

04 February 2026



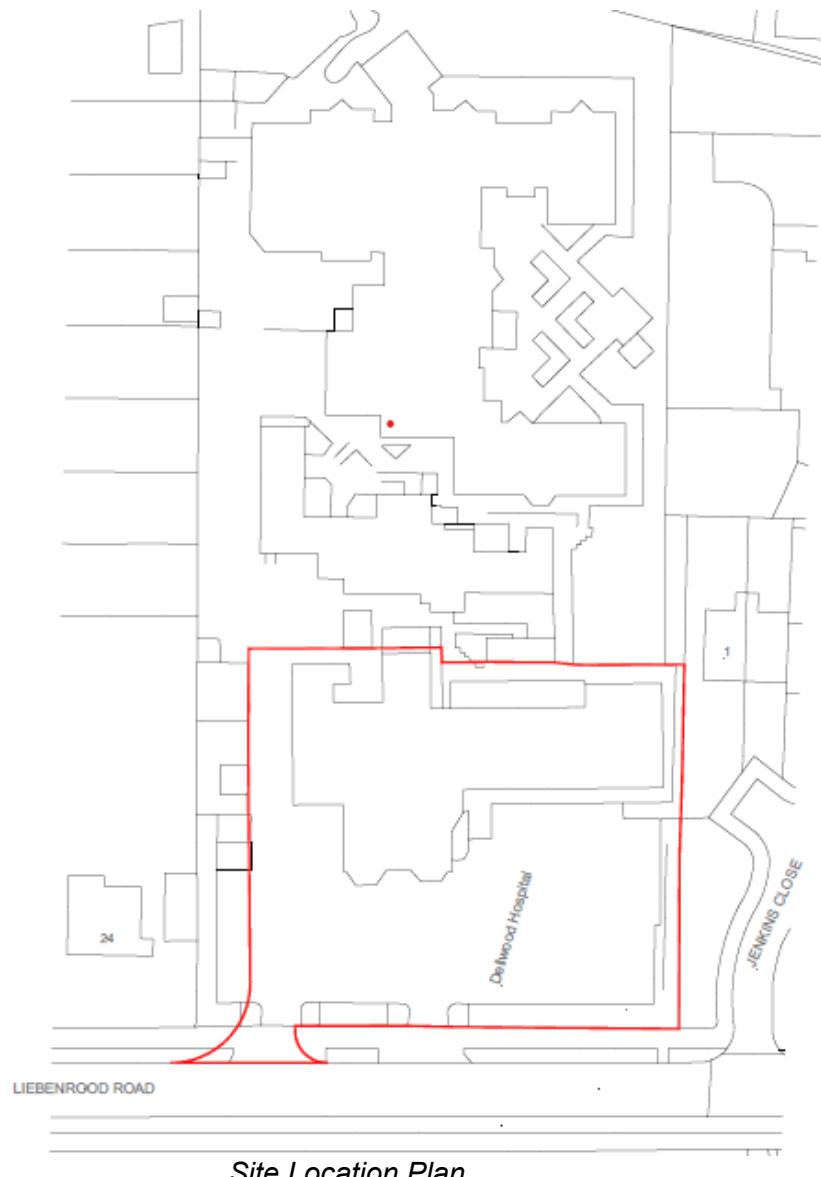
Title	PLANNING APPLICATION REPORT
Ward	Southcote
Planning Application Reference:	PL/25/0835 Approval of reserved matters
Site Address:	Dellwood Community Hospital, 22 Liebenrood Road, Reading, RG30 2DX
Proposed Development	Application for approval of reserved matters (landscaping) submitted pursuant to outline planning permission ref. PL/21/1728
Applicant	Mrs Anna Ciesielska
Report author	Matt Burns
Deadline:	8 week date: 05/09/2025 Extension of time date: 10/02/2026
Recommendations	Delegate to the Assistant Director of Planning, Transport and Public Protection Services (ADPTPPS) to GRANT Reserved Matters approval, subject to the following conditions.
Conditions	<ol style="list-style-type: none"> 1. In accordance with the approved Plans 2. Implementation and maintenance of landscaping in accordance with landscape management and maintenance documents 3. Pre-commencement, barring demolition, submission and approval of full SuDS details 4. Pre-occupation implementation of SuDS
Informatics	<ol style="list-style-type: none"> 1. The original outline planning permission PL/21/1728/OUT still stands and all conditions still apply. This approval and that permission should be read together.

1. Executive summary

- 1.1 This reserved matters application seeks approval of landscaping details at the former Dellwood Community Hospital site, following grant of outline permission ref. PL/21/1728/OUT in July 2022 for a 56-bed care home (C2 use). The landscaping proposals include planting of 13 new trees, hedgerows, amenity grass areas, and shrub beds, alongside minimal hard landscaping for access and parking. Boundary treatments will comprise a low brick wall with railings and timber fencing, with mammal gaps to support biodiversity. The proposals include a SuDS strategy which will integrate permeable paving and tree pits to reduce runoff and enhance sustainability, and an appropriate landscape management and maintenance plan has been provided.
- 1.2 The proposals are considered to comply with relevant Local Plan policies in respect of design, biodiversity, climate change and tree coverage and no objections have been raised by consultees or any public comments received. The officer recommendation is to approve the landscaping Reserved Matters details subject to conditions.

2. Introduction and site description

2.1. This reserved matters application site relates to the former Dellwood Community Hospital on the east side of Liebenrood Road. To the front of the building is the hospital car park accessed from Liebenrood Road with the current building set back 20m from the road frontage. To the rear (east) of the building, the remainder of the site is The Duchess of Kent Hospice. To the west of the site on the opposite side of Liebenrood Road is Prospect Park which is Grade II listed on the English Heritage Register of Historic Parks and Gardens. To the north of the site are residential properties along Liebenrood Road whilst to the south is Jenkins Close, a residential cul de sac.



Site Location Plan

2.2 The existing Hospital building is a two and a half storey Victorian building built in the late 1890's. The building incorporates a number of different terracotta details, red-faced brickwork, and overlapping geometric patterned clay wall tiles in the two large feature front gable roof projections that face Liebenrood Road. The building's windows comprise large stone cills and string courses and there are two large, two-storey feature bay windows to the front elevation. The building was converted into a Community Hospital and Maternity Home in 1920.

2.3 The hospital was the scene of a catastrophic fire on Easter Sunday in April 1954 where 13 babies sadly died. Nurse Freda Holland was awarded the George Cross for her efforts in saving the lives of some of the babies at the hospital. Understandably the building

retains a strong link to the Reading community given its shared history and the fact that a substantial number of people were born there may still live locally.

2.4 A large unsympathetic two storey side and single storey side extensions were added to the building in the 1970's and the building continued in a health-related use as a GP surgery for the elderly up until 2005 when it was closed by the (then) NHS Clinical Commissioning Group who declared the site surplus to requirements. The site has been vacant ever since and the hospital relocated to nearby Prospect Park Hospital. The Applicant has since acquired the site from NHS Property Services. Whilst the interior of the building has been subject to significant remodelling over the years the exterior of the building remains substantially intact.

2.5 The building is considered to be a non-designated heritage asset as a result of its external appearance (described above) and historic community association, with long history of use as a local medical/maternity facility and given it is likely a substantial proportion of the local community were born in the building. Paragraph 038 of the Historic Environment section of the National Planning Practice Guide (NPPG) sets out that non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.



