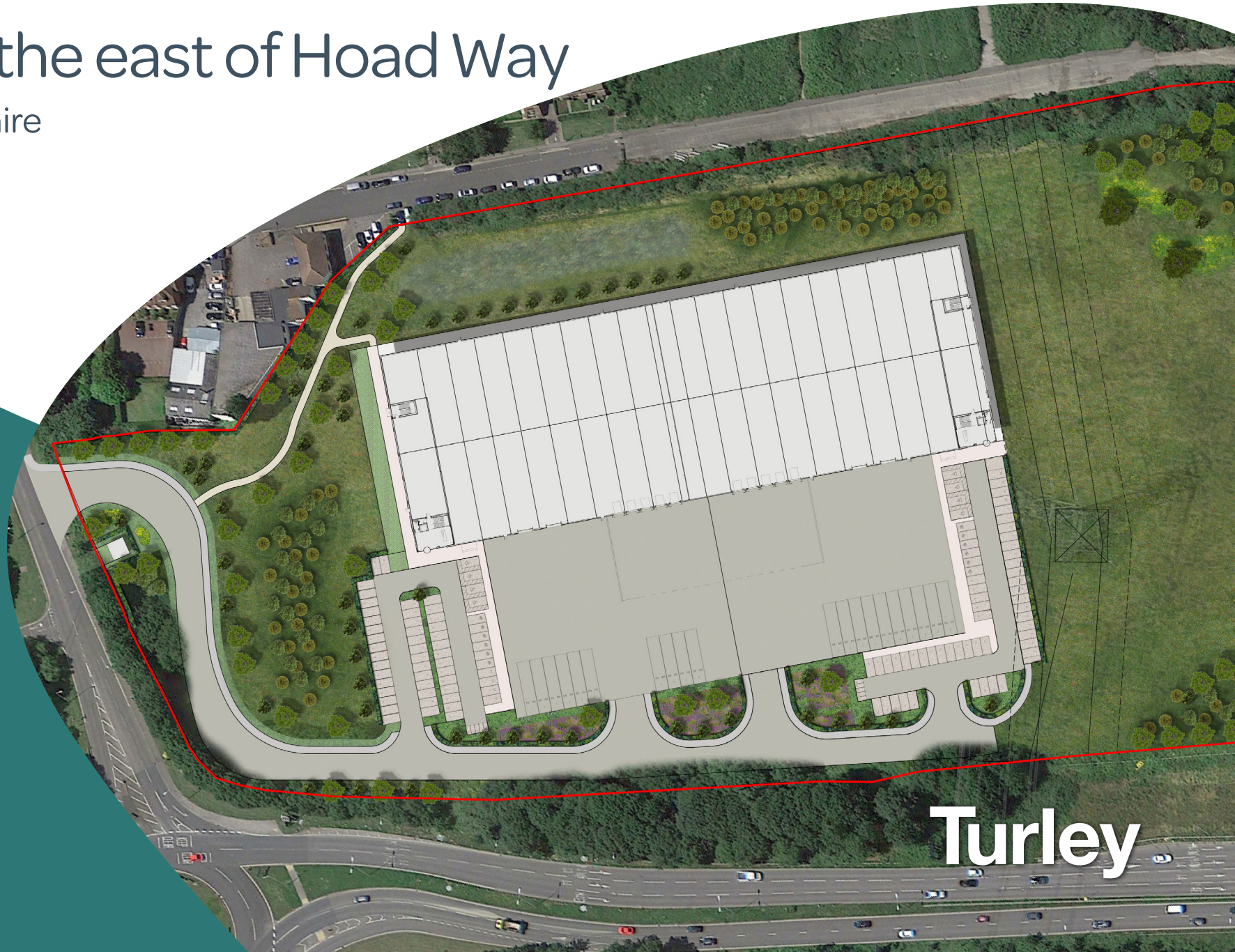
DESIGN AND ACCESS STATEMENT - LANDSCAPE STRATEGY

Land to the east of Hoad Way

Theale, Berkshire

June 2024



Turley

Landscape Strategy

Turley Design were commissioned by Panattoni to provide landscape design proposals to support an application for a logistics development at Hoad Way, Theale. The landscape proposals have been informed and shaped by the arboricultural assessment and ecological assessment undertaken by Middlemarch Environmental and a Landscape and Visual Impact Appraisal undertaken by Turley Landscape and VIA.

