

READING GATEWAY RETAIL PARK : LANDSCAPE STATEMENT

DOCUMENTS

The following documents should be referred for this landscape statement

- CA-RGW-2026-01 Rev F Reading Gateway Existing Features
- CA-RGW-2026-02 Rev F Reading Gateway Existing Features and Overlay
- CA-RGW-2026-03 Rev D2 Reading Gateway Landscape Proposals Substation Options
- CA-RGW-2026-03 Rev H Reading Gateway Landscape Proposals
- CA-RGW-2026-04 Rev H Reading Gateway Landscape Specifications and Sections
- CA-RGW-2026-06 Rev A Reading Gateway Landscape Substation Area
- CA 2026 Reading Gateway Planting Schedule rev 20 July 2026

Documents by Raw Charging Network Ltd

- D210164 139 02 Rev E – Existing and Proposed Block Plans
- D210164 139 03 Rev E – Proposed Detail Plan
- D210164 139 05 Rev B – Feeder Pillar and Substation

EXISTING SITE

The existing Site is the Reading Gateway Retail Park where the main units Aldi, Premier Inn, Popeyes and Todds Doors face the west boundary and Wren, Jollyes and Nando's face north with the carpark in front of these units facing east to Sentinel End. The only Unit within the carpark is Burger King on the east Sentinel End boundary.

The Site is surrounded by roads on all 4 sides Imperial Way to the North, A33 Basingstoke Rd to the west and south and Sentinel End to the east. There is strong planting to the north, west and south with hedges, tree planting, and grass in wide verges. The Sentinel End frontage has well established landscaping around the Aldi Unit access road and carpark on first section of Sentinel End from Basingstoke Road. The next section is a narrow strip bed with limited established planting up to a substation and Site access with limited planting. The Burger King continues along the next section of Sentinel End with larger variable beds at each end with another narrow strip bed in between with limited planting. The last northern Unit Nandos has an outer planted circle seat in the paving and then a cycle shelter abutting the wide verge and planting as Sentinel End joins the Imperial Way roundabout. There are trees throughout the carpark with some associated with small planting beds.

Refer to CA-RGW-2026-01 Rev F Existing Features which shows the existing trees and planting beds in the Reading Gateway Retail Park relating to the carpark and Sentinel End frontage. A tree survey was undertaken by Silverback Arboricultural Consultancy Ltd for the areas where works are to occur and the tree species are mainly lime, hornbeam and whitebeam and London Plane and a self-sown buddleia.

The 2 No Trees to be removed are T04 Lime 4 metres high Category A1.2 and T05 Hornbeam 4 metres high and Category B2. The dead tree in existing planting bed 8 is also to be removed. Red hatching

indicates where hedging or planting is to be removed to facilitate the works or planting in poor condition nearby areas to be worked.

CAR CHARGER PROPOSALS

The proposals are in different locations within the Site – Reading Gateway Retail Park and are to provide car charger bays with associated feeder pillars cabling and infrastructure which includes a substation.

The substation is 2400mm high, 3000mm length and 2700mm width on a 3300mm by 3000mm concrete base with 100mm above existing ground level. Due to vents a 1000mm clearance area is required.

Feeder pillars are cabinets which are 1850mm high, 2000mm length and 600mm width and 2No are required. The substation, feeder pillars, cabling and access strips will occur in soft landscaping in 3 locations as follows

- A substation in the bed by the Aldi carpark.
- Feeder pillar near the existing substation.
- Feeder pillar in bed by parking near the cycle shelter near Aldi store

Other equipment AC and DC chargers, bollards and cabling are in existing hard surfacing either paving or in the charging bay areas.

EXISTING FEATURES AND OVERLAY AND SUBSTATION LOCATION OPTIONS

Refer to CA-RGW-2026-02 Rev F Existing Features and Overlay shows the proposed substation, feeder pillars, AC and DC chargers and bays in blue with a 15metre zone of influence for each location.

The location and orientation of the proposed substation were reviewed following comments from Reading Borough Council and their concerns about the visual impact of the new substation on the Sentinel End frontage. This frontage already has a negative visual impact due to the limited established planting around the existing Substation and within the narrow strip beds along this frontage.

Refer to CA-RGW-2026-03 Rev D2 Landscape Proposals Substation Location Options which reviewed 5 locations substation options from a landscape point of view.

- **Location 1:** This breaks an established hedge line and would be highly visible from the main road (Basingstoke Road). There is also insufficient space for the proposed substation, and there is below ground constraint i.e. a gas main under this area which renders the location unfeasible.
- **Location 2 (Proposed):** The current location of the proposed substation provides the most appropriate balance of technical feasibility and landscape impact. It is best aligned with the point of connection and cable routing, allows reorientation away from Sentinel End, and enables effective frontage mitigation planting.
- **Location 3:** Offers a similar landscape outcome to Location 2 but would require additional cabling across the access road and associated coordination/services risks. This would introduce

additional engineering works, construction costs, and utility coordination requirements. These factors increase the risk of service conflicts and future maintenance constraints. As such, Location 3 offers no material landscape benefit over Location 2 but presents a less efficient and potentially more constrained technical solution. Furthermore, the presence of the existing Aldi totem sign means that introducing a substation in this location would add to visual clutter at the site entrance.

