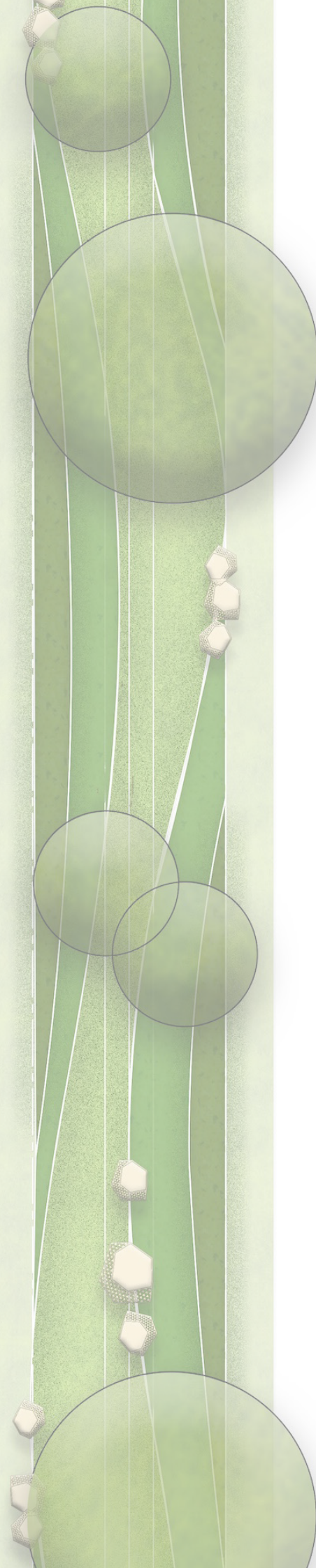




Bridge Farm, Twyford

RESERVED MATTERS

Landscape Design Statement

CH038-001Q

19 March 2025

ilex

Landscape Architects

for

croudacegroup





Refer to	
• CH038-002	Landscape Master plan
• CH038-003	S106 Open Space Typologies
• CH038-004	Tree Planting Plan 1
• CH038-005	Tree Planting Plan 2
• CH038-006	Tree Planting Plan 3
• CH038-007	Tree Planting Plan 4
• CH038-008	Tree Planting Plan 5
• CH038-009	Tree Planting Schedule
• CH038-010	Canopy Cover Calculator

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Introduction

Planning history

An **outline application** (212720) (with all matters reserved except access to the site) for the development of up to 200 dwellings, including 40% affordable housing and associated infrastructure, open space, biodiversity enhancements, landscaping and green infrastructure, following demolition of existing agricultural buildings was submitted to Wokingham Borough Council. It was approved and **permission granted on 5 July 2023**.

The approved details are;
5563.003 Rev I Proposed Access Arrangements
PRB-TWY-013E Illustrative Land Use Plan
PRB-TWY-012F Illustrative Storey Heights Plan

Condition 15 of the approval states;

‘The reserved matters application shall be accompanied by a **Landscape Design Statement** and plan to give details of the landscape proposals and structural planting including street tree planting in accordance with the landscape measures detailed in the submitted Landscape Report, in advance of the landscape details required to be provided to comply with the detailed landscape condition 16.

Reason: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21’

Landscape design principles established in outline

The **Report on Landscape and Visual Matters** and Landscape Strategy Plan (David Williams Landscape Consultancy) set out various principles, aims and objectives. In summary, these are to;

- Retain existing vegetation as far as possible.

- Provide a landscape buffer along the A4 Bath Rd comprising retained trees, new trees & shrubs and grasslands.
- Introduce informal squares and ‘greens’ particularly along the main north-south street extending from Muddlers Lane.
- Integrate swales as landscape features (along streets) that connect to attenuation basins.
- Retain the western and southern parts of the site that lie in flood risk areas as public open space and;
 - manage the waterside vegetation
 - provide new planting to create a mosaic of habitats
 - include informal footpaths as a riverside walk
 - provide play facilities
- Provide open space in the south eastern corner of the site including an orchard and a tree & shrub planting buffer between it and existing residential uses to the south.
- Implement a comprehensive landscape scheme to front gardens to create pleasant and attractive amenity.