Objectives

The following objectives and plant specification collectively form cohesive and resilient landscape and planting proposals for the Site.

- Development has been sensitively set back from High Street to respect the visual amenity of the residential properties. A landscape buffer with a native tree and shrub mix will run along the High Street boundary to strengthen the existing tree line, this will increase its visual screening and soften the potential visual impact of the built form.
- Development has also been set back from Hoad Way and outside of the Theale High Street / Blossom Lane Conservation Area.
- The building footprint sits 7m below the ground level of the M4 junction and the building is 13m in height. This level difference, along with the establish tree planting along the M4 and Bath Road, will aid visual screening of the proposed development.
- To limit topsoil being exported from site, excess topsoil will be utilised to form a sculptural mound to the landscaped entrance off Hoad Way and will be planted with a native tree and shrub mix for visual screening.
- A foot and cycle path will run along the western boundary of the Site to establish a connection to High Street, providing direct access to the bridge over the M4 and the retail park beyond. The path exit/egress point will utilise an existing break in the northern boundary tree belt to avoid vegetation loss in this area.
- The existing perimeter vegetation is defined by well-established semi-mature trees, which lie both inside and outside the red line boundary, and contribute to the containment of the Site. Where losses will be necessary to facilitate the proposed vehicular entrance and access road, these will be replaced at a 1:1 ratio. Root protection areas of existing trees and hedgerows have been respected to support their continued retention and growth. The hedgerow along High Street will be managed sympathetically given its historic context. To aid screening of the proposed development, the hedgerow will be allowed to grow into a line of small trees.
- The north western corner of the site forms part of Theale High Street / Blossom Lane Conservation Area. Landscape proposals here propose a new native hedgerow to the site's perimeter and structural tree planting. Species have been chosen for their large mature size, dense canopies and long life span to further aid screening of the development.
- Where there is a weakening in the landscape structure of the perimeter vegetation, additional supplementary tree and shrub planting is proposed to close these gaps. This is specifically required where the site borders Bath Road and to the north corner adjacent to High Street.
- Landscaping to the access road will be formal in appearance to establish a threshold into the development

Attractive planting to building entrances

Application boundary

1. Existing retained vegetation
2. Excess topsoil mound
3. Semi mature oak tree landscape feature
4. Extra heavy standard tree
5. Heavy standard tree
6. Native tree and shrub mix
7. Clipped native hedgerow
8. Ornamental shrub mix
9. Low groundcover mix
10. Meadow mix
11. Attenuation basin and wet meadow mix
12. Close mown grass
13. Bulb planting
14. Block paving to car park bays
15. Flag paving to pedestrian areas
16. Tarmacadam to vehicular areas and pavements
17. Reinforced grass pavers to sub station access and emergency vehicle access
18. Footpath surfaced with compacted self-binding gravel
19. No tree planting under powerline

Fig. 1: Landscape Masterplan

and will utilise avenue tree planting, clipped native hedgerows, close mown grass areas, ornamental planting and low groundcover planting. Landscaping to the wider site will be more naturalised in appearance and will utilise a native tree and shrub mix, species-rich grassland mixes and seasonal bulb planting as well as individual native tree planting. Overall, the planting will optimise opportunities for landscape and ecological enhancement to soften the built form and service yards whilst assimilating the proposals within the existing landscape context.