Front elevation of the existing building

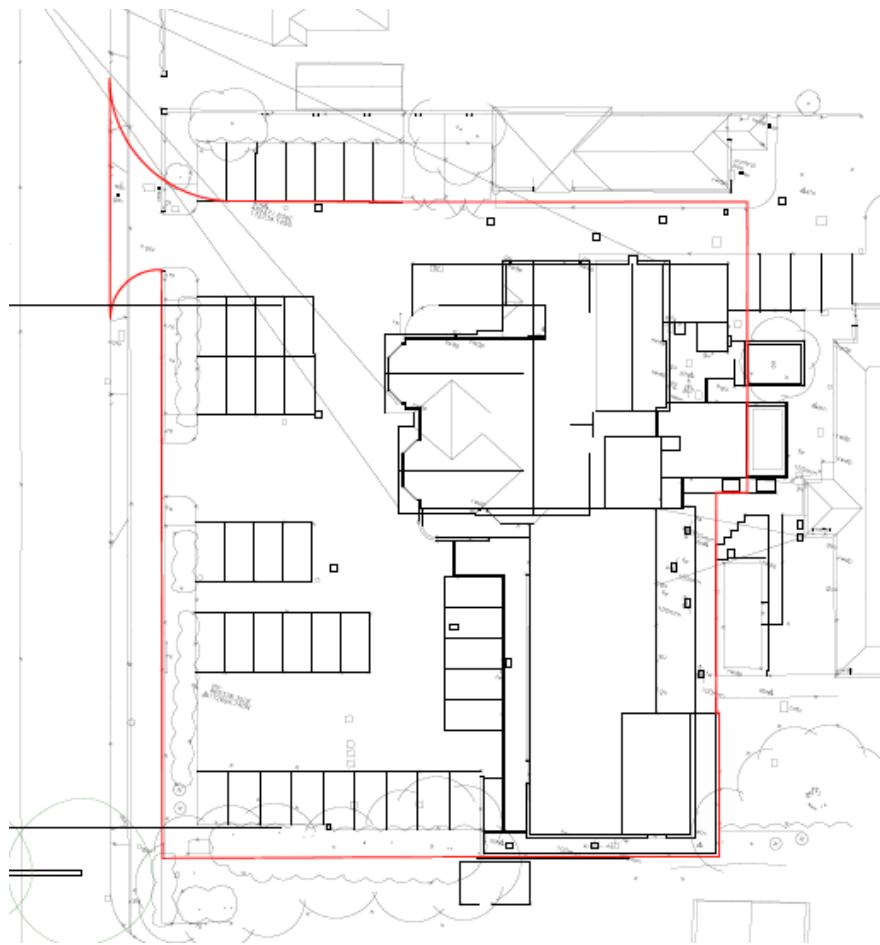


View of the existing hospital building from Liebenrood Road

2.6 Outline Planning Permission ref. PL/21/1278/OUT was granted (subject to conditions) at the site on 1st July 2022 for partial demolition, conversion and extension of the existing building to form a care home (C2 use class) with ancillary accommodation, amended access arrangements, car parking and associated works. Planning permission was granted following consideration of the application at Planning Applications Committee on 1st June 2022. The committee report (and updated report) for the application from June PAC are attached as Appendix 1 and 2 to this report. The outline planning permission granted considered matters relating to Access, Appearance, Layout and Scale in Detail with Landscaping being the only matter reserved for consideration at a later date.

2.7 More specifically the development given outline planning permission included:

- Partial demolition, conversion and extension of the existing building to form a 56-bed care home (C2 use class) and ancillary accommodation, amended access arrangements, car parking and associated works. The care home would be capable of providing care to residents of all dependency levels, including those with higher dependency, who require nursing care or dementia care within a specialist unit designed to cater for their needs.
- Retention of the original Victorian portion of the existing building and demolition of the large 1970's single storey side extension to the southern elevation of the building and two storey side extension to the north elevation.
- Addition of an 'L-shaped' three storey extension to the southern elevation which would extend 23m towards the southern boundary of the site with Jenkins Close and then project forwards 27m towards Liebenrood Road. A 6.2m wide and 17.5m deep three storey side element to the north (side) and east rear elevation. The approved extensions reflect the architectural style and materials of the Victorian building to be retained with roof gables, use of red brick, hanging tiles, sash windows, chimneys and red tile roofs.
- Access to the site to be retained from Liebenrood Road with a 13-space car park to the front of the site. A further 5 under-croft parking spaces to be located to the rear of the site accessed via the existing accessway along the north boundary of the site.



Existing Site Plan



Approved Site Plan and Indicative Landscaping



Visual of approved development

2.8 This Reserved Matters planning application is subject to determination by Planning Applications Committee because it relates to a Major category development.

3. The Proposal

3.1. The application seeks approval of matters relating to landscaping for the development following the approval of outline planning permission ref. 21/1728/OUT.

3.2. Condition 3 of the outline planning permission outlines the landscaping details to be agreed as part of the reserved matters and states the following:

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

- i. Proposed finished ground and floor levels or contours, means of enclosure and boundary treatments (including mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas;*
- ii. Hard surfacing materials and minor artefacts and other ancillary structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc);*
- iii. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;*
- iv. a landscape management plan, including long term design objectives, management responsibilities, timescales for implementation and maintenance programme and schedules for all landscape areas;*
- v. routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points, tree pit specifications*

3.3 Details relating to the above have been submitted by the Applicant as part of this Reserved Matters application. Indicative landscaping principles were approved when outline planning permission was granted and condition 4 of the outline planning permission requires that the detailed information required under condition 3 accords with these basic principles.

3.4 The approved basic landscape principles of the proposals include provision of soft landscaping, including tree planting to the site frontage with Liebenrood Road and also to the southern site boundary with Jenkins Close. A central landscaped area is to be created, separating the retained building with the new southern wing extension providing

communal outdoor space for residents. Additional areas of landscaping are also to be provided to the south of the building adjacent to Jenkins Close including new tree planting to replace those lost through the development. All external footpaths within the development are to be suitable for wheelchairs and walking frames with frequent areas to stop and rest.

3.5. Submitted plans and documentation:

- Landscape Maintenance Schedule Dellwood
- Drawing ref. ADL413 Rev D – Landscaping

Received by the Local Planning Authority on 4th December 2025

- Storm Water Outflow rates document ref. 20007/A
- HR Wallingford Greenfield runoff rate estimate for sites ref. 1424431313
- Micro Drainage Calculation document ref. File 20007.SIM dated 26 November 2025 11:43
- Micro Drainage Calculation document ref. File 2007.SIM dated 26 November 2025 11:22
- Drawing ref. 20007/DS/01 rev P3 – Below ground drainage layout
- Drawing ref. 19016/F02/S07/Rev/A – Proposed levels and services plan

Received by the Local Planning Authority on 27th November 2025

- Drawing ref. 19016/F02/S06/Rev/A – Proposed surface boundary treatments
- Drawing ref. 19016/F02/S08/Rev/ - Soil volume plan

Received by the Local Planning Authority on 24th November 2025

- Drawing ref. 6123-E-200 rev T2 – Proposed external sidewide services sheet 01
- Drawing ref. 6123-E-101 rev T2 – Existing external sidewide services sheet 02
- Drawing ref. 6123-E-201 rev T2 – Proposed external sidewide services sheet 02
- Drawing ref. 6123-E-100 rev T2 – Existing external sidewide services sheet 01
- Drawing ref. 6123-E-400 rev T3 – Proposed mortuary block electrical services layout
- Acceber Design Limited Landscape Management and Maintenance Pla
- Drawing ref. 21-OAN-2915 sheets 1, 2 and 3 – Utility and Topographical Survey

Received by the Local Planning Authority on 6th June 2025

4. Planning history

- 4.1 969022 – Residential development for 9 dwellings (social housing) – Granted
- 4.2 980225 - Replace existing external fire escape and form new internal fire escape stair. Fire precautions work to existing building – Granted
- 4.3 990236 - Single storey extension to the rear of the building to create a quiet sitting area for patients and relatives – Granted
- 4.4 111209 – Proposed siting of a new portacabin for 5 years – Granted
- 4.5 120438 – Single storey front and side extensions – Granted
- 4.6 191257 – Retain and amend the existing site access to provide an entrance of 8m in width to facilitate vehicular movements both accessing and exiting the site – Granted
- 4.7 201275 - Outline application considering access, appearance, layout and scale involving demolition of existing hospital building (Class C2) and erection of a three-storey elderly care home facility (Class C2) including ancillary office / administration facilities, amenity space and associated car parking (landscaping reserved for future consideration) - Granted

5. Consultations

Planning Natural Environment

5.1. No objection, subject to a condition to secure submission and approval of full details of integration of the proposed sustainable drainage scheme (SuDS) with the proposed soft landscaping.

Lead Local Flood Authority (LLFA)

5.2 No objection, subject to a condition to secure submission and approval of the full design of the proposed drainage (SuDS) scheme.

Ecology Consultations

5.3 No objection

Public Notification

5.4 A site notice was displayed at the application site on 17th June 2025.

5.5 No letters of representation have been received.

6 Legal context

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework (NPPF) which states at Paragraph 11 “Plans and decisions should apply a presumption in favour of sustainable development”.

6.2 The National Planning Practice Guidance (NPPG) states that the reserved matters relating to the ‘Landscaping’ of a development are:

- The treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features (Paragraph: 006 Reference ID: 14-006-20140306).

