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Landscape Scheme

Submitted to Discharge Planning Condition 4

Site Address: 979 Oxford Road, Tilehurst, Reading, RG13 6TN

Planning Application: PL/25/0808

Applicant: Neha Mohan

1. Introduction

This report provides a Hard and Soft Landscaping Scheme submitted to discharge Condition 4 attached to planning permission PL/25/0808 for the redevelopment of 979 Oxford Road, Tilehurst.

The condition requires submission of a landscaping scheme including:

- treatment of hard surfaced areas
- means of enclosure including mammal gaps
- species, planting sizes, spacing and quantities
- hedging proposals
- tree pit specifications
- maintenance programme

The scheme follows the Tree Protection Plan S1557-J1-P2 Rev v2 and Arboricultural Report S1557-J1-R3 prepared by John Cromar's Arboricultural Company Ltd.

The landscaping proposals mitigate the removal of existing vegetation and enhance the visual amenity of Oxford Road.

2. Site Context

The property is a detached dwelling located along Oxford Road within an established residential area characterised by large properties and landscaped gardens.

The site is located within a designated Treed Corridor, meaning that strong frontage planting is important to maintain the visual character of the street.

The approved development includes:

- demolition of the existing garage and conservatory
- construction of a two-storey side and rear extension
- alterations to the existing dwelling

The landscaping scheme therefore focuses on:

- replacement tree planting
- strengthening the treed frontage
- improving biodiversity
- providing screening and visual softening

3. Existing Vegetation

The arboriculture report identified several trees and vegetation groups within the site including:

- Common Lime (G1)
- English Elm (G2)
- Norway Maple (G3)
- Variegated Holly
- Lawson Cypress
- Purple Plum

A number of trees of low amenity value are proposed for removal to facilitate the approved development.

Replacement planting forms part of the mitigation strategy.

4. Landscape Design Principles

The proposed landscape scheme has been designed to:

- mitigate tree loss resulting from development
- reinforce the Oxford Road treed corridor
- provide biodiversity enhancements
- soften the appearance of new development
- create a diverse species palette
- provide screening and habitat value

5. Tree Planting

Front Garden Tree Planting

Replacement tree planting is proposed within the front garden to reinforce the street scene.

Ref	Species	Size	Quantity	Location
T1	Small-leaved Lime (<i>Tilia cordata</i> 'Greenspire')	12–14cm girth	1	Front boundary
T2	Lavallée Hawthorn (<i>Crataegus x lavalleei</i>)	12–14cm girth	1	Front garden centre
T3	Strawberry Tree (<i>Arbutus unedo</i>)	10–12cm girth	1	Front right boundary

These trees provide seasonal interest, biodiversity benefits and reinforce the visual character of Oxford Road.

Rear Garden Tree Planting

Ref	Species	Size	Quantity	Location
T4	Variegated Holly (<i>Ilex aquifolium</i> 'Handsworth New Silver')	2–3m height	1	Rear garden

This tree provides year-round evergreen structure and habitat value.

6. Hedging

A native hedge will be planted along the southern boundary.

Ref	Species	Size	Density
H1	English Yew (<i>Taxus baccata</i>)	60–90cm	3 plants per metre

Planting arrangement: double staggered row.

This hedge will provide screening, habitat value and a long-term landscape structure.

7. Shrub Planting

Shrub beds will be introduced in the front garden to soften the driveway and improve biodiversity.

Species	Pot Size	Density
Lavender (<i>Lavandula angustifolia</i>)	2L	5 per m ²
Hebe 'Green Globe'	3L	4 per m ²
Viburnum tinus	3L	3 per m ²
Photinia 'Red Robin'	5L	2 per m ²

These species provide seasonal colour and support pollinators.

8. Hard Landscaping

The existing driveway will be resurfaced using permeable block paving to improve drainage and reduce surface water runoff.

Paths will be constructed using:

- natural stone paving
- resin bound gravel
- permeable sub-base construction

Hard landscaping will complement the character of the property and maintain adequate planting areas.

9. Means of Enclosure

Boundary fencing will include mammal gaps measuring 100mm x 100mm at ground level to allow movement of hedgehogs and other small mammals between gardens.

This supports biodiversity objectives.

10. Tree Pit Specification

All trees will be planted in accordance with BS8545:2014 Tree Planting Standards.

Typical tree pit specification:

- minimum 1m x 1m x 600mm depth
- BS3882 compliant topsoil
- tree stake and adjustable tie
- irrigation pipe installed
- 75mm organic mulch layer

11. Planting Season

Planting will take place during the first available planting season following completion of the development.

Typical planting season:

November to March.

12. Maintenance Programme

All planting will be maintained for a minimum period of five years.

Maintenance operations will include:

- watering during dry periods
- weed control
- replacement of failed plants
- adjustment of stakes and ties
- pruning and hedge trimming

Any trees or plants that die or become seriously damaged within five years of planting will be replaced during the next planting season with the same species and size.

13. Compliance

This landscaping scheme has been prepared to comply with:

- Tree Protection Plan S1557-J1-P2 Rev v2
- Arboricultural Report S1557-J1-R3
- Reading Borough Local Plan Policy EN14
- Planning Condition 4 attached to permission PL/25/0808

The scheme provides replacement planting and improved landscape quality in line with the council's objectives for the Oxford Road treed corridor.