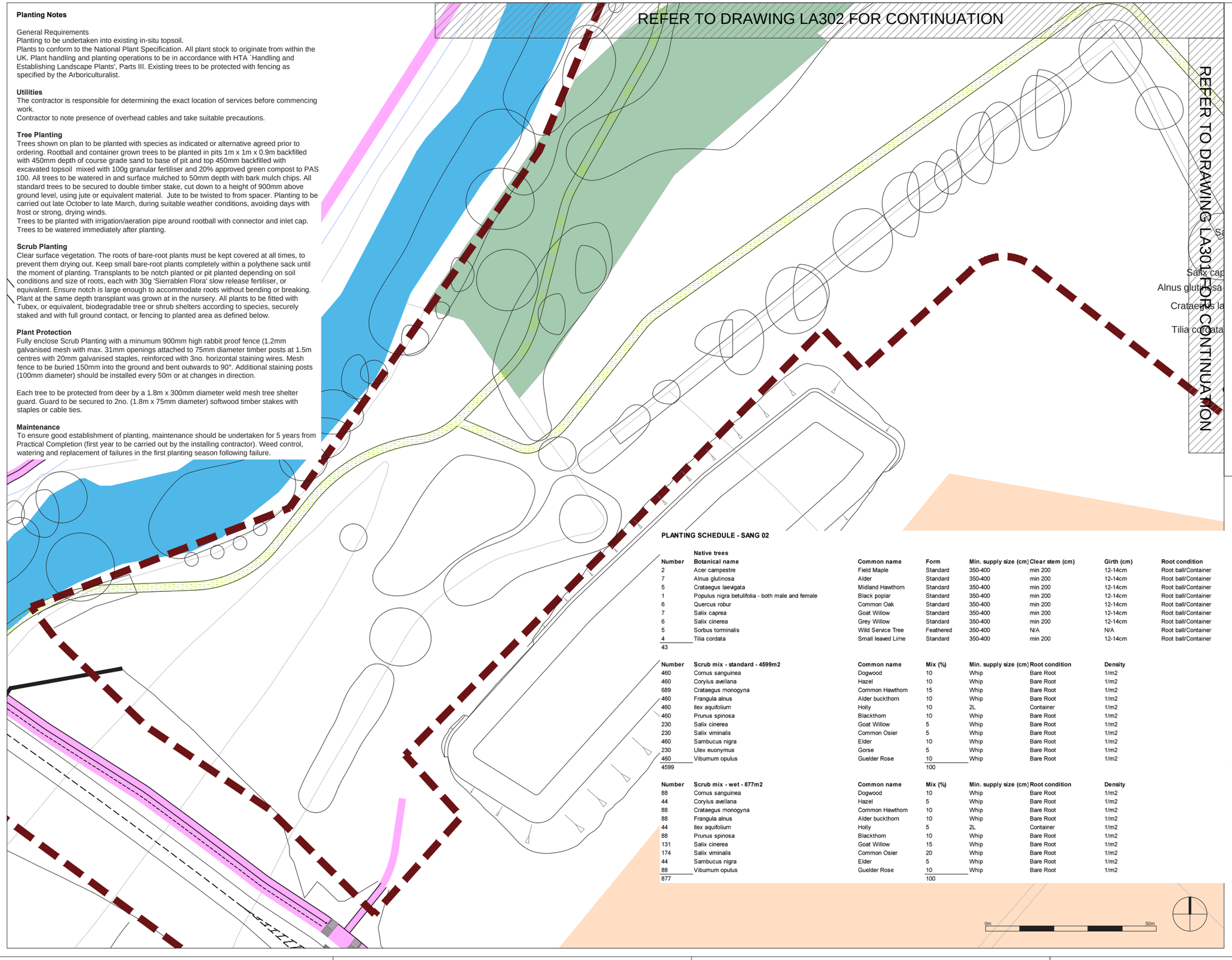
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Key

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- Proposed Native Scrub Planting - Wet - River Corridor Mix, refer to schedule for details