National Policy

6.3 National Planning Policy Framework (December 2024). The following chapters are the most relevant (others apply to a lesser extent):

2. Achieving sustainable development
4. Decision-making
8. Promoting healthy and safe communities
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment

Local Policy

6.4 Reading Borough Local Plan (November 2019)

The relevant policies are:

CC1: Presumption in Favour of Sustainable Development
CC2: Sustainable Design and Construction
CC3: Adaptation to Climate Change

- CC7: Design and the Public Realm
- CC8: Safeguarding Amenity
- EN1: Protection and Enhancement of the Historic Environment
- EN9: Provision of Open Space
- EN12: Biodiversity and the Green Network
- EN14: Trees, Hedges and Woodland
- EN18: Flooding and Drainage
- H6: Accommodation for Vulnerable People

6.5 Other relevant documents include:

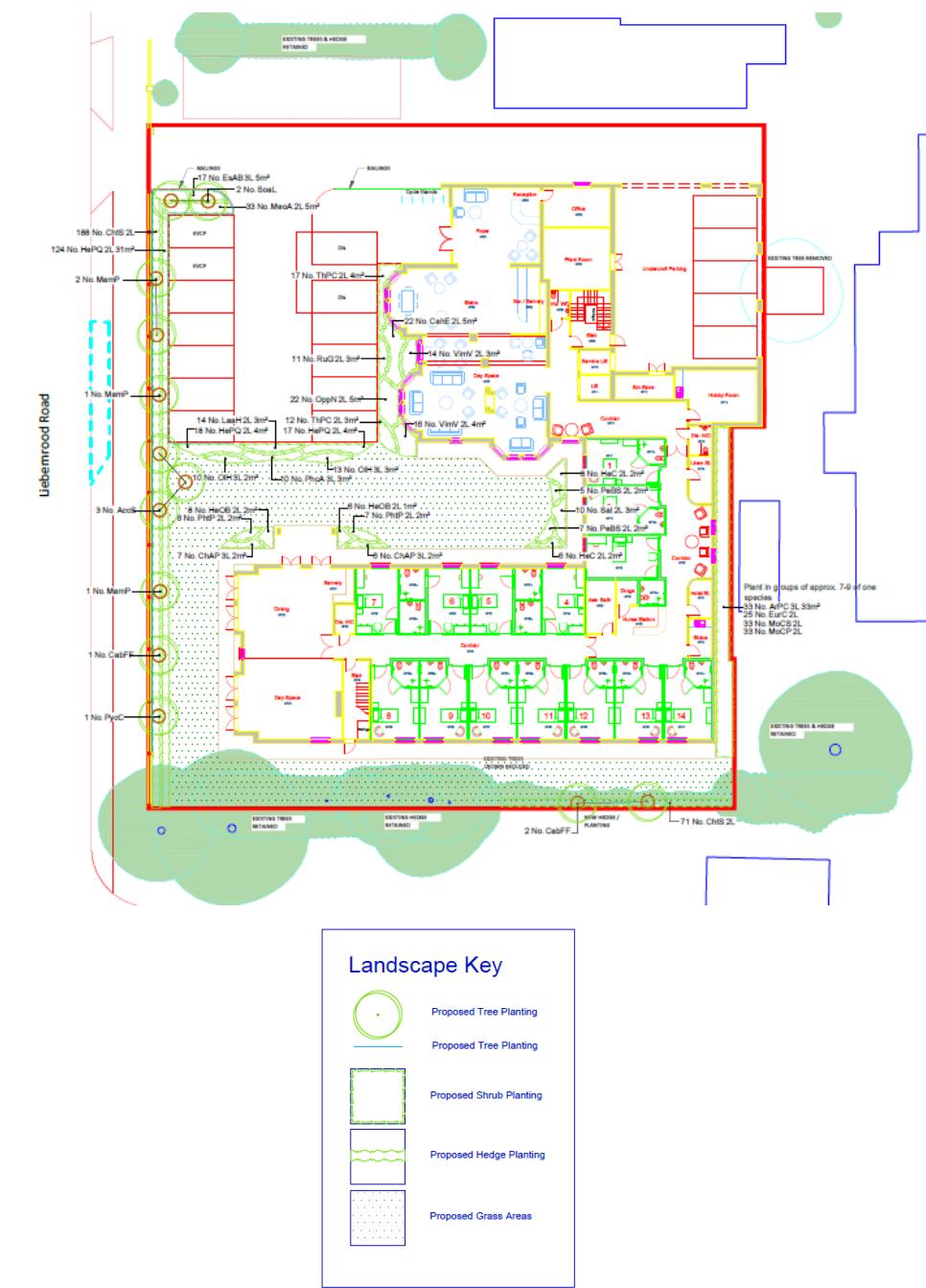
- Reading Borough Council Tree Strategy (March 2021)
- Reading Biodiversity Action Plan (March 2021)

7 Appraisal

- 7.1 The principle of the development on the site is established by the grant of outline planning permission ref. PL/21/1728. The purpose of this application is to seek approval of those Reserved Matters where details were not provided at outline stage which in this case just relates to the matter of the Landscaping for the development. Therefore, it is only the matter of Landscaping which is subject to consideration in this report.
- 7.2 The submission and proposals under parts i. to v. of the reserved matters landscaping condition (condition no.3) of the outline planning permission are discussed below.
- 7.3 Part iii. of the condition requires submission and approval of ***soft landscaping details for the development including planting plans, specifications (including cultivation and other operations associated with plant and grass establishment), schedules of plants, species, sizes and proposed numbers/densities where appropriate, and implementation timetable.***
- 7.5 External areas of the existing site are located to the front of the building between it and Liebenrood Road and are dominated by the hard surfacing car park, albeit there are 18 existing trees/hedgerows on or directly adjacent to the site boundary and one notable group of shrubs. None of the trees are subject of TPOs and nor is the site located within a Conservation Area; however the site is located within an area of strong green character including Prospect Park.
- 7.6 A Tree Survey and Arboricultural Impact Assessment (AIA) was submitted with the original outline planning application. This identified that the highest quality trees within proximity of the site are two Lime trees located just outside the southern site boundary on the grassed verge of Jenkins Close which the Tree Survey classified as category 'B' (trees of moderate quality). These are considered to be a significant feature within the wider Liebenrood Road landscape in keeping with the Limes on the eastern boundary of Prospect Park and are to be retained as part of the proposed development. All other trees on the site are classified as C category trees (trees of low quality) or U category trees (trees of poor condition) and the outline planning permission that was granted required five of these trees, a hedgerow and a group of shrubs to be removed to accommodate the proposed development. In consideration of the outline planning application, the RBC Natural Environment Officer's advice was that whilst the tree/shrubs identified for removal did not have arboricultural value in their own right they do collectively add to the positive canopy coverage and green character of the area; but their removal was accepted because it was considered there was scope as part of the proposed development layout to significantly increase and enhance the tree and soft landscaping coverage of the site.
- 7.7 The approved development layout, whilst incorporating a significant extension to the side and front of the existing building, also significantly reduces the size of the hardstanding car park area to the front of the site. As such, areas of amenity grass with shrub planting beds and hedgerows are to be provided within the southern portion of the site and areas around the edges of the building providing communal amenity spill-out areas for future residents. The approved layout also includes provision of additional tree planting to the

site frontage with Liebenrood Road to west and to the southern boundary adjacent to Jenkins Close. The soft landscaping proposals submitted as part of this Reserved Matters application accord with the layout and general landscape approved under the outline planning permission.

7.8 More specifically, the Reserved Matters proposals include planting of a total of 13 new native trees which would result in an overall net gain of 8 trees on the site. Eleven of the new trees would be located to the site frontage with Liebenrood Road and 2 to the south boundary with Jenkins Close. The tree species proposed are a mixture of Acer, Hornbeam, Crab Apple, Callery Pear and Whitebeam and the RBC Natural Environment Officer and Ecology Adviser have reviewed the proposals and advise that the tree species and their proposed location are acceptable. The species chosen would provide a pleasant and varied setting to the development, particularly when viewed from the front to Liebenrood Road integrating with the green character of Prospect Park opposite the site, whilst also having wildlife value. Details of tree pits, soil volumes and tree sizes for the proposed trees have also been provided, and the RBC Natural Environment Officer advises that these are also acceptable and appropriate to allow the trees to grow and become established.