- **Location 4:** An application was previously submitted to upgrade the existing substation and the Distribution Network Operator (DNO) confirmed that it wasn't possible on their existing network, so a new substation would be needed. Technical requirements this would need to be at least 10m away from the existing substation; there is insufficient room to achieve the necessary separation distance. Moreover, it would create a cluster with the existing substation, increasing visual prominence along Sentinel End.
- **Location 5:** Conflicts with parking and operational use, is highly prominent, offers no opportunity for meaningful landscape mitigation, and is constrained by land ownership (demised to Aldi). There is also insufficient space to accommodate the substation.

In the light of the above, Location 2 is considered the most suitable and deliverable option, on the balance of considerations, avoiding unnecessary cabling works and associated risks while providing the best opportunity for landscape mitigation and reduced visual impact.

Additionally there were also electrical technical considerations which make Location 2 the preferred option.

The proposed Substation is in corner of the existing Planting Bed 6 and 6a facing the access road and the side facing Sentinel End. A native hedgerow is a dominant and successful feature in this bed and has good visual impact. The remainder of the bed is variable with some gaps. Two trees are in this part of the Bed T04 Lime and T05 Hornbeam and these and a section of hedgerow and some planting will be removed to facilitate the substation.

The proposed feeder pillar at the rear of the existing substation in part of existing Planting Bed 3 will require the removal of some existing ivy and Hebe (some of which are blackening) to facilitate the feeder pillar. To the side of the substation there is an informal path and a failing bed section.

The second feeder pillar is in the small Planting Bed 1 which has only 3 No Cotoneaster plants left in the bed which will be removed to facilitate the feeder pillar.

LANDSCAPE PROPOSALS

Refer to the following documents

- CA-RGW-2026-03 Rev H Reading Gateway Landscape Proposals
- CA-RGW-2026-04 Rev H Reading Gateway Landscape Specifications and Sections
- CA-RGW-2026-06 Rev A Reading Gateway Landscape Substation Area

- CA 2026 Reading Gateway Planting Schedule rev 20 July 2026

CA-RGW-2026-03 Rev H Reading Gateway Landscape Proposals shows the proposed 10 No tree plantings to compensate for the loss of 2 No Trees T04 Lime and T05 Hornbeam at a rate of 5:1. One location for the new tree planting is the dead tree location by Burger King. The dead tree as a Category U (a tree in such a condition that they cannot realistically be retained as living tree) so is not considered a removal nor requiring compensatory planting. The new tree planting species is consistent with the existing tree plantings using Lime, Hornbeam and Whitebeam. The new tree plantings are located along the Sentinel End road frontage and Site access roads. 4 No are grouped around the existing substation to try and reduce its visual impact.

The new planting bed and hedge planting is to compensate for the planting bed and hedge areas directly impacted by the works and increased areas of planting to provide biodiversity net gain. New plantings have significant percentages of evergreen species for all year round effect. The plantings are adjacent to the proposed works and also along the Sentinel End frontage to improve the visual impact of this frontage. The planting schedule highlights which plant material is native and pollinators and those which are pollinators only to assist with biodiversity value.

The drawing CA-RGW-2026-06 Rev A Reading Gateway Landscape Substation Area has been prepared to clarify the visual impact of the planting around the proposed substation which has caused concern to Reading Borough Council with its original orientation and the effectiveness of proposed planting.

This drawing shows the existing summer and winter views of the proposed substation and a photomontage to show the location with the substation in place with the associated proposed planting.

Also on the drawing are details of the existing hedge and planting within the bed area from different angles of view.

The planting details for this area are shown on an extract of the main planting schedule and an inset of the planting plan.

The drawing CA-RGW-2026-04 Rev H Reading Gateway Landscape Specifications and Sections gives details of the specification for the planting methodology and the management period to enable establishment of the new planting. The planting schedule for the overall scheme is included so the extent of each planting type is clarified.

- Tree planting
- Hedge planting
- Planting bed

SUMMARY

The landscape proposals have been undertaken with an understanding of the Site/ Reading Gateway Retail Park following a landscape assessment of the existing features, the results of a tree survey and the proposed technical details provided by RAW Charging Network Ltd.

These were further revised following discussions and concerns raised by Reading Borough Council with regard to the location and orientation of the substation, compensatory planting for tree and planting bed losses and planting using further native and pollinator plantings to provide biodiversity net gain with an

overall 10No trees, 12.5linear metres of hedging and 86 square metres of planting beds together with management.

Also the landscape design has been detailed to concentrate new tree planting along the Sentinel End frontage and on the access roads into the Site and new planting beds are again concentrated along Sentinel End frontage to help improve the visual impact on this east site boundary.

Overall the proposals and car charging points will have a positive impact on amenities for users and improvements to the overall landscape of the retail park.

Corscadden Associates

20 July 2026

Rev 26 July 2026

Rev 5 August 2026