In addition, the **Ecological Appraisal** (Aspect Ecology) sets out recommendations for biodiversity enhancement including;

- the enhancement of the existing flood plain grasslands with supplementary planting including new riverine trees and the pollarding of existing Crack Willow Trees along the riverbank.
- the creation of new wetland habitats including SuDS features and a series of shallow, linear wader scrapes in the flood plain that would provide damp foraging habitats for birds such as Snipe.
- The provision of bird and bat boxes through the development.

Tree canopy cover

The Twyford Neighbourhood Plan states that development proposals on sites of 0.5 ha or more should achieve a future canopy cover of 25% of the site area principally through the retention of existing trees and the planting of new trees.

Purpose of this Landscape Design Statement

This Landscape Design Statement demonstrates how the landscape and ecological principles established at the outline stage will be embedded in the landscape design and provides details of the proposals including structural planting. It also demonstrates how the 25% canopy cover will be achieved.



Extract from Outline ‘Landscape Strategy Plan’ (David Williams Landscape Consultancy).

Landscape Design Concept

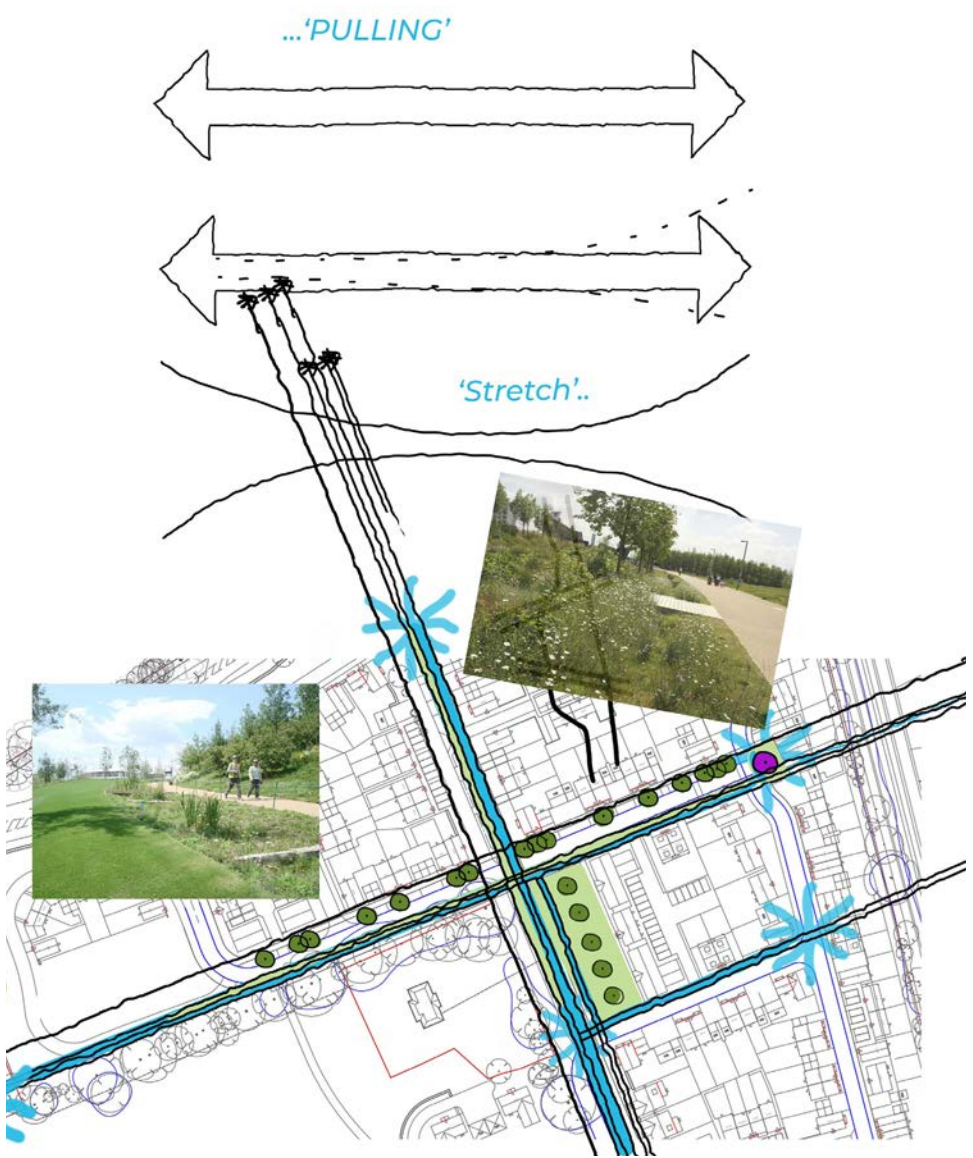
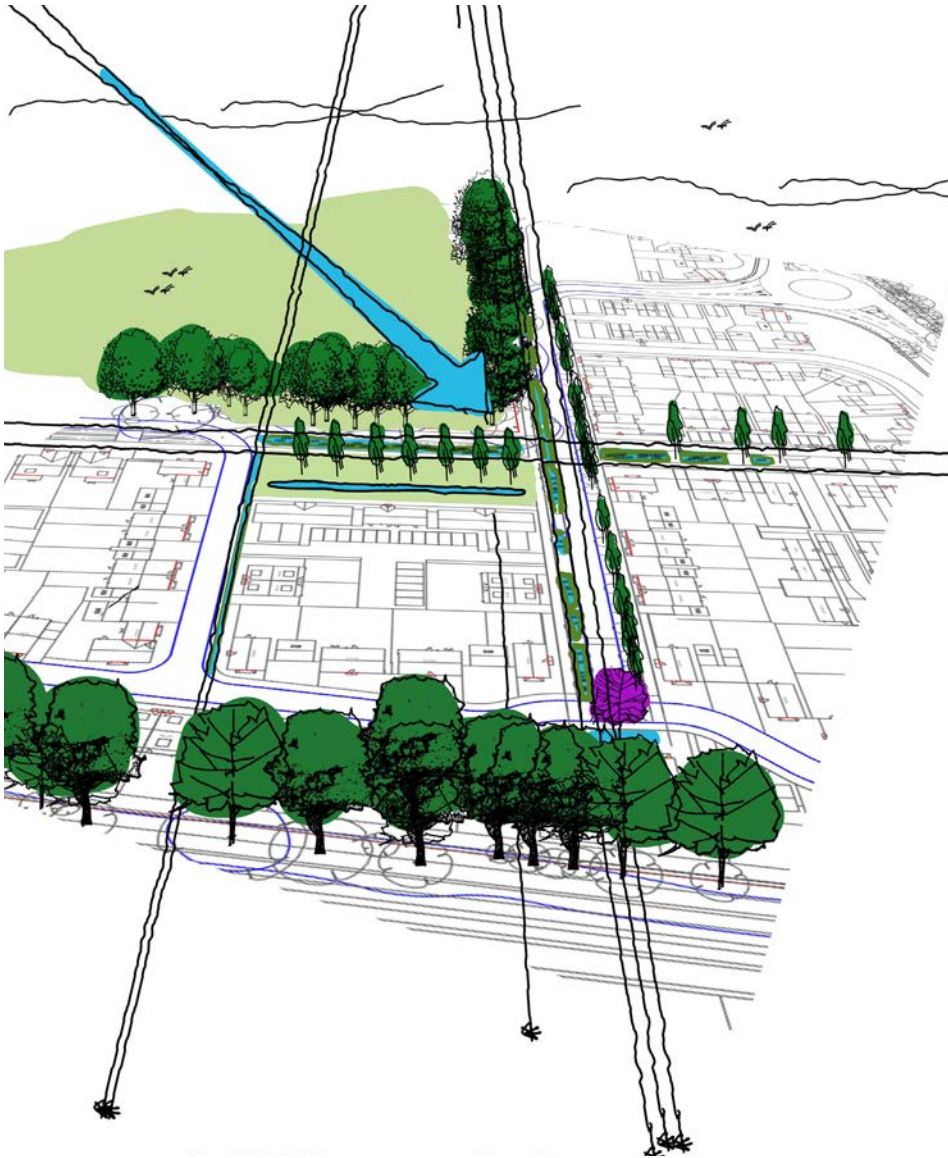
'A Fluid Connection'

Croudace Homes produced an overarching landscape design concept for the site that is inspired by its riverside context.