Proposed soft landscaping plan and key

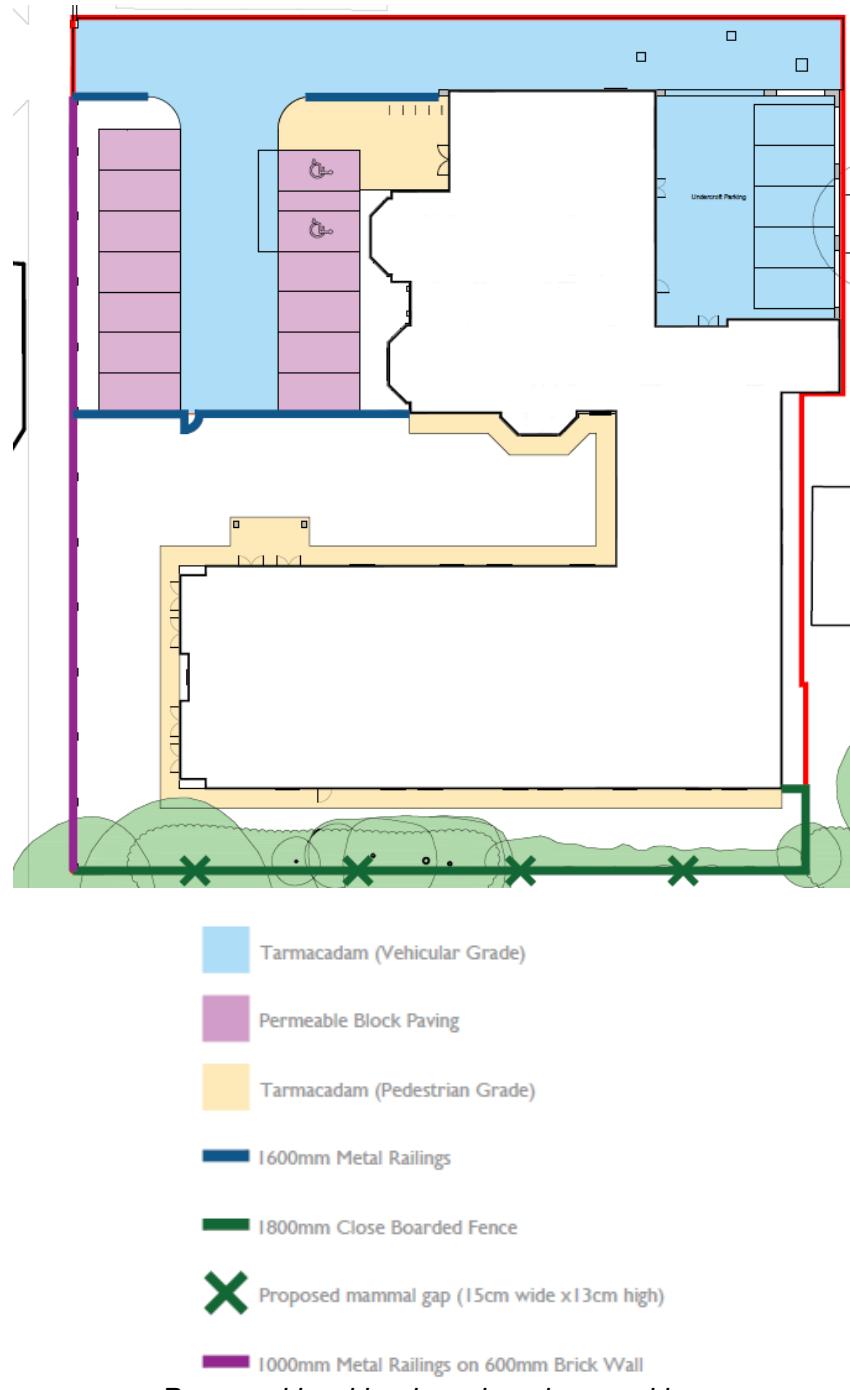
7.9 The proposed soft landscaping to the Liebenrood Road frontage would also be reinforced by a proposed continuous hedgerow spanning the full length of the frontage up until the vehicle access point at the northern end of the frontage. The hedge species proposed is Choisya ternata Sundance (also known as Golden Mexican Orange Blossom) which whilst not a native species is considered to be acceptable by the RBC Natural Environment Officer and Ecology Adviser given its strong wildlife benefits in terms of attracting bees and butterflies as a result of its fragrant flowers and its evergreen foliage providing year-round shelter for birds.

7.10 Elsewhere within the development, the proposed outdoor amenity areas to the central and southern portions of the development and around the edges of the building would be seeded with standard grass turf. Planting beds containing 21 species of shrub and herbaceous plants are also proposed across the development, notably around the edges of the amenity grass areas and providing a soft buffer along the southern edge of the remaining car park spaces in the north part of the site. The RBC Natural Environment Officer and Ecology Adviser consider the turf and planting bed species and locations to be acceptable and appropriate to allow for successful establishments of the soft landscaping.

7.11 The soft landscaping proposals for the development submitted under **part iii.** of condition 3 are considered to be acceptable and would result in a significant greening of the site when compared to the existing situation. The tree, hedge, shrub and amenity grass landscaping within the site would provide a pleasant green environment for future occupiers of the development and the increased landscaping, particularly tree planting would contribute positively to the character and appearance of the site, setting of the retained parts of the non-designated heritage asset former hospital building and surrounding area, notably when viewed from Liebenrood Road. The proposals would accord with Policy CC7 (Design and the Public Realm) which requires that development maintains and enhances the character of the area and Policy EN14 (Trees, Hedges and Woodland) and the Reading Tree Strategy (2021) which seeks to extend the Borough's vegetation and tree canopy coverage. The soft landscaping proposals are also considered to provide welcome benefits for wildlife in accordance with Policy EN12 (Biodiversity and The Green Network) and are appropriate to the site's location directly opposite Prospect Park a significant area of amenity park and woodland and area of biodiversity interest. The increased in vegetation and tree canopy coverage on the site would also present benefits in terms of climate change and addressing the Council's climate change emergency in accordance with Policy CC3 (Adaptation to Climate Change).

7.12 **Part i.** of the condition requires submission and approval of ***finished ground levels, contours, means of enclosure and boundary treatments (including mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas***, whilst **Part ii.** of the condition requires submission and approval of ***details of hard surfacing materials, minor artefacts and other ancillary structures***

7.13 The proposed hard landscaped parts of the development are primarily focused on the northern half of the site where the vehicular access from Liebenrood Road and small car park area is proposed to be located. In terms of hard surfacing materials, the proposed hard landscaping plan submitted proposes to retain the existing vehicular grade tarmacadam access road, whilst the car park surface would be formed from block paviours. A narrow pedestrian grade tarmacadam footway is also proposed around the perimeter of the building providing a pedestrian route around the site between the building and surrounding spill out communal amenity areas. Ground level details provided show that ground levels would remain as existing and are generally flat. From a visual and layout perspective the proposed hard surfacing materials are considered to be acceptable. The different materials would help delineate between the different functions of parts of the site and it is considered that hard landscaping areas have been kept to a minimum just providing necessary areas for access, parking and site circulation. The layout of the car park and vehicular access shown reflects that which was approved and considered acceptable by the RBC Transport Officer when outline planning permission was granted.



7.14 With regard to boundary treatment, it is proposed to retain and extend the existing low level 0.6m high brick wall which runs along the site frontage with Liebenrood Road. The current site layout provides separate vehicle access and exit points onto to Liebenrood Road but as approved under the outline planning permission, the proposed development would close and stop up the existing exit point and utilise the existing site entrance for vehicle both accessing and exiting the site. The boundary treatment proposals therefore would extend the low-level brick wall across the stopped up vehicular exit to match the existing wall and it is also proposed to install 1m high black metal railings on top of the brick wall providing a total height of the site frontage boundary of 1.6m. The proposed soft landscaping and tree planting discussed above would be positioned directly behind the brick wall and railings. The proposed front boundary treatment of low-level brick wall and black metal railings is considered appropriate for the site reflecting the scale of surrounding boundary treatments and ensuring the views of the original building are retained from Liebenrood Road and visibility of the proposed soft landscaping.

7.15 Short sections of black metal railings, of 1.6m in height are also proposed internally within the site enclosing the small car park area and securing this from the southern communal

amenity area part of the site and access road to the north. The lower level and visual permeability of the railings in this location is considered to be acceptable and would retain views of the existing building from Liebenrood Road which contributes positively to the character of the surrounding area. A 1.8m high closed-board timber fence is proposed to secure the southern boundary of the site with Jenkins Close which would be set amongst the existing trees and hedgerow to be retained along this boundary. There would be limited visibility of this fencing given the existing dense hedgerow and tree cover along the boundary such that no adverse visual impacts are identified. The RBC Natural Environment Officer is satisfied that the fence can be installed in this location without significant harm to retained vegetation and that measures to secure this would form part of the detailed arboricultural method statement that is required to be submitted to and approved by the Local Planning Authority prior to commencement of the development under condition 14 of the outline planning permission. The submitted plans confirm that the closed-board fencing would incorporate four mammal gaps that would allow small animals to continue to traverse the southern boundary of the site which is welcomed by the RBC Ecology Adviser in terms of supporting on-site biodiversity in accordance with Policy EN12.

- 7.16 The proposed hard landscaping elements of the development under **parts i and ii** of the condition are considered to be acceptable and comply with Policy CC7 in terms of maintaining and enhancing the character of the surrounding area. Submission and approval of full specifications and samples of materials to be used for all external parts of the development prior to the commencement of the development would be secured under condition 6 of the outline planning permission.
- 7.17 **Part iv.** of the condition requires submission and approval of a *landscape management plan, including management responsibilities, timescales for implementation and maintenance programme and schedules for all landscape areas.*
- 7.18 A landscape management plan has been submitted with the application. This confirms that landscaping works proposed will be completed prior to practical completion of the development by the development contractor, on behalf of the applicant/developer. Following practical completion, all landscaping would be maintained by the care home operator. Any landscaping which fails within the first 12 month period following practical completion is to be replaced on a like-for-like basis by the contractor, and thereafter for a five year period, the replacement landscaping shall align with the approved landscaping proposals would be managed by the care home operator.
- 7.19 A maintenance programme has also been submitted which includes standard good practice requirements to allow for successful establishment of the proposed landscaping. The landscape management plan and maintenance schedule have been reviewed by the RBC Natural Environment Officer who considers the proposed arrangements to be acceptable and to satisfy the requirements of **part iv** of the reserved matters landscaping condition.
- 7.20 **Part v.** of the condition requires submission and approval of *routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points, tree pit specifications*
- 7.21 Plans showing the existing and proposed layout of underground services on the site and serving the development have been submitted and the RBC Natural Environment Officer's advice is there would not be no conflicts with the location of proposed soft landscaping or tree pits and underground services that would be detrimental to planting of the landscaping or its establishment.
- 7.22 Details of the SuDS strategy for the proposed development have also been submitted. The proposed scheme includes the provision of permeable paving and underground 'attenuation crates' within the hardstanding car park area with run-off discharging to the Thames Water sewer on Liebenrood Road. Drainage calculations submitted with the application have been reviewed by the RBC Lead Local Flood Authority (LLFA) Officer

who confirms that the SuDS strategy proposed would as a result of the increase in soft landscaping and permeable surfaces on the site, result in an overall reduction in the run-off discharge rate when compared to the existing situation at the site, and that the scheme therefore satisfies the requirements of Policy EN18 (Flooding and Sustainable Drainage Systems).

