

M464 Evendons Lane, Wokingham
Landscape Response / Clarifications

Ref:

PLANNING APPLICATION NO: 252179

LOCATION: Unit 1, 171 Evendons Lane, Wokingham, RG41 4EH. / Boutique Care Homes

Date: November 2025

"This application now includes the paddock space into the red line of the Site Plan, although not the Landscape Masterplan. It is not clear what this land is to be used for and why it is now being shown as part of this application. Further details of this area will need to be included in the Design Statement. "

Landscape details of the paddock area are shown on landscape plan m464-IJLA-VV-00-DR-L-205 and are highlighted in blue as they are an offsite area.

The scheme seeks to bring back in to active use the currently derelict paddock area. The paddock area is being utilised to meet the BNG requirements for the site as agreed in the Outline Application.

Further details on the BNG proposals are included in the BNG plan that was submitted separately but they allow for significant tree planting, meadow areas and an orchard. Access from the care home has been included and cut paths within the meadow area so more able-bodied residents of the care home can utilise the area as recreational space.

"The bin store is shown adjacent to the site entrance in an area identified on the parameters plan as green infrastructure. "

We have had to change the location of the bin store from the area identified within the Indicative Site layout in the outline application as it clashed with the RPAs of the adjacent Scots Pines trees.

Following a review with our Highways Consultant it was considered the current location is the most appropriate location for the bin store. There is a desire to avoid anywhere adjacent to the main entrance area to the care home (plus refuse vehicle tracking doesn't work in the southern area of the car park) so it doesn't impact on the visual appearance of the area. Factoring in tree constraints, travel distances for staff to the store and the need for refuse vehicles to turn within the car park area it was felt the current location is the most suitable location bearing in mind all the site constraints associated with the agreed Parameter Plan.

"A number of structures are shown on the Proposed Site Plan other than the care home building and where details will need to be provided, "

Details (product and supplier information) are shown on the detail plans. Additional picture references are attached to this response.

"I suggest that several of these structures could be rationalised and combined, such as the garden store and potting shed, so there will be fewer structures on the site. "

Outdoor and external space is an important consideration for care home design to ensure residents maintain their health and well-being. All structures specified within the landscape design are typical to all the operator's existing care homes and they serve a specific purpose as outlined below. They will also contribute to the residents enjoyment of the space.

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The garden store is a secure metal store for the storage of valuable equipment to be used solely by maintenance staff. The Potting shed is a valuable resource for the residents gardening club and requires space and light for this not only to be effective but also to be an aesthetic asset for the residents. It cannot be merged with the garden store as they serve different purposes.

The summer house is used by residents during outdoor functions / garden parties also provides respite and opportunity for the residents to enjoy views of the garden areas. The pergola needs to create the link between the external dining area, offering shade for those that require it and also be a gateway to the gardens.

"Pine trees on corner...

This is important as this group was previously indicated as helping to mitigate the visual impact of the care home in views from Evendons Lane. Once we fully understand the extent of the removal, the landscape proposals will need to show replacement tree planting in this area. "

Tree planting mitigation and supplementary shrub planting to the Scots pine tree area is shown on the updated landscape plans. The trees to be removed in the Scots Pine group have been identified on the updated AIA following a further survey of the area.

"I have no objection to the removal of hedgerow #12, as it is relatively poor quality, however a suitable replacement hedgerow with trees will need to be identified on the landscape drawing. "

With the removal of hedgerow 12 a substantial landscape buffer and tree planting is now added to this boundary as shown on the updated landscape plans.

"The parking bays within the RPA of #28 a category B Oak, but outside the location of the tree protection fencing, will need to be identified as being no-dig on the TPP, "

This area of no dig construction is shown on the revised AIA and is also added to the landscape plans. Levels will not be reduced in this area beyond a 50mm turf strip and the no-dig construction will be constructed from that level.

Having reviewed the Construction Logistics & Environmental Management Plan (CEMP) submitted through the conditions application it is noted that the proposed site compound shown on the site set up plan is at the northern end of the adjacent paddock. The access into the field from Doles Lane is currently across an unmade grassed area with a large tree growing close to this access. The location of the site compound will require a number of changes in this area which is likely to have an effect on the off-site trees growing to the north the compound in an informal area of open land adjacent to the highway. The AIA will need to survey these trees and consider the proposed impacts and suggest mitigation to reduce any harmful effects.

This area has been surveyed by our Arboricultural consultant and the AIA has been updated to consider impact on the oak trees adjacent to the site compound area and the proposed mitigation which includes pruning of the trees. As detailed in the CEMP the area will only be used for car parking and all deliveries and material storage will be within the main body of the site.