- Two Semi-Mature oak trees are to be planted in the open eastern extent of the site to create prominent landscape features.
- New Extra-Heavy Standard native trees, which grow to a substantial size with dense canopies, will be utilised for screening the proposed development. Species include Beech, Field Maple, Hornbeam, Oak and Whitebeam.
- Additional species will be used for Heavy-Standard native tree planting across the site and species will include Alder, Birch, Elder, Pear and Wild Cherry. Collectively, there will be c.130 new standard trees planted.
- The native tree and shrub mix will be planted with young specimens to create a developing habitat. Species include Downy Birch, Goat Willow, Field Maple, Rowan and Wild Cherry.
- New native hedgerow species would include Blackthorn, Dog Rose, Hawthorn, Hazel and Holly.
- In areas of ornamental planting, predominately evergreen species have been chosen to provide year-round leaf cover. Visual interest is provided through seasonal change in leaf colour and the inclusion of flowering specimens and species with striking bark coloration.
- Tree planting is not proposed under the overhead powerline and within its easement. The creation of a new species-rich habitat under the powerlines will see a grass and wildflower meadow established, a complementary habitat to the wooded perimeter.
- In accordance with ecologist's recommendations, the chosen plant species and the distribution and quantity of the plant mixes aim to achieve biodiversity gains on Site. These will be supplemented with additional gains off-site.
- A high proportion of native plant species have been proposed to contribute to and improve the biodiversity value of the site through the selection of wildlife friendly species which provide opportunities for foraging, nesting and shelter.
- The existing vegetation to the perimeter of the Site will be retained and enhanced to continue and improve wildlife movement within the Site and to adjacent habitats.
- New wet habitats will be created on site through the inclusion of an attenuation basin as part of the Site's surface water drainage strategy. The attenuation basin will be planted with a meadow mixture suitable for seasonally wet conditions.
- Further ecological enhancements include the provision of bird and bat boxes on retained trees for roosting and nesting opportunities and the provision of log, brash and stone piles. These are to be placed in both sunny and shady locations to provide refuge and hibernation habitats for invertebrates, amphibians and reptiles.
- Planting has been carefully arranged to maximise visibility-splays at the entrance to the Site and throughout the internal road network, maintaining the safety of site users.

Soft Landscape Plan

The adjacent Soft Landscape Plan sets out the landscape and planting proposals for the development. See the following pages for the Indicative Planting Sections and Plant Schedules which correspond to the mixes shown in the adjacent plan and key below.

- Application boundary
- Existing tree/vegetation retained
- Existing tree group retained
- Root protection area
- Existing vegetation identified for removal
- Semi mature tree
- Extra heavy standard tree
- Heavy standard tree
- Native tree and shrub mix
  Trees to be planted individually at 4m centers and distributed evenly
- Clipped Native hedgerow
  Planted in a double staggered row, 450mm between rows, at 5no. plans per linear metre
- Ornamental shrub planting
- Low groundcover planting
- Meadow mixture for loamy soils
  Mix EM5. Sown at 4g/m^2
- Meadow mixture for wetland
  Mix EM8. Sown at 4g/m^2
- Grass
  A22 Low Maintenance mix
- Bulb planting
  Naturalised in grass. Randomly mixed & places at 300mm centres
- Retained semi-natural grassland
  Overseeding with Mix EM5 where required.

Fig. 2: Soft Landscape Plan

Attenuation basin with wet meadow planting

Native tree and shrub mix to enhance site screening and ecological value

Bird and bat boxes to support wildlife

Indicative Planting

Sections

The adjacent sections determine the indicative planting according to the Soft Landscape Plan on the previous page. The current tree heights shown are at year 1 growth. The dashed green lines determine indicative tree height at year 15 growth.

Fig. 3: Illustrative Sections

Plant Schedule

SEMI MATURE TREES	
Rootballed	
Tree pit size: 1050 x 1050 x 750mm, backfilled with topsoil	
18-20cm stem girth. 4.5-5m height. Min 2m clear stem	
Species	**Common Name**
Quercus robur	English Oak

EXTRA HEAVY STANDARD TREES	
Rootballed	
Tree pit size: 900 x 900 x 500mm, backfilled with topsoil	
14-16cm stem girth. 3.5-4m height. Min 2m clear stem	
Species	**Common Name**
Acer campestre	Field Maple
Carpinus betulus	Hornbeam
Fagus sylvatica	Common Beech
Sorbus aria	Whitebeam
Quercus robur	English Oak