The landscape design concept is to create a visual and physical connection between the development and its natural surroundings by;

- Using water (SuDS) as a unifying element through the development
- Integrating SuDS swales as attractive landscape features along streets, and SuDS basins as landscape features within the open space
- Potentially harvesting meadow seed from existing, high quality flood plain grasslands in the local area for the production of site-specific wet meadow turf to be laid in swales
- Retaining the flood plain as a nature-rich open space with strong connections back into the development

The application of the concept has the potential to create a locally distinct and biodiverse character for the development that is anchored to and integrated with its context.



Landscape Design Concept Sketches by Croudace Homes



Precedent Images; Wet meadow grasslands, attenuation basins and swales

Proposed Open Space Types

The proposed site layout has progressed since the outline approval. It delivers a variety of open space types linked by SuDS features that run through the development area. The diagram opposite sets out their locations.

Shared surface **courtyards and plazas** appear along minor streets at the core of the development. These are predominantly hard landscaped spaces with integrated parking. Trees are set in areas of planting to provide amenity and /or to help to define gateways and thresholds.

Soft landscape buffers are comprised of retained trees, native tree planting in a woodland / scrub planting matrix as well as areas of meadow grassland.

‘The Water Meadows’ occupy the flood plain and provide nature-rich, recreational open space between the development and the River Loddon.

‘Loddon Green’ is a semi-formal open space along the historic ‘Muddlers Lane’ north-south route.

A Connective space provides a link between the water meadows and the heart of the development. A mown path winds through an area of low native woodland shrub and bulb planting.

The **community orchard** includes local Berkshire varieties.

An area towards the edge of the water meadows will provide a **NEAP and MUGA**.

SuDS features include swales and bioretention strips along streets. They connect to a large attenuation basin in the water meadows as part of a ‘SuDS Train’.

The following pages set out the landscape master plan and details of the layout and planting of the open space types.



- Courtyards and Plazas
- Soft Landscape Buffers and Roundabout
- The Water Meadows
- Loddon Green
- Connective space
- Community Orchard
- NEAP and MUGA
- Bioretention swales with tree planting
- Drainage swale with riverine planting
- Attenuation basin / outflow
- Scrapes for wading birds (ecological enhancement)
- Gateway feature tree

Landscape Master Plan

The Landscape Master plan (CH038-002, shown opposite) embeds the principles established at the outline stage. It integrates the development into the broader landscape, provides a high quality setting for new homes and a good standard of amenity for residents whilst enhancing biodiversity.

Green streets and a range of engaging, nature-rich open spaces are suitable for active and passive recreation. It includes a space allocated for a Neighbourhood Equipped Area for Play (NEAP). SuDS elements are integrated as landscape features.

- Native meadow
- Species rich amenity grassland / mown paths through meadow
- Wet native meadow in SuDS features (basins and swales)
- Native marginal & aquatic planting (Permanent Water)
- Native Scrub planting
- Native Woodland planting
- Ornamental planting
- Native tree planting
- Street tree planting
- Feature tree planting
- Orchard tree planting
- Tree planting in rear gardens
- Low hedges (front plot boundaries 0.6m tall)
- Tall hedges (rear plot boundaries 1.8m tall)
- Potential 'Incidental Play' / interpretive signage / wayfinding locations
- Retained trees
- Site boundary



The Water Meadows

‘The Water Meadows’ occupy the flood plain and provide nature-rich, recreational open space between the development and the River Loddon. Mown paths meander through it and around the attenuation basin forming a ‘nature trail’. They provide a circular route and connect to a swathe of short grassland around the edge of the built area from which the amenity of the riverside can be appreciated. Native tree and shrub planting and the provision of ecological features enhances the existing habitat.

Planting Details (refer to CH038-009 Planting Schedule for full specification)

Trees; 10-12cm girth, Selected Standard or Large Feathered Within the flood plain; Crack Willow, White Willow, Common Alder, Downy Birch, and Black Poplar.
Along the eastern boundary adjacent to the built up area; Small Leaved Lime, Common Alder, and Aspen.

Native Scrub planted in a matrix as transplants, 60-100cm tall, with rabbit guards and stakes @ 3 per m2 including; Goat Willow, Hazel, Hawthorn, Blackthorn, Dog Rose, Honeysuckle, Dogwood , Crab Apple, Guelder Rose, and Elder.

Native woodland planting matrix is described at page 8.

Grasslands

Species rich amenity grass areas will be sown with Emorsgate EL1 ‘Flowering Lawn’ and maintained short for amenity use.