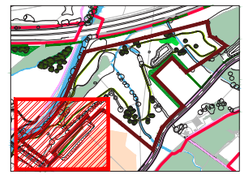
PLANTING SCHEDULE - SANG 02

	Native trees						
Number	**Botanical name**	**Common name**	**Form**	**Min. supply size (cm)**	**Clear stem (cm)**	**Girth (cm)**	**Root condition**
2	Acer campestre	Field Maple	Standard	350-400	min 200	12-14cm	Root ball/Container
7	Alnus glutinosa	Alder	Standard	350-400	min 200	12-14cm	Root ball/Container
5	Crataegus laevigata	Midland Hawthorn	Standard	350-400	min 200	12-14cm	Root ball/Container
1	Populus nigra betulifolia - both male and female	Black poplar	Standard	350-400	min 200	12-14cm	Root ball/Container
6	Quercus robur	Common Oak	Standard	350-400	min 200	12-14cm	Root ball/Container
7	Salix caprea	Goat Willow	Standard	350-400	min 200	12-14cm	Root ball/Container
6	Salix cinerea	Grey Willow	Standard	350-400	min 200	12-14cm	Root ball/Container
5	Sorbus torminalis	Wild Service Tree	Feathered	350-400	N/A	N/A	Root ball/Container
4	Tilia cordata	Small leaved Lime	Standard	350-400	min 200	12-14cm	Root ball/Container
43							

Number	**Scrub mix - standard - 4599m2**	**Common name**	**Mix (%)**	**Min. supply size (cm)**	**Root condition**	**Density**
460	Cornus sanguinea	Dogwood	10	Whip	Bare Root	1/m2
460	Corylus avellana	Hazel	10	Whip	Bare Root	1/m2
689	Crataegus monogyna	Common Hawthorn	15	Whip	Bare Root	1/m2
460	Frangula alnus	Alder buckthorn	10	Whip	Bare Root	1/m2
460	Ilex aquifolium	Holly	10	2L	Container	1/m2
460	Prunus spinosa	Blackthorn	10	Whip	Bare Root	1/m2
230	Salix cinerea	Goat Willow	5	Whip	Bare Root	1/m2
230	Salix viminalis	Common Osier	5	Whip	Bare Root	1/m2
460	Sambucus nigra	Elder	10	Whip	Bare Root	1/m2
230	Ulex euonymus	Gorse	5	Whip	Bare Root	1/m2
460	Viburnum opulus	Guelder Rose	10	Whip	Bare Root	1/m2
4599			100			

Number	**Scrub mix - wet - 877m2**	**Common name**	**Mix (%)**	**Min. supply size (cm)**	**Root condition**	**Density**
88	Cornus sanguinea	Dogwood	10	Whip	Bare Root	1/m2
44	Corylus avellana	Hazel	5	Whip	Bare Root	1/m2
88	Crataegus monogyna	Common Hawthorn	10	Whip	Bare Root	1/m2
88	Frangula alnus	Alder buckthorn	10	Whip	Bare Root	1/m2
44	Ilex aquifolium	Holly	5	2L	Container	1/m2
88	Prunus spinosa	Blackthorn	10	Whip	Bare Root	1/m2
131	Salix cinerea	Goat Willow	15	Whip	Bare Root	1/m2
174	Salix viminalis	Common Osier	20	Whip	Bare Root	1/m2
44	Sambucus nigra	Elder	5	Whip	Bare Root	1/m2
88	Viburnum opulus	Guelder Rose	10	Whip	Bare Root	1/m2
877			100			

Location Plan N.T.S



Rev.	Date	Note	By
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LODDON GARDEN VILLAGE
on behalf of
University of Reading

LA306
Northern SANG Planting Plan - Sheet 1 of 4

Drawn by	Checked by	Scale
AIL/RA	RA	1:500@A1
Drawn on	**Revision**	**Job**
28.05.25	_	498048

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REFER TO DRAWING LA308 FOR CONTINUATION

REFER TO DRAWING LA301 FOR CONTINUATION

Scrub Mix - Standard

Salix cinerea
Salix caprea
Populus nigra betulifolia

Salix cinerea
Alnus glutinosa
Salix caprea
Sorbus torminalis
Salix caprea
Alnus glutinosa
Crataegus laevigata
Tilia cordata
Salix caprea
Crataegus laevigata
Quercus robur
Sorbus torminalis
Alnus glutinosa

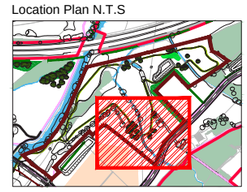
Sorbus torminalis
Salix cinerea
Sorbus torminalis
Salix caprea
Sorbus torminalis
Alnus glutinosa

0m
50m

Key

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- Proposed Native Scrub Planting - Standard Mix, refer to schedule for details
- Proposed Native Scrub Planting - Wet Mix, refer to schedule for details
- Proposed Native Scrub Planting - Wet - River Corridor Mix, refer to schedule for details