7.23 In addition to betterment of the run-off discharge rate, Policy EN18 also requires that wherever possible, the SuDS should link into the on-site green infrastructure. In this respect it is proposed that the tree pits would connect to the SuDS to aid with watering whilst also reducing the amount of surface water leaving the site. The RBC LLFA and Natural Environment Officer welcome integration of the SuDS with the on-site soft landscaping. Full details of how the SuDS would connect to the tree pits has not yet been provided and therefore a condition is recommended and considered reasonable to secure submission and approval of these details prior to commencement of the development.

7.24 The landscaping proposals are considered to be acceptable in respect of the location and function of existing and proposed services on the site and to satisfy the requirements of part v of the landscaping reserved matters condition.

8 Equality implications

8.1 Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

8.2 The key equalities protected characteristics include age, disability, sex, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence that the protected groups have or will have different needs, experiences, issues, and priorities in relation to this particular application.

9 Conclusion

9.1 The Landscaping Reserved Matter details submitted for the development are considered to be acceptable and to align with the landscaping principles shown in the outline planning permission. Subject to the conditions set out in the recommendation box at the top of this report, officers advise that the details submitted would satisfy the requirements of condition 3 of the outline planning permission which requires the nature of the landscaping details to be approved for the development.

9.2 The proposed landscaping would complement the proposed use of the site as a care home, assist in preserving the character and appearance of the retained parts of the existing building, a non-designated asset, and would enhance the contribution of the site to the character of the surrounding area in accordance with Policies CC7 (Design and the Public Realm), EN1 (Protection and Enhancement of the Historic Environment) and EN6 (New Development in a Historic Context). The proposed soft landscaping elements, including the net gain in on-site tree planting would accord with Policy EN14 (Trees, Hedges and Woodlands) and the Reading Tree Strategy (2021) in contributing to extending the Borough's vegetation cover whilst the wildlife friendly nature of the landscaping proposed would provide on-site biodiversity benefits in accordance with Policy EN12 (Biodiversity and The Green Network). The landscaping management and maintenance details submitted would ensure successful establishment of the landscaping whilst the proposed SuDS strategy would reduce the surface water run-off discharge rate at the site and integrate with the proposed soft landscaping elements in accordance with Policy EN18 (Flooding and Drainage).

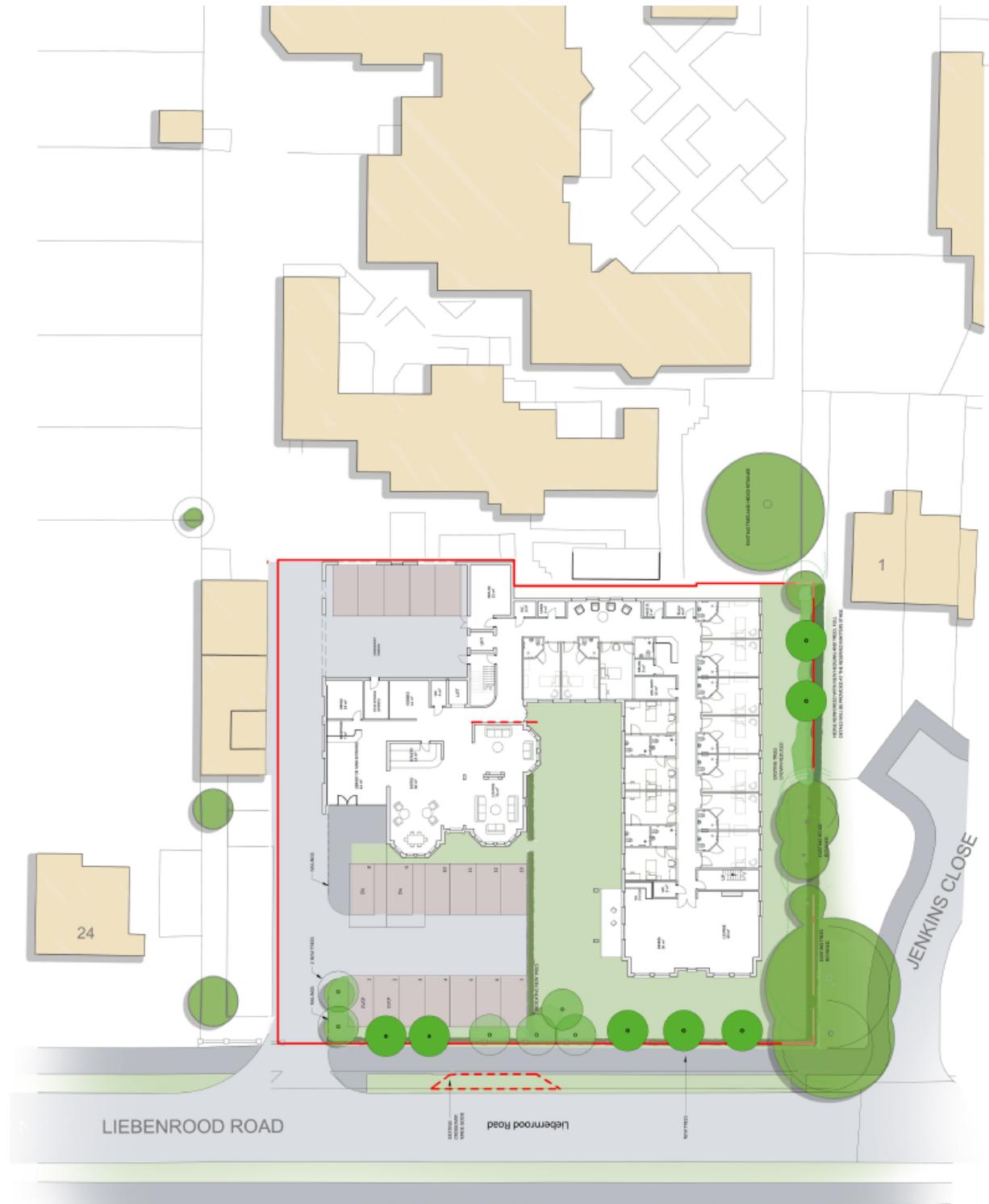
9.3 The officer recommendation is to approve the landscaping reserved matter details subject to the conditions set out in the recommendation box at the top of this report.

Appendices

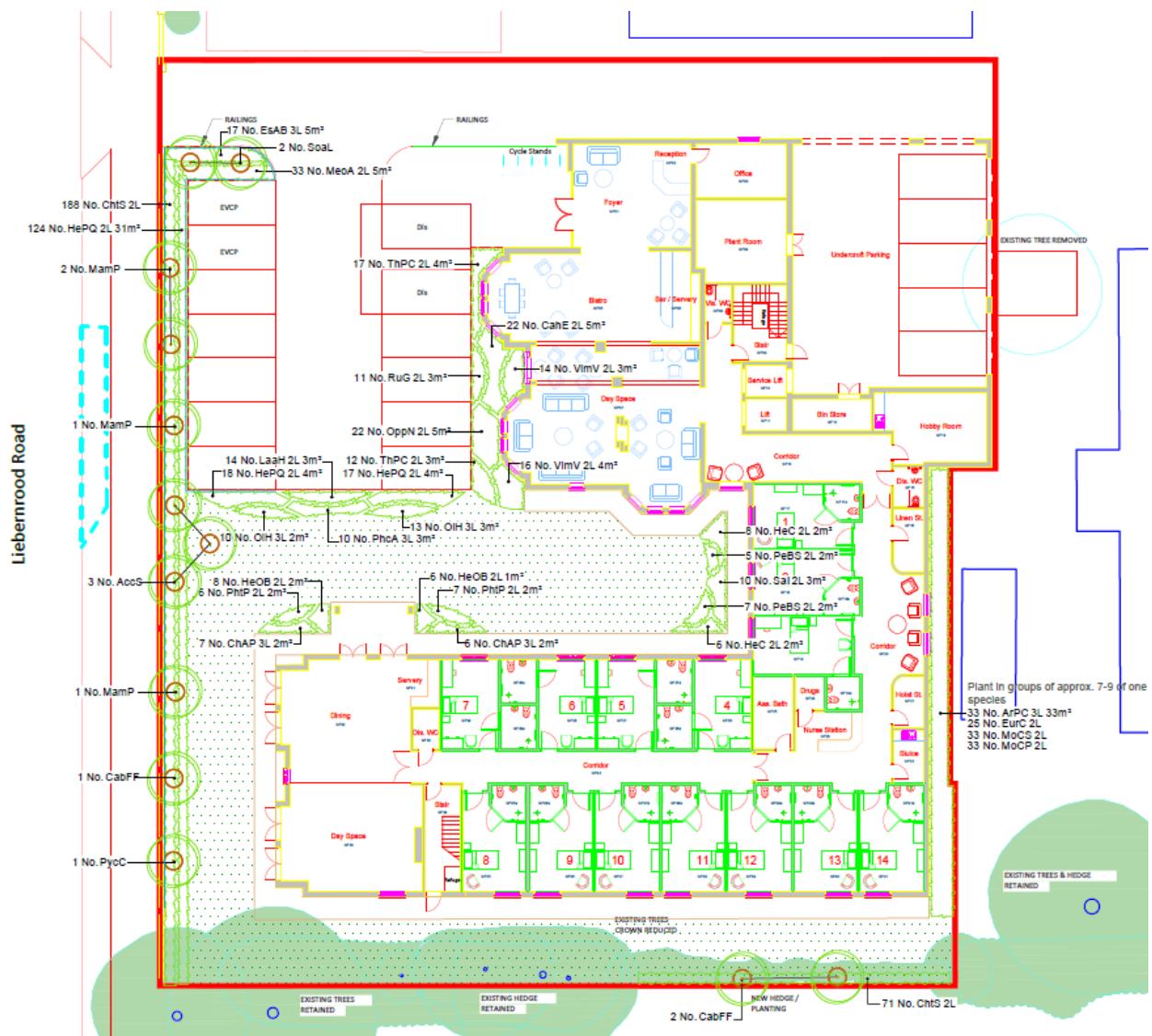
Appendix 1 – June 2022 PAC report for related outline planning permission ref. PL/21/1728/OUT