The existing grassland will be retained and managed for biodiversity in **native meadow areas** with no more than two cuts per year with cuttings raked up disposed off-site at a composting facility. Reinstatement with Emorsgate ‘EM8 Meadow Mixture for Wetlands’ for areas within the 1:100 year flood zone, or Emorsgate ‘EM2 Standard General Purpose Meadow Mixture’ for areas above the flood zone.



The Orchard

The orchard will include varieties of Apple and Cherry in line with the ecologist’s recommendations. It will also include local varieties (Berkshire) such as Cox’s Orange Pippin Apple and Charles Ross Apple. The orchard trees will be grown in the existing grassland.

Planting Details

Orchard trees will generally be planted as half standards; Species will include;

Apples on semi-vigorous roostock such as MM106

- Apple ‘Charles Ross’
- Apple ‘Cox’s Orange Pippin’
- Apple ‘Bramley’s Seedling’

Pears on semi-vigorous rootstock such as Quince A

- Pear ‘Buere Hardy’
- Pear ‘Doyenne du Commice’

Cherries and Plums

- Plum ‘Victoria’ on St Julian Rootstock
- Cherry ‘Stella’ on Colt Rootstock

Other orchard trees

- Black Mulberry
- Medlar

Trees along the street edge

Elm ‘New Horizon’, 16-18cm girth, Extra Heavy Standard and Red Oak, 14-16 cm girth Extra Heavy Standard

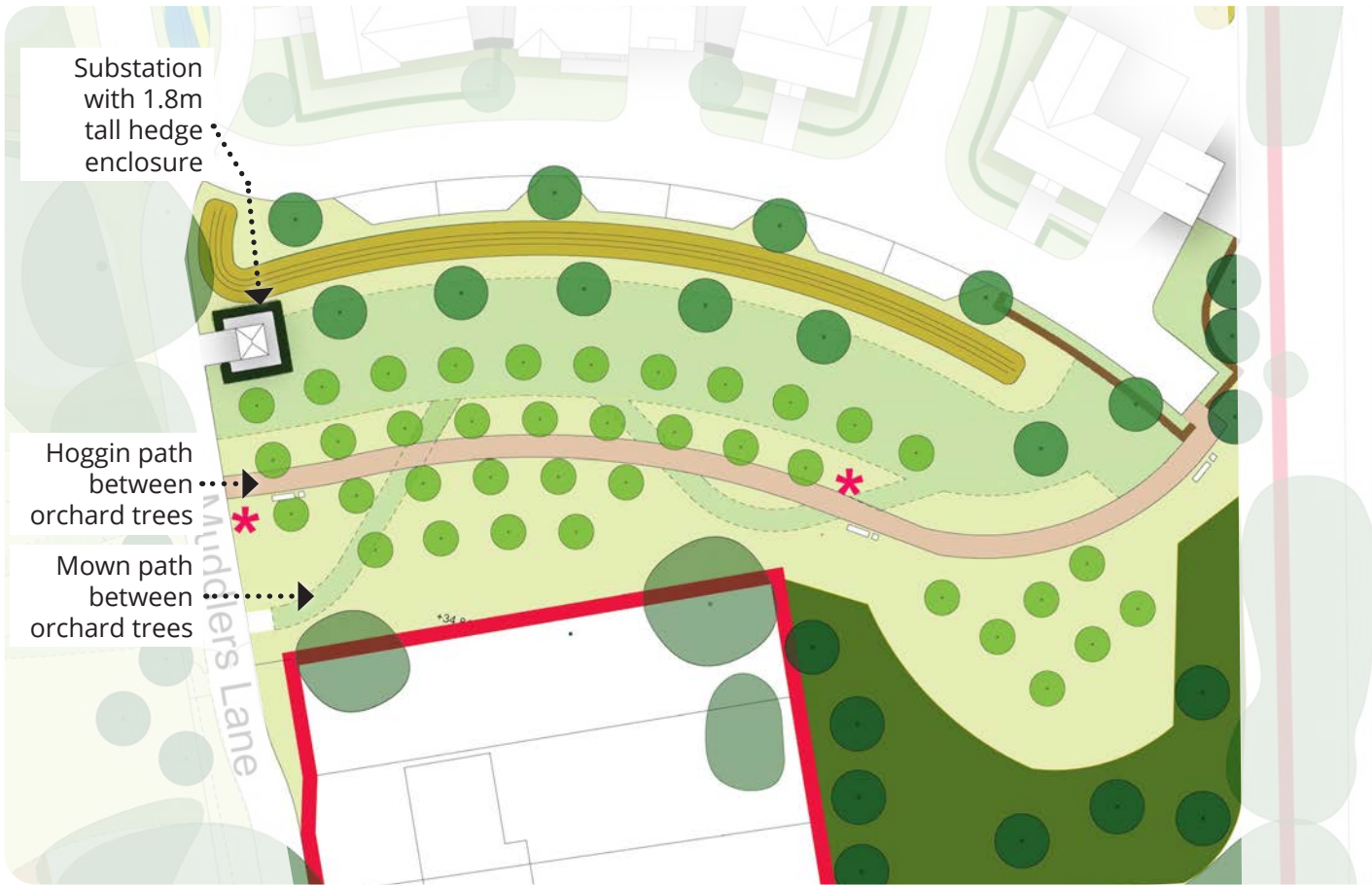
Native Trees along the southern boundary; 10-12cm girth, Selected Standard; Hornbeam, Field Maple, Oak, Small Leaved Lime.