Location Plan N.T.S



Rev.	Date	Note	By
_	_	_	_

LODDON GARDEN VILLAGE

on behalf of
University of Reading

LA307
Northern SANG Planting Plan - Sheet 2 of 4

Drawn by	Checked by	Scale
AIL/RA	RA	1:500@A1
Drawn on	Revision	Job
28.05.25	_	498048

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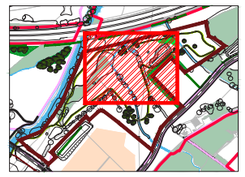
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Sorbus torminalis
Tilia co
Crataegus laevigata
Salix cinerea
Quercus robur
Quercus robur
Alnus glutinosa
Salix cinerea
Acer campestre
Salix caprea
REFER TO DRAWING LA309 FOR CONTINUATION
Salix cinerea
Salix caprea
Populus nigra betulifolia
Salix cinerea
Alnus glutinosa
Salix caprea
Alnus glutinosa
Crataegus laevigata
Salix caprea
Sorbus torminalis
Sorbus torminalis
Salix cinerea
Salix capr
REFER TO DRAWING LA307 FOR CONTINUATION

Key

- Boundary to SANG
- Route of existing public right of way to be retained
- Existing trees to be retained, refer also to FLAC drawings and information
- Existing woodland to be retained
- Existing grassland to be retained
- Proposed trees, refer to schedule for details
- Proposed Native Scrub Planting - Standard Mix, refer to schedule for details
- Proposed Native Scrub Planting - Wet Mix, refer to schedule for details
- Proposed Native Scrub Planting - Wet - River Corridor Mix, refer to schedule for details

Location Plan N.T.S



Rev.	Date	Note	By
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LODDON GARDEN VILLAGE

on behalf of
University of Reading

LA308
Northern SANG Planting Plan - Sheet 3 of 4

Drawn by	Checked by	Scale
AIL/RA	RA	1:500@A1
Drawn on	Revision	Job
28.05.25	–	498048

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Salix caprea
Tilia cordata
Alnus glutinosa
Crataegus laevigata
Sorbus torminalis
Tilia cordata
Acer campestre
Quercus robur
Salix cinerea
Crataegus laevigata
Quercus robur
Scrub Mix - Wet
Quercus robur
Crataegus laevigata
Quercus robur
Alnus glutinosa
Tilia cordata
Salix cinerea
Acer campestre
Salix caprea
Scrub Mix - Standard

REFER TO DRAWING LA307 FOR CONTINUATION

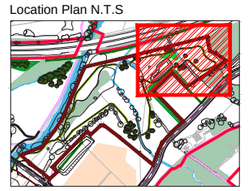
REFER TO DRAWING LA308 FOR CONTINUATION

0m 50m

Key

- Boundary to SANG
- Route of existing public right of way to be retained
- Existing trees to be retained, refer also to FLAC drawings and information
- Existing woodland to be retained
- Existing grassland to be retained
- Proposed trees, refer to schedule for details
- Proposed Native Scrub Planting - Standard Mix, refer to schedule for details
- Proposed Native Scrub Planting - Wet Mix, refer to schedule for details
- Proposed Native Scrub Planting - Wet - River Corridor Mix, refer to schedule for details

Location Plan N.T.S



Rev.	Date	Note	By
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LODDON GARDEN VILLAGE

on behalf of
University of Reading

LA309
Northern SANG Planting Plan - Sheet 4 of 4

Drawn by	Checked by	Scale
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SuDS Basins Planting Plans

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1 Populus tremula
1 Alnus glutinosa
1 Alnus glutinosa
1 Salix caprea
1 Sorbus torminalis
1 Quercus robur
1 Populus tremula
1 Populus nigra betulifolia
1 Quercus robur
1 Populus nigra betulifolia
1 Salix caprea
1 Alnus glutinosa
1 Salix caprea
1 Populus nigra betulifolia
1 Sorbus torminalis
1 Populus tremula
1 Sorbus torminalis
1 Acer campestre
1 Quercus robur

0m 50m

Key

- Existing tree to be retained, refer to FLAC drawings and information for details and protection requirements
- Proposed scrub mix - standard
- Proposed attenuation basins, refer ALP drawings and information for details.
- Proposed tree, refer to schedule for details
- Proposed Special General Purpose Meadow Mix EM3 - Supplied by Emorsgate Seeds, or equivalent, sown at 4g/m²
- Proposed EL1 Flowering Lawn Mix - Supplied by Emorsgate Seeds, or equivalent, sown at 4g/m²
- Proposed basin seed mix: Wetland Meadow Mix EM8, supplied by Emorsgate Seeds, or equivalent, sown at 4 g/m²