Appendix 2 – June 2022 PAC update report for related outline planning permission ref. PL/21/1728/OUT

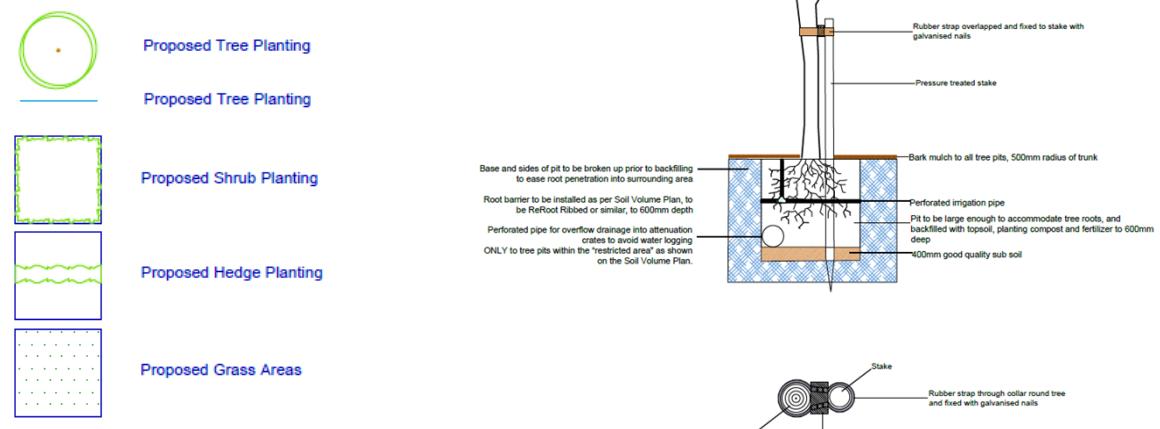
Plans



Proposed site plan (as approved under outline planning permission PL/21/1728)



Landscape Key



Proposed Soft Landscaping Plan

Landscape Schedule

Trees

Abbreviation	Species	Girth	Specification		Number
AccS	<i>Acer campestre 'Streetwise'</i>	12-14cm	BR	:Clear Stem 175-200	3No.
CabFF	<i>Carpinus betulus 'Frans Fontaine'</i>	12-14cm	BR	:Clear Stem 175-200	3No.
MamP	<i>Malus moerlandsii 'Profusion'</i>	12-14cm	BR	:Clear Stem 175-200	4No.
PycC	<i>Pyrus calleryana 'Chanticleer'</i>	12-14cm	BR	:Clear Stem 175-200	1No.
SoaL	<i>Sorbus aria 'Lutescens'</i>	12-14cm	BR		2No.
					Total :13No.

Hedges

Abbreviation	Species	Height	Pot Size	Density	Number	Length
ChtS	<i>Choisya ternata Sundance ®</i>	30-40cm	2L	4/m	259No.	64.4m
						Total :259No. Total :64.4m

Shrubs

Abbreviation	Species	Height	Pot Size	Density	Number	Area
ChAP	<i>Choisya 'Aztec Pearl'</i>	30-40cm	3L	3/m ²	13No.	3.93m ²
EsAB	<i>Escallonia 'Apple Blossom'</i>	30-40cm	3L	3/m ²	17No.	5.36m ²
HeC	<i>Hebe cupressoides</i>	20-30cm	2L	3/m ²	14No.	4.09m ²
HeOB	<i>Hebe 'Oratio Beauty'</i>	20-30cm	2L	4/m ²	14No.	3.27m ²
HePQ	<i>Hebe 'Purple Queen'</i>	20-30cm	2L	4/m ²	159No.	39.51m ²
LaaH	<i>Lavandula angustifolia 'Hidcote'</i>	20-30cm	2L	4/m ²	14No.	3.38m ²
OlH	<i>Olearia haastii</i>	30-40cm	3L	4/m ²	23No.	5.47m ²
PeBS	<i>Perovskia 'Blue Spire'</i>	20-30cm	2L	3/m ²	12No.	3.58m ²
PhcA	<i>Philadelphus coronarius 'Aureus'</i>	30-40cm	3L	3/m ²	10No.	3.32m ²
PhP	<i>Phormium tenax 'Purpureum'</i>	30-40cm	2L	3/m ²	13No.	4.04m ²
Sal	<i>Santolina Incana</i>	20-30cm	2L	3/m ²	10No.	3.2m ²
VimV	<i>Vinca major 'Variegata'</i>	20-30cm	2L	4/m ²	30No.	7.1m ²
					Total :329No.	Total :86.25m ²