"Therefore, the landscape scheme will need to include further additional planting on the site boundaries and in particular the following will need to be addressed:

The group of Ash (#18 & #20) adjacent to Blagrove Lane is shown to be removed and replacement tree and

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shrub planting will be required. A native hedgerow and four new trees are proposed however this is not sufficient in order to provide that level of structural planting required and additional planting will need to be shown. "

An area of native shrub planting has been added to this area to provide screening.

"Once we have more detailed information from the Arboricultural Consultant to understand the level of tree removal from the Scots Pines group (#17) the landscape scheme can then indicate replacement tree planting and understory planting to reduce the visual dominance of the care home from Evendons Lane. "

Tree planting mitigation and supplementary shrub planting to the Scots pine tree area is shown on the updated landscape plans.

"As I have already highlighted the hedgerow along Evendons Lane (#12) is not only poor quality but will need to be removed to implement the scheme. The landscape proposals do not extend to the redline boundary of the site as it is assumed the existing vegetation will be retained. The landscape scheme will need to provide significant improvements along this southern boundary to visually mitigate the increase in size of the care home which is substantially larger and closer to the boundary than the existing structures on site. The area outlined in purple below will need to consist of tree and shrub planting to create a substantial landscape buffer. "

With the removal of hedgerow 12 a substantial landscape buffer and tree planting is now added to this boundary as shown on the updated landscape plans.

"The existing access off Evendons Lane is to be stopped but the landscape drawing will need to indicate the removal of the exiting surfacing and brick walls as well as the type of planting proposed for this area to reflect the structural planting previously discussed. The reinstatement works and planting will need to extend to the site boundary. "

The existing walls and entrance are now shown dashed and to be removed. With the removal of hedgerow 12, the landscape buffer planting is extended across the now closed up entrance.

"A partial replacement of the boundary vegetation adjacent to Blagrove Lane is shown north of the new access, however this may need to be extended as the sightlines may require further removal of the existing vegetation. "

The visibility splays are shown on the detailed landscape plans with mitigation planting also shown.

"I had also highlighted through the outline application that the provision of adequate space for landscaping around the public facing parts of the development within the car park and entrance area is required to ensure the level of landscaping that relates to the semi-rural character of the site and countryside location. As previously suggested moving the cycle shelter to the side of the care home with the bin store will provide more space for landscape planting opposite the site entrance. "

The cycle store has been located in its current position following feedback at pre-application stage. Secure by Design requirements also require it to be within sight of the main entrance and hence the location proposed was chosen so it doesn't detract from the soft landscaping proposed around the care home main entrance.

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"The current location of the bin store as already highlighted is unacceptable, as this area should consist of structural landscape planting adjacent to the site entrance. "

Comment addressed above

"The boundary details appear to be shown on the Landscape Masterplan. We will need to understand the boundary treatment strategy throughout the site and examples provided of the types of fencing to be used."

Images provided for each boundary type on separate sheet

"As already discussed, the site is in a countryside location and therefore the use of 1.8m high metal railings on the southern and majority of the eastern boundary of the site is not appropriate, especially when 1.5m railings are proposed around the private spaces. It would be preferable for the fencing on the public facing boundaries to reflect the semi-rural character of the site, and as such something like chestnut cleft fencing, in association with a native hedgerow and tree planting should be used instead. "

The operator has a duty of care to provide a safe and secure care environment and the garden areas of the care home must be secured. The care home will be registered with the Care Quality Commission who recommend the use of 1.8m high fencing to ensure the safety and security of all residents.

A weldmesh or close boarded fence could be used to provide an appropriate level of security to these boundaries but it was agreed at the pre-application stage that 1.8m high railings were preferred.

"It is not clear the purpose of the open space to the west of the site, previously used as a paddock as this was not indicated as being included as part of the outline application. If this is now proposed as informal open space connected to the care home, then we wouldn't want to see any types of hard surfacing in this area as it will have a detrimental effect on the countryside setting of site. "

This has been addressed above and the small area of permeable self-binding gravel surfacing has been removed

"I also note that access into this site will be through the existing hedgerow and will require removal of a section of this hedgerow. It is not clear why the existing field access 12m further north is not proposed as this will not require the removal of existing vegetation. I suggest the access location is amended accordingly."

The location of the link has been relocated to the existing gap between the hedges.

"The landscape drawing indicates three red circles in the paddock area, what do these represent as these are not indicated on the key."

The orange circles are log pile hibernacula, as shown on the detail landscape plans. For clarity they have been labelled on the legend.

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