Notes:
- Tree positions and numbers shown indicatively and to be co-ordinated with detailed street lighting and highways requirements and below ground utilities.
- Refer to ALP drawings and information for proposed road alignment and associated details
- Refer to ALP drawings and information for proposed drainage elements and associated details
- Drainage basins shown indicatively
- Development parcels shown for indicative purposes only
- Access roads into development parcels shown based current design information, exact location and details to be confirmed
- Bridge crossings shown indicatively, details and design to be agreed

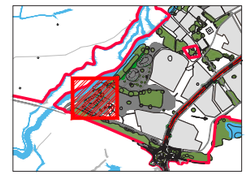
PLANTING SCHEDULE - BASIN LA 316

Native trees

Number	Botanical name	Common name	Form	Min. supply size (cm)	Clear stem (cm)	Girth (cm)	Root condition
1	Acer campestre	Field Maple	Standard	350-400	min 200	12-14cm	Root ball/Container
3	Alnus glutinosa	Alder	Standard	350-400	min 200	12-14cm	Root ball/Container
3	Populus nigra betulifolia - both male and female	Black poplar	Standard	350-400	min 200	12-14cm	Root ball/Container
3	Populus tremula	Aspen	Standard	350-400	min 200	12-14cm	Root ball/Container
3	Quercus robur	Common Oak	Standard	350-400	min 200	12-14cm	Root ball/Container
3	Salix caprea	Goat Willow	Standard	350-400	min 200	12-14cm	Root ball/Container
3	Sorbus torminalis	Wild Service Tree	Feathered	350-400	N/A	N/A	Root ball/Container
19							

Number	Scrub mix - standard - 752m2	Common name	Mix (%)	Min. supply size (cm)	Root condition	Density
75	Cornus sanguinea	Dogwood	10	Whip	Bare Root	1/m2
75	Corylus avellana	Hazel	10	Whip	Bare Root	1/m2
150	Crataegus monogyna	Common Hawthorn	20	Whip	Bare Root	1/m2
38	Frangula alnus	Alder buckthorn	5	Whip	Bare Root	1/m2
75	Ilex aquifolium	Holly	10	2L	Container	1/m2
75	Prunus spinosa	Blackthorn	10	Whip	Bare Root	1/m2
38	Salix cinerea	Goat Willow	5	Whip	Bare Root	1/m2
38	Salix viminalis	Common Osier	5	Whip	Bare Root	1/m2
75	Sambucus nigra	Elder	10	Whip	Bare Root	1/m2
38	Ulex euonymus	Gorse	5	Whip	Bare Root	1/m2
75	Viburnum opulus	Guelder Rose	10	Whip	Bare Root	1/m2
752			100			

Location Plan N.T.S



Rev.	Date	Note	By
A	24/07/25	LAYOUT UPDATED	RA

LODDON GARDEN VILLAGE

on behalf of
University of Reading

LA316

Attenuation Basin Planting Plan - Sheet 1 of 6

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MA	**RA**	**1:250@A1**

Drawn on	Revision	Job
18.06.25	**A**	**498048**

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PLANTING SCHEDULE - BASIN LA317

Native trees

Number	Botanical name	Common name	Form	Min. supply size (cm)	Clear stem (cm)	Girth (cm)	Root condition
6	Acer campestre	Field Maple	Standard	350-400	min 200	12-14cm	Root ball/Container
3	Alnus glutinosa	Alder	Standard	350-400	min 200	12-14cm	Root ball/Container
3	Crataegus laevigata	Midland Hawthorn	Standard	350-400	min 200	12-14cm	Root ball/Container
3	Populus nigra betulifolia - both male and female	Black poplar	Standard	350-400	min 200	12-14cm	Root ball/Container
3	Populus tremula	Aspen	Standard	350-400	min 200	12-14cm	Root ball/Container
3	Quercus robur	Common Oak	Standard	350-400	min 200	12-14cm	Root ball/Container
3	Salix caprea	Goat Willow	Standard	350-400	min 200	12-14cm	Root ball/Container
3	Sorbus torminalis	Wild Service Tree	Feathered	350-400	N/A	N/A	Root ball/Container
27							