HEAVY STANDARD TREES	
Rootballed	
Tree pit size: 800 x 800 x 400mm, backfilled with topsoil	
12-14cm stem girth. 3-3.5m height. Min 2m clear stem	
Species	**Common Name**
Alnus glutinosa	Alder
Alnus incana 'Aurea'	Grey Alder
Betula pendula	Silver Birch
Betula nigra	River Birch
Corylus avellana	Hazel
Prunus avium 'Plena'	Wild Cherry
Pyrus calleriana 'Chanticleer'	Callery Pear
Sambucus nigra	Elder

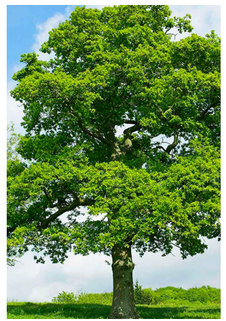
Acer campestre - Field Maple

Betula pendula - Silver Birch

Carpinus betulus - Hornbeam

Prunus avium 'Plena' - Wild Cherry

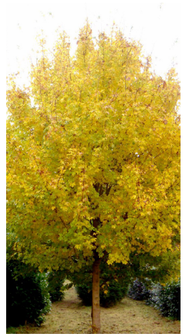
Sorbus Aria - Whitebeam



Quercus robur - English Oak

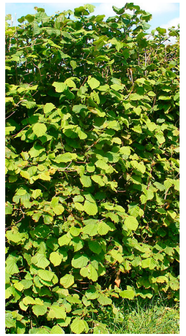
NATIVE HEDGEROWS			
Planted in a double staggered row, 450mm between rows, at 5no. plants per linear metre.			
300mm depth of topsoil onto 600mm depth subsoil			
To be maintained at a maximum height of 2.0m			
%	**Plant Name**	**Common Name**	**Height**
30	*Corylus avellana*	Hazel	40-60cm
45	*Crataegus monogyna*	Hawthorn	40-60cm
5	*Ilex aquifolium*	Holly	40-60cm
5	*Ligustrum vulgare*	Wild Privet	40-60cm
10	*Prunus spinosa*	Blackthorn	40-60cm
5	*Rosa canina*	Dog Rose	40-60cm

NATIVE TREE AND SHRUB MIX			
Trees to be planted individually at 4m centers and distributed evenly throughout			
Shrubs to be planted in groups of 3, 5 or 7no. of each species.			
Trees			
%	**Plant Name**	**Common Name**	**Height**
10	*Acer campestre*	Field Maple	60-80cm
10	*Alnus glutinosa*	Alder	60-80cm
10	*Betula pubescens*	Downy Birch	60-80cm
5	*Sorbus aucuparia*	Rowan	60-80cm
5	*Prunus avium*	Wild Cherry	60-80cm
10	*Quercus robur*	English Oak	60-80cm
Shrubs			
10	*Corylus avellana*	Hazel	40-60cm
15	*Crataegus monogyna*	Hawthorn	40-60 cm
10	*Prunus spinosa*	Blackthorn	40-60cm
10	*Salix caprea*	Goat willow	40-60cm
5	*Ilex aquifolium*	Holly	30-40 cm

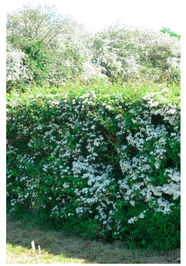


Acer campestre - Field Maple

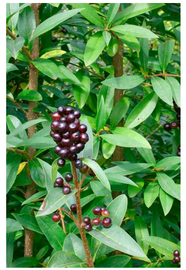
Betula pubescens - Downy Birch



Corylus avellana - Hazel



Crataegus monogyna - Hawthorn



Ligustrum vulgare - Wild Privet

Ilex aquifolium - Holly

ORNAMENTAL SHRUB PLANTING		
300mm depth of topsoil onto 300mm depth subsoil Ultimate plant height is above 1m. All evergreens.		
Species	**Supply size**	**Pot size**
Amelanchier canadensis	90-120cm	15L
Choisya ternata 'Sundance'	40-60cm	3L
Cornus alba 'Elegantissima'	90-120cm	15L
Cornus alba 'Sibirica'	40-60cm	3L
Euonymus fortunei 'Emerald Gaiety'	40-60cm	3L
Photinia × fraseri 'Red Robin'	40-60cm	3L
Rhus typhina	100-125mm	20L
Skimmia × confusa 'Kew Green'	40-60cm	3L
Viburnum davidii	20-30cm	3L
Viburnum tinus 'Eve Price'	30-40cm	3L