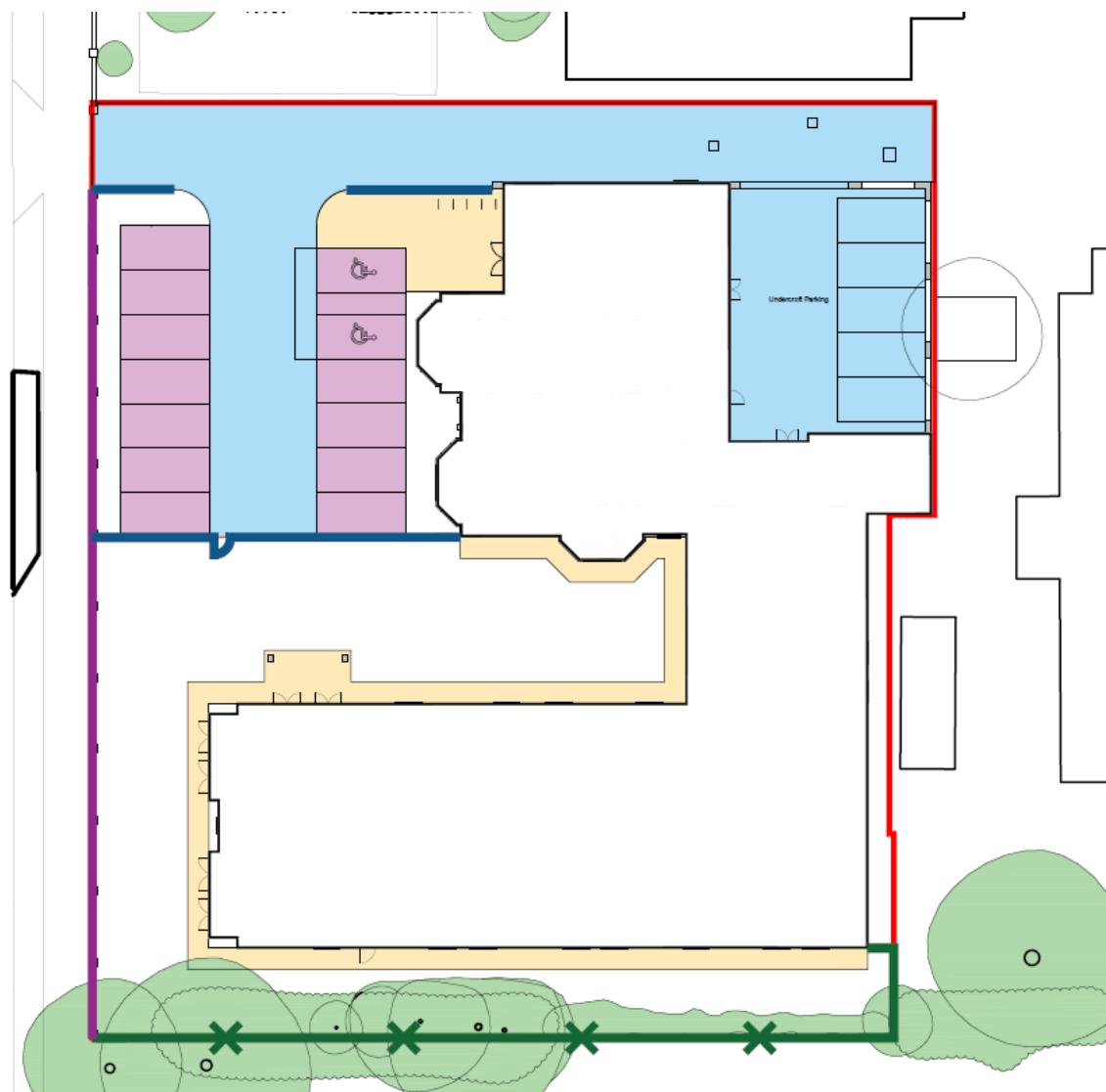
Herbaceous

Abbreviation	Species	Spread	Pot Size	Density	Number	Area
ArPC	<i>Artemisia 'Powis Castle'</i>		3L	4/m ²	33No.	8.13m ²
CahE	<i>Carex hachijoensis 'Evergold'</i>		2L	4/m ²	22No.	5.43m ²
EurC	<i>Eupatorium rugosum 'Chocolate'</i>		2L	3/m ²	25No.	8.13m ²
MeoA	<i>Melissa officinalis 'Aurea'</i>		2L	6/m ²	33No.	5.39m ²
MoCP	<i>Monarda 'Croftway Pink'</i>	20-30cm	2L	4/m ²	33No.	8.13m ²
MoCS	<i>Monarda 'Cambridge Scarlet'</i>	15-20cm	2L	4/m ²	33No.	8.13m ²
OppN	<i>Ophiopogon planiscapus 'Nigrescens'</i>		2L	4/m ²	22No.	5.28m ²
RuG	<i>Rudbeckia 'Goldsturm'</i>	20-30cm	2L	4/m ²	11No.	2.61m ²
ThPC	<i>Thymus Pink Chinz</i>	20-30cm	2L	4/m ²	29No.	7.02m ²
					Total :241No.	Total :58.25m ²

Grass Areas

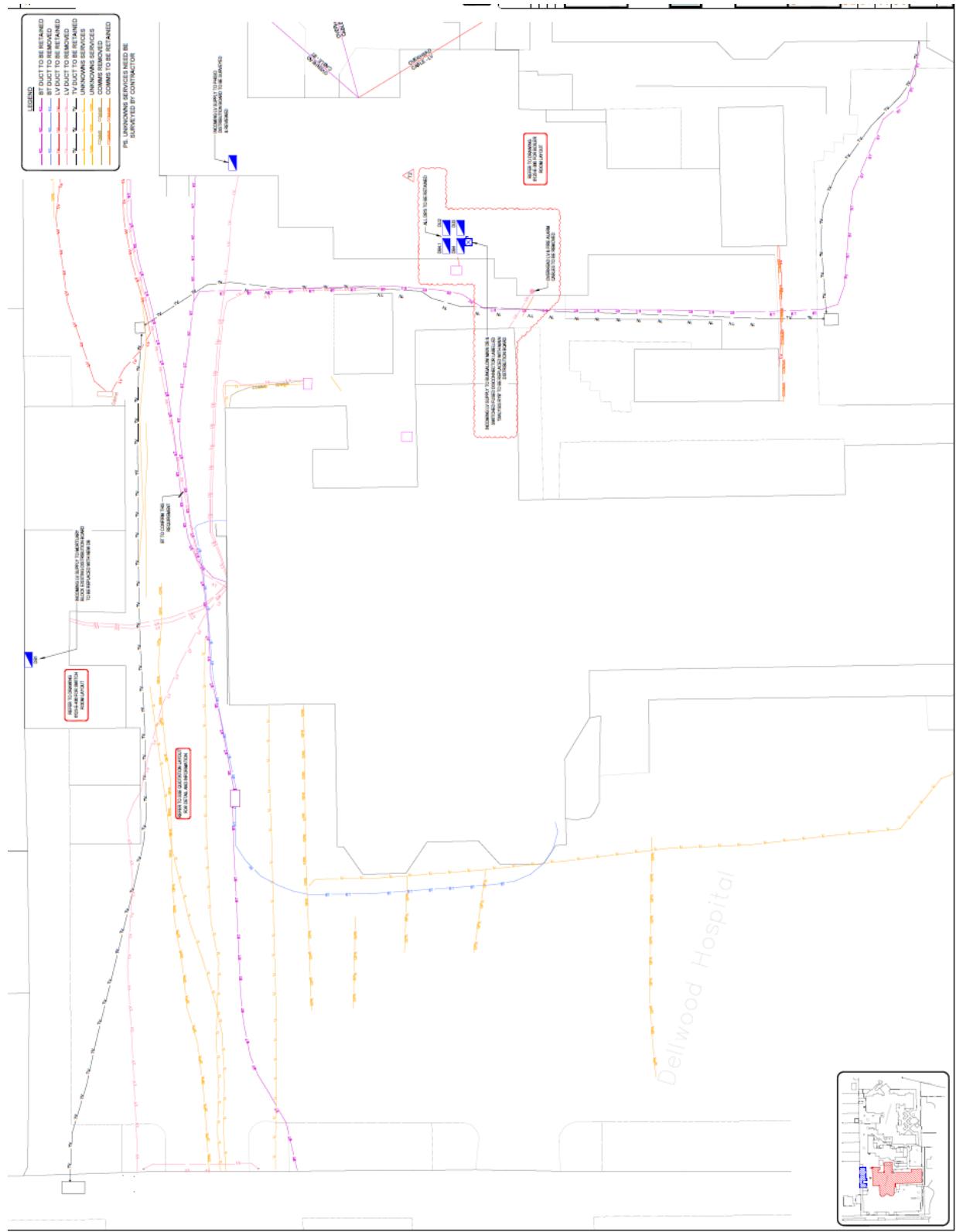
Seed Mix Name	Area
Turf	397.22m ²
Total :397.22m ²	

Proposed planting specifications

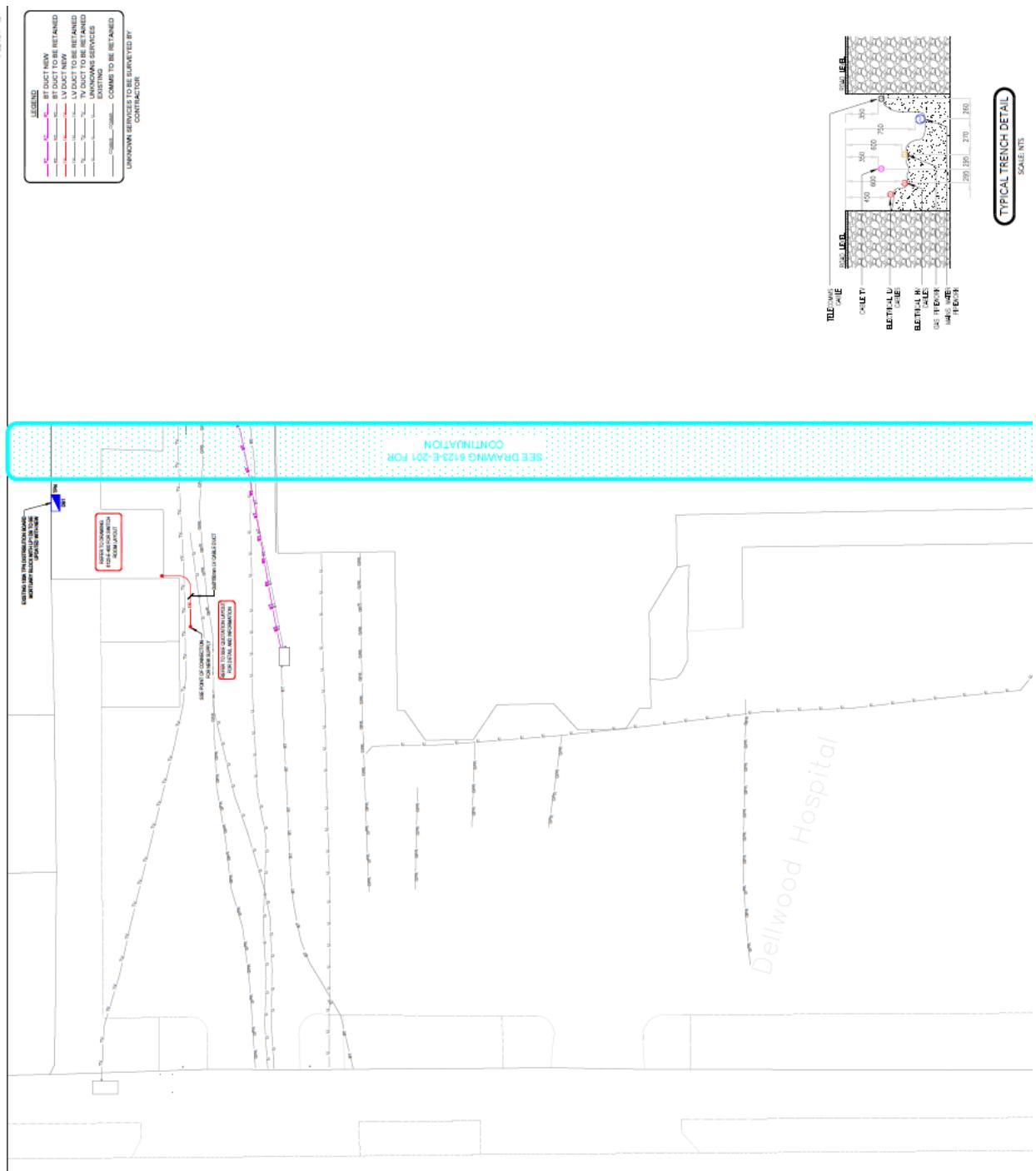


- Tarmacadam (Vehicular Grade)
- Permeable Block Paving
- Tarmacadam (Pedestrian Grade)
- 1600mm Metal Railings
- 1800mm Close Boarded Fence
- X Proposed mammal gap (15cm wide x 13cm high)
- 1000mm Metal Railings on 600mm Brick Wall