Number	Scrub mix - standard - 2440m2	Common name	Mix (%)	Min. supply size (cm)	Root condition	Density
244	Cornus sanguinea	Dogwood	10	Whip	Bare Root	1/m2
244	Corylus avellana	Hazel	10	Whip	Bare Root	1/m2
366	Crataegus monogyna	Common Hawthorn	15	Whip	Bare Root	1/m2
244	Frangula alnus	Alder buckthorn	10	Whip	Bare Root	1/m2
244	Ilex aquifolium	Holly	10	2L	Container	1/m2
244	Prunus spinosa	Blackthorn	10	Whip	Bare Root	1/m2
122	Salix cinerea	Goat Willow	5	Whip	Bare Root	1/m2
122	Salix viminalis	Common Osier	5	Whip	Bare Root	1/m2
244	Sambucus nigra	Elder	10	Whip	Bare Root	1/m2
122	Ulex euonymus	Gorse	5	Whip	Bare Root	1/m2
244	Viburnum opulus	Guelder Rose	10	Whip	Bare Root	1/m2
2440			100			

1 Crataegus laevigata
1 Sorbus torminalis
1 Populus nigra betulifolia
1 Salix caprea
1 Alnus glutinosa
1 Populus tremula
1 Acer campestre
1 Alnus glutinosa
1 Sorbus torminalis
1 Crataegus laevigata
1 Acer campestre
1 Acer campestre
1 Populus tremula
1 Salix caprea
1 Quercus robur
1 Acer campestre
1 Populus nigra betulifolia
1 Quercus robur
1 Salix caprea
1 Acer campestre
1 Populus nigra betulifolia
1 Alnus glutinosa
1 Sorbus torminalis
1 Populus tremula
1 Acer campestre

0m 50m

Key

- Existing tree to be retained, refer to FLAC drawings and information for details and protection requirements
- Proposed scrub mix - standard
- Proposed attenuation basins, refer ALP drawings and information for details.
- Proposed tree, refer to schedule for details
- Proposed Special General Purpose Meadow Mix EM3 - Supplied by Emorsgate Seeds, or equivalent, sown at 4g/m²
- Proposed EL1 Flowering Lawn Mix - Supplied by Emorsgate Seeds, or equivalent, sown at 4g/m²
- Proposed basin seed mix: Wetland Meadow Mix EM8, supplied by Emorsgate Seeds, or equivalent, sown at 4 g/m²

Notes:

- Tree positions and numbers shown indicatively and to be co-ordinated with detailed street lighting and highways requirements and below ground utilities.
- Refer to ALP drawings and information for proposed road alignment and associated details
- Refer to ALP drawings and information for proposed drainage elements and associated details
- Drainage basins shown indicatively
- Development parcels shown for indicative purposes only
- Access roads into development parcels shown based current design information, exact location and details to be confirmed
- Bridge crossings shown indicatively, details and design to be agreed