LOW GROUNDCOVER PLANTING		
300mm depth of topsoil onto 300mm depth subsoil Ultimate plant height to be maintained below 1m		
Species	**Supply size**	**Pot size**
Carex 'Ice Dance'	20-30cm	3L
Choisya 'Aztec Pearl'	30-40cm	3L
Escallonia 'Apple Blossom'	40-60cm	3L
Euonymus fortunei 'Emerald & Gold'	20-30cm	3L
Hebe pinguifolia 'Pagei'	15-20mm	2L
Hebe vernicosa	15-20mm	2L
Pachysandra terminalis 'Variegata'	15-20mm	2L
Prunus laurocerasus 'Otto Luyken'	30-40cm	3L
Spiraea japonica 'Candlelight'	20-30cm	3L
Vinca minor 'Atropurpurea'	20-30cm	2L

Viburnum davidii - David viburnum

Euonymus fortunei 'Emerald Gaiety' -Fortune's spindle

Skimmia x confusa Kew Green - Skimma

Amelanchier canadensis - Service berry

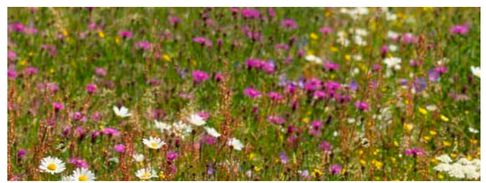
Carex 'Ice Dance' - Sedge

Hebe vernicosa - Varnished Hebe

SPECIES RICH GRASSLAND AREAS	
To be sown on nutrient poor soil to BS3882:2015 'Low Fertility Specification', or cultivated and screened subsoil	
Seeds Mix	**Specification**
Meadow Mixture for Loamy Soils	Emorsgate Seeds. Mix EM5. Sown at 4g/m². 20% wildflower and 80% grasses.
Meadow Mixture for Wetlands	Emorsgate Seeds. Mix EM8. Sown at 4g/m². 20% wildflower and 80% grasses.

GRASS	
150mm depth of topsoil onto 150mm depth subsoil	
Location	**Specification**
Close Mown Grass Areas	Germinal Seeds. Mix A22 (Low Maintenance). Sown at 50g/m².

BULB PLANTING		
Randomly mixed & planted at 300mm centres		
Species	**Common Name**	**% Mix**
Anemone nemorosa	Wood Anemone	20
Convallaria majalis	Lily of the Valley	20
Galanthus nivalis	Snowdrops	20
Hyacinthoides non-scripta	Bluebell	20
Narcissus pseudonarcissus 'Lobularis'	Wild Daffodil	20



Meadow Mixture for Loamy Soils

Meadow Mixture for Wetlands

Anemone nemorosa - Wood Anemone

Convallaria majalis - lily of the valley

Hyacinthoides non-scripta - Bluebell

Hard Landscape Plan

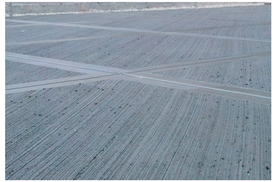
The materials palette will be specified to be suitable for the intensity of the uses and footfall.

- Access road and service yard surface material: Tarmacadam for vehicular use to engineers specification
- Pavements to access road: Tarmacadam for pedestrian use to engineers specification
- Car parking bays: Concrete block paving
- Pavements to car park and building entrances: Concrete flag paving
- Building perimeter maintenance path: Brush concrete hardstanding
- Emergency vehicle turning head: Reinforced grass pavers / Grasscrete
- Foot and cycle path: Compacted self-binding gravel
- Fencing to service yards: 2.5m high green palisade fencing coloured dark green

Concrete block paving to car park bays

Concrete flag paving to building entrances

Reinforced grass pavers



Brushed concrete path

Compacted self-binding gravel

Tarmac to access road and pavements

Application boundary

Tarmacadam for Vehicular Areas
To access road and service yards. To engineers specification

Tarmacadam to pedestrian areas
To pavements to access road. To engineers specification

Concrete block paving to vehicular areas
To car parking bays. To engineers specification

Concrete flag paving to pedestrian areas
To pavements in car park and building entrances. To engineers specification

Brushed concrete hardstanding
To building perimeter maintenance path. To engineers specification

Reinforced grass pavers / Grasscrete
To emergency vehicle turning head. To engineers specification.