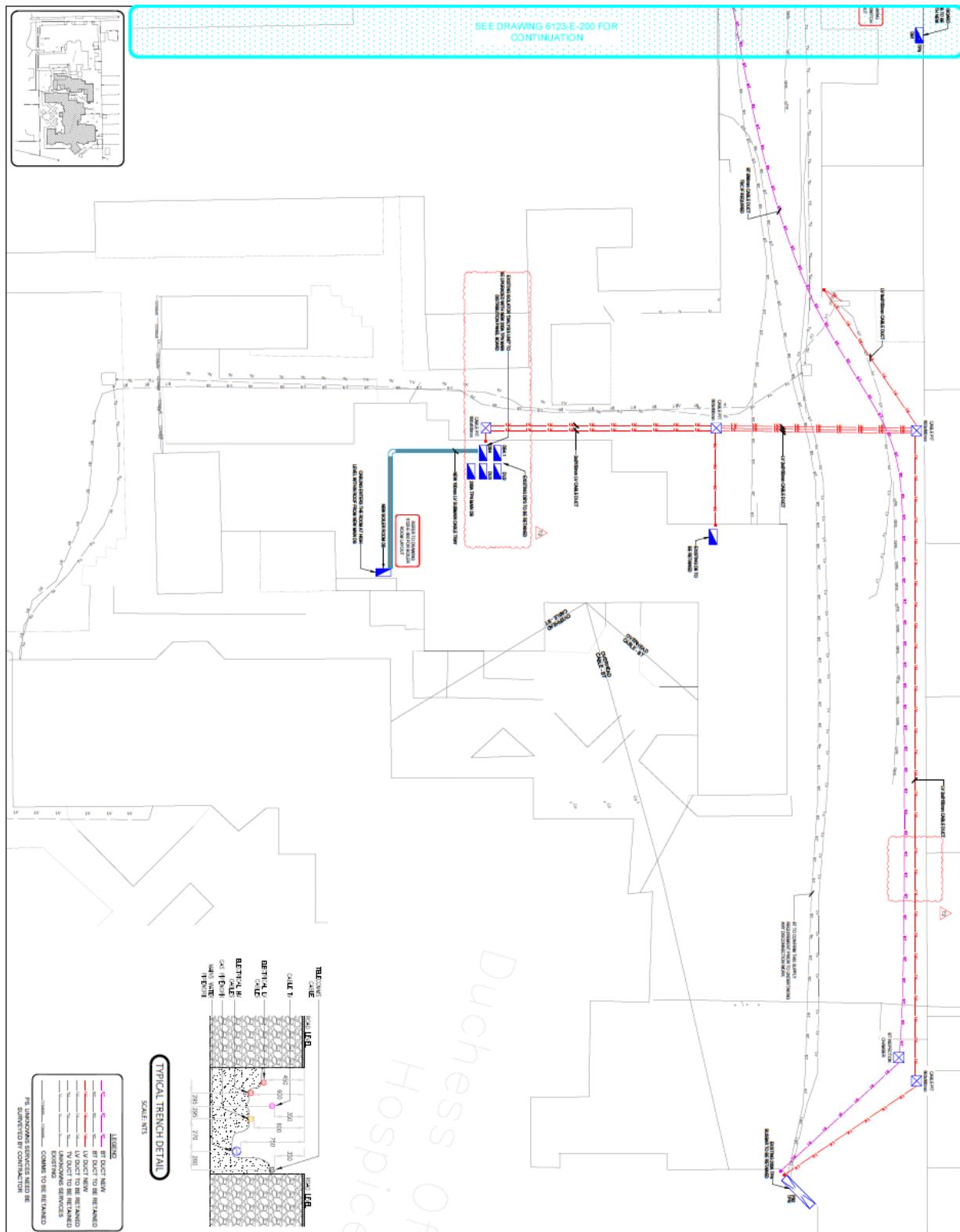
Proposed Hard Landscaping Plan



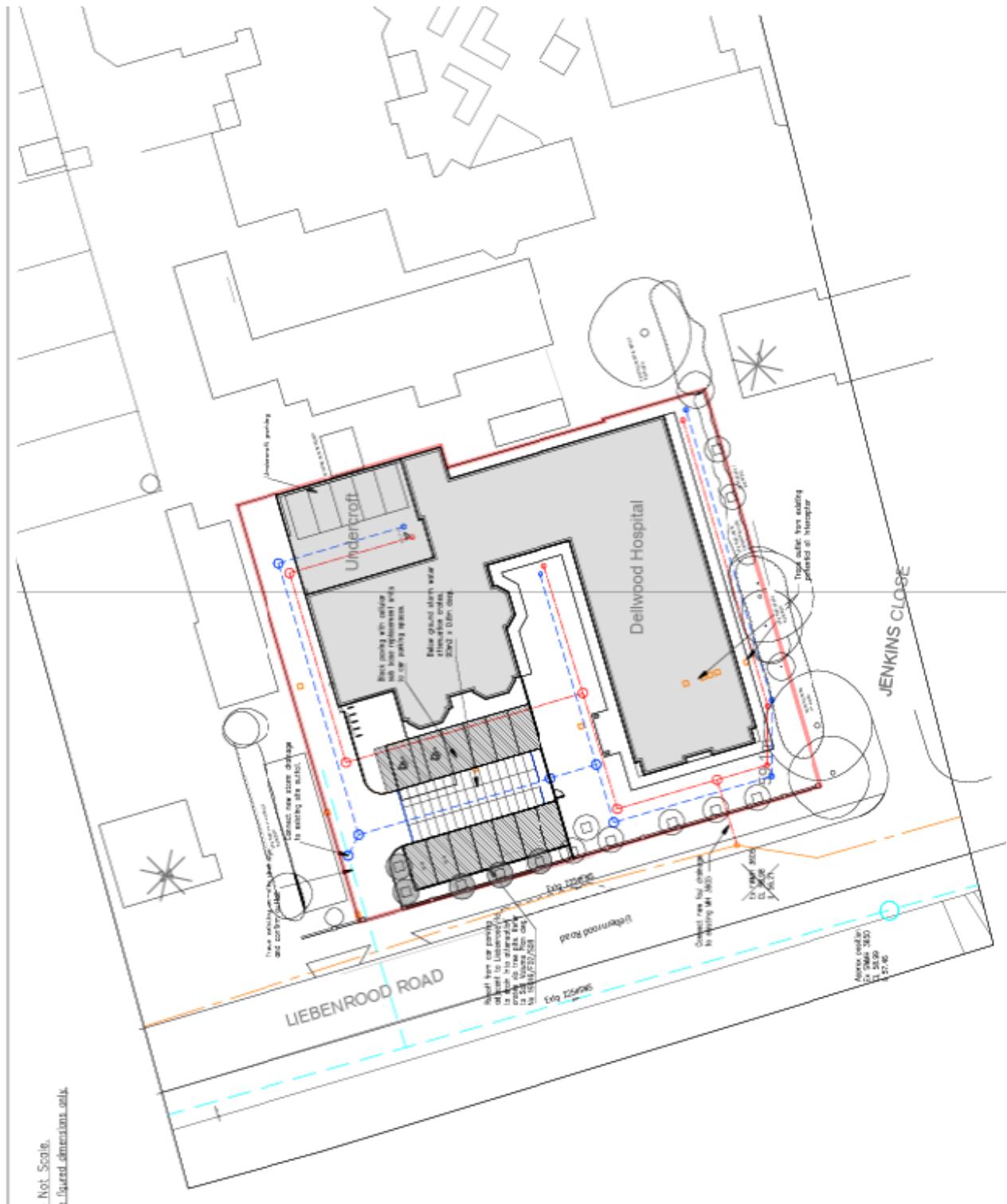
Existing underground services layout



Proposed underground services layout



Proposed underground services layout



Proposed SuDS layout