Location Plan N.T.S



Rev.	Date	Note	By
A	24/07/25	Drawing title updated	RA

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University of Reading

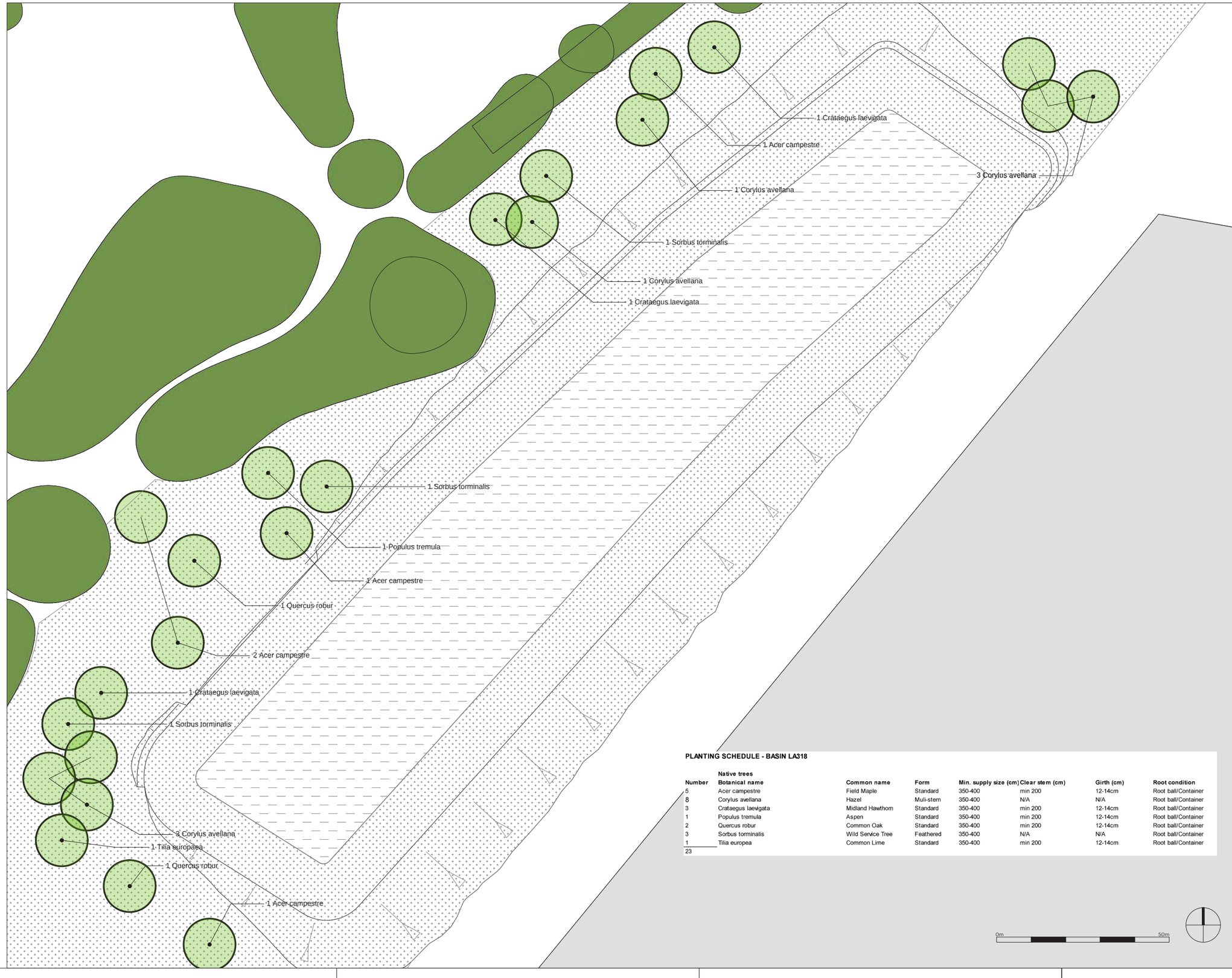
LA317
Attenuation Basin Planting Plan - Sheet 2 of 6

Drawn by	Checked by	Scale
MA	**RA**	**1:250@A1**

Drawn on	Revision	Job
18.06.25	**A**	**498048**

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Key

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- Drainage basins shown indicatively
- Development parcels shown for indicative purposes only
- Access roads into development parcels shown based current design information, exact location and details to be confirmed
- Bridge crossings shown indicatively, details and design to be agreed

PLANTING SCHEDULE - BASIN LA318

Number	Native trees Botanical name	Common name	Form	Min. supply size (cm)	Clear stem (cm)	Girth (cm)	Root condition
5	Acer campestre	Field Maple	Standard	350-400	min 200	12-14cm	Root ball/Container
8	Corylus avellana	Hazel	Muli-stem	350-400	N/A	N/A	Root ball/Container
3	Crataegus laevigata	Midland Hawthorn	Standard	350-400	min 200	12-14cm	Root ball/Container
1	Populus tremula	Aspen	Standard	350-400	min 200	12-14cm	Root ball/Container
2	Quercus robur	Common Oak	Standard	350-400	min 200	12-14cm	Root ball/Container
3	Sorbus torminalis	Wild Service Tree	Feathered	350-400	N/A	N/A	Root ball/Container
1	Tilia europea	Common Lime	Standard	350-400	min 200	12-14cm	Root ball/Container
23							

0m 50m

Location Plan N.T.S



Rev.	Date	Note	By
A	24/07/25	Layout updated	RA

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University of Reading

LA318
Attenuation Basin Planting Plan - Sheet 3 of 6

Drawn by	Checked by	Scale
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PLANTING SCHEDULE -BASIN 319