Compacted self-binding gravel
To foot and cycle path. CellWeb or similar approved to be used in root protection areas. To engineers specification.

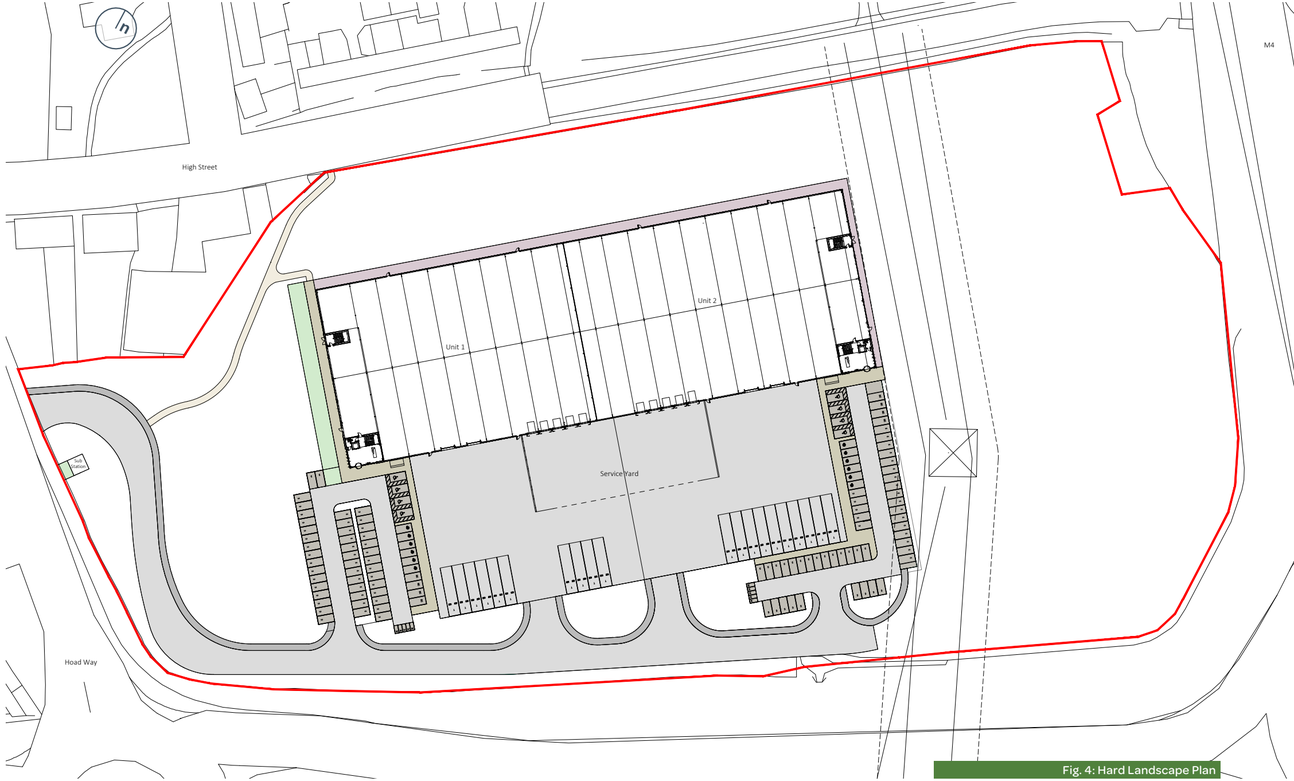


Fig. 4: Hard Landscape Plan

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Date of issue
June 2024

Job Reference
FIRS3002

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