Number	Scrub mix - standard - 2412m2	Common name	Mix (%)	Min. supply size (cm)	Root condition	Density
241	Cornus sanguinea	Dogwood	10	Whip	Bare Root	1/m2
241	Corylus avellana	Hazel	10	Whip	Bare Root	1/m2
365	Crataegus monogyna	Common Hawthorn	15	Whip	Bare Root	1/m2
241	Frangula alnus	Alder buckthorn	10	Whip	Bare Root	1/m2
241	Ilex aquifolium	Holly	10	2L	Container	1/m2
241	Prunus spinosa	Blackthorn	10	Whip	Bare Root	1/m2
120	Salix cinerea	Goat Willow	5	Whip	Bare Root	1/m2
120	Salix viminalis	Common Osier	5	Whip	Bare Root	1/m2
241	Sambucus nigra	Elder	10	Whip	Bare Root	1/m2
120	Ulex euonymus	Gorse	5	Whip	Bare Root	1/m2
241	Viburnum opulus	Guelder Rose	10	Whip	Bare Root	1/m2
2412			100			

REFER TO DRAWING LA320 FOR CONTINUATION

0m 50m

Key

- Existing tree to be retained, refer to FLAC drawings and information for details and protection requirements
- Proposed scrub mix - standard
- Proposed attenuation basins, refer ALP drawings and information for details.
- Proposed tree, refer to schedule for details
- Proposed Special General Purpose Meadow Mix EM3 - Supplied by Emorsgate Seeds, or equivalent, sown at 4g/m²
- Proposed EL1 Flowering Lawn Mix - Supplied by Emorsgate Seeds, or equivalent, sown at 4g/m²
- Proposed basin seed mix: Wetland Meadow Mix EM8, supplied by Emorsgate Seeds, or equivalent, sown at 4 g/m²

Notes:

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Location Plan N.T.S



Rev.	Date	Note	By
A	24/07/25	Title block updated	RA

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on behalf of
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LA319

Attenuation Basin Planting Plan - Sheet 4 of 6

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PLANTING SCHEDULE -BASIN 319

Number	Scrub mix - standard - 2412m2	Common name	Mix (%)	Min. supply size (cm)	Root condition	Density
241	Cornus sanguinea	Dogwood	10	Whip	Bare Root	1/m2
241	Corylus avellana	Hazel	10	Whip	Bare Root	1/m2
365	Crataegus monogyna	Common Hawthorn	15	Whip	Bare Root	1/m2
241	Frangula alnus	Alder buckthorn	10	Whip	Bare Root	1/m2
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241	Prunus spinosa	Blackthorn	10	Whip	Bare Root	1/m2
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120	Salix viminalis	Common Osier	5	Whip	Bare Root	1/m2
241	Sambucus nigra	Elder	10	Whip	Bare Root	1/m2
120	Ulex euonymus	Gorse	5	Whip	Bare Root	1/m2
241	Viburnum opulus	Guelder Rose	10	Whip	Bare Root	1/m2
2412			100			

REFER TO DRAWING LA319 FOR CONTINUATION

0m 50m

Key

- Existing tree to be retained, refer to FLAC drawings and information for details and protection requirements
- Proposed scrub mix - standard
- Proposed attenuation basins, refer ALP drawings and information for details.
- Proposed tree, refer to schedule for details
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- Proposed basin seed mix: Wetland Meadow Mix EM8, supplied by Emorsgate Seeds, or equivalent, sown at 4 g/m²

Notes:

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Location Plan N.T.S



Rev.	Date	Note	By
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LODDON GARDEN VILLAGE

on behalf of
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LA320
Attenuation Basin Planting Plan - Sheet 5 of 6

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Drawn on	Revision	Job
24.07.25	**-**	**498048**

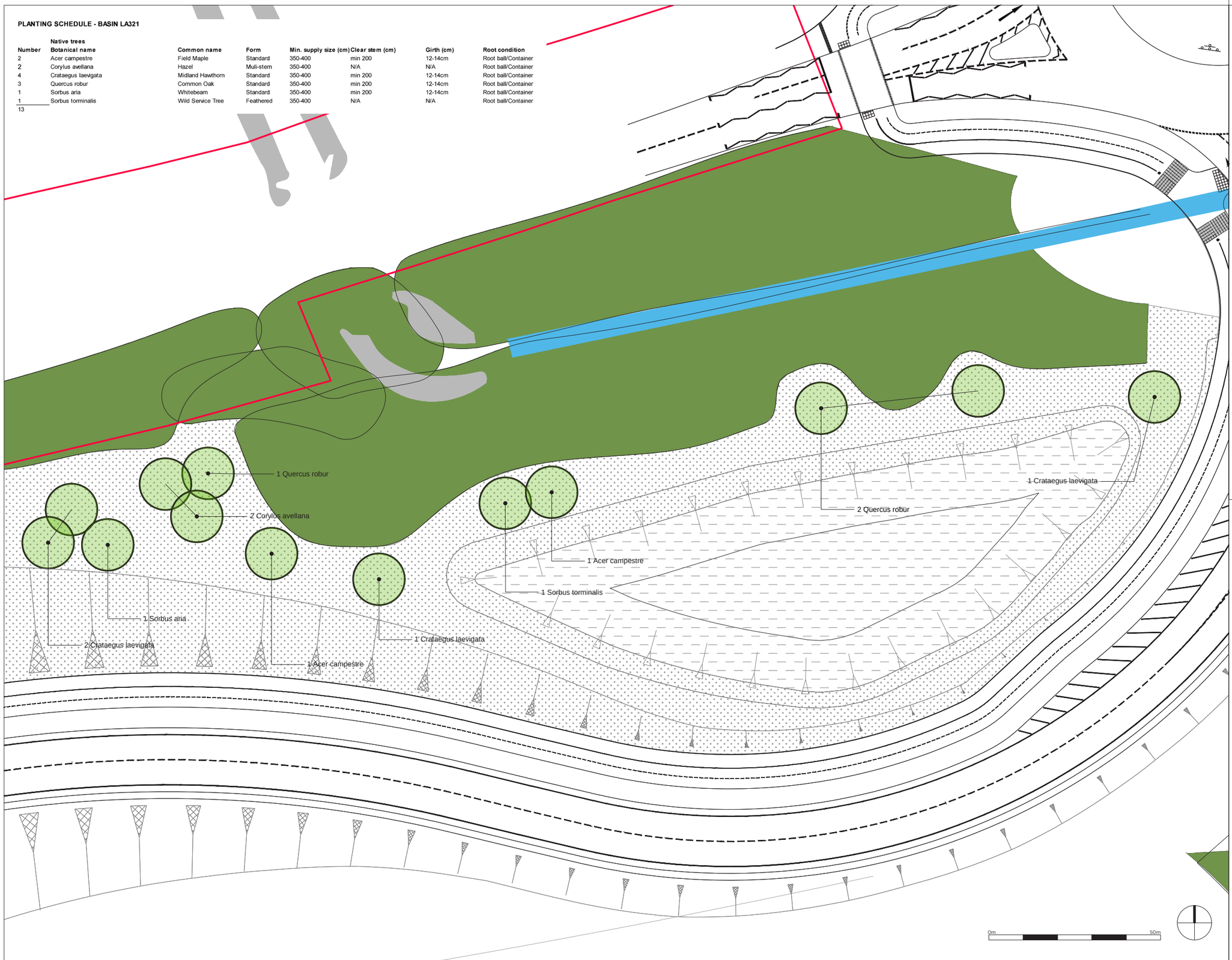
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PLANTING SCHEDULE - BASIN LA321

Native trees

Number	Botanical name	Common name	Form	Min. supply size (cm)	Clear stem (cm)	Girth (cm)	Root condition
2	Acer campestre	Field Maple	Standard	350-400	min 200	12-14cm	Root ball/Container
2	Corylus avellana	Hazel	Muli-stem	350-400	N/A	N/A	Root ball/Container
4	Crataegus laevigata	Midland Hawthorn	Standard	350-400	min 200	12-14cm	Root ball/Container
3	Quercus robur	Common Oak	Standard	350-400	min 200	12-14cm	Root ball/Container
1	Sorbus aria	Whitebeam	Standard	350-400	min 200	12-14cm	Root ball/Container
1	Sorbus torminalis	Wild Service Tree	Feathered	350-400	N/A	N/A	Root ball/Container
13							



Key

- Existing tree to be retained, refer to FLAC drawings and information for details and protection requirements
- Proposed scrub mix - standard
- Proposed attenuation basins, refer ALP drawings and information for details.
- Proposed tree, refer to schedule for details
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- Proposed EL1 Flowering Lawn Mix - Supplied by Emorsgate Seeds, or equivalent, sown at 4g/m²
- Proposed basin seed mix: Wetland Meadow Mix EM8, supplied by Emorsgate Seeds, or equivalent, sown at 4 g/m²

Notes:

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- Bridge crossings shown indicatively, details and design to be agreed

Location Plan N.T.S



Rev.	Date	Note	By
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LODDON GARDEN VILLAGE

on behalf of
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LA321

Attenuation Basin Planting Plan - Sheet 6 of 6

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RA	**RA**	**1:250@A1**
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24.07.25	**–**	**498048**

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