Native Woodland will be planted in a matrix as transplants, 60-100cm tall, with rabbit guards and stakes @ 3 per m2 including; Goat Willow, Hazel, Hawthorn, Hornbeam, Field Maple, Silver Birch, Holly, Yew, Wild Service Tree.

Grasslands

Species rich amenity grass areas will be sown with Emorsgate EL1 ‘Flowering Lawn’ and maintained short for amenity use.

The existing grassland will be retained and managed for biodiversity in **native meadow areas** with no more than two cuts per year with cuttings raked up disposed off-site at a composting facility. Reinstatement with Emorsgate ‘EM2 Standard General Purpose Meadow Mixture’.



- Native meadow
- Species rich amenity grass
- Connective planting
- Native Woodland planting (southern landscape buffer)
- Street trees
- Native trees
- Orchard trees
- Potential incidental play' / interpretive signage / wayfinding locations
- Bins & Benches



Precedent images; Orchard

Loddon Green

‘Loddon Green’ is a semi-formal open space along the historic ‘Muddlers Lane’ north-south route. It provides setting to adjacent apartment blocks and opposite the existing ‘Orchard Cottage’ as well as usable amenity space.

A hedged area to the rear of the apartments provides amenity space with bench seating for residents of the apartment blocks.

Planting Details

Trees; 14-16cm girth, heavy standard
Hornbeam ‘Franz Fontaine’, Crab apple ‘Golden Hornet’
Feature Trees; Tulip Tree

Hedging; pre-formed, ‘instant’ hedge
Low, 60cm tall; Portuguese laurel
Tall, 180cm tall; Portuguese laurel

Ornamental shrub planting;
A mix of shrubs and herbaceous plants with an emphasis on ‘plants for pollinators’, planted in 5ltr pots @ 4 per m2.

Grassland;
Species Rich Amenity Grass seed; Emorsgate EL1 ‘Flowering Lawn’, or Wildflower Turf ‘Species rich lawn turf’
Native meadow; Emorsgate EM2 Standard general purpose meadow mixture or Wildflower Turf ‘Landscape 34 Wildflower Turf’.



Precedent image;
Meadow grassland border and ornamental planting



Precedent image;
Incidental play feature



- Native meadow border
- Species rich amenity grass
- Street trees
- Feature trees
- Ornamental planting
- Clipped evergreen hedge 1m tall
- Clipped evergreen hedge 1.8m tall
- Potential ‘Incidental Play’ / interpretive signage / wayfinding locations
- Bins & Benches

Play

An area towards the edge of the water meadows will provide a **NEAP and MUGA**. It will be set within shrub and hedge planting and provide a variety of thematic play experiences for a range of age ranges, divided into a number of connected zones.

The NEAP will connect to a path leading through the open space that will be designed as a 'nature trail'. The NEAP will be overlooked from the north by housing. Planting will be arranged to ensure sight-lines to the NEAP.

The potential design of the NEAP is explored in more detail overleaf. The detail of the NEAP and its equipment will be progressed through planning conditions.

Planting Details

Trees;

Native Trees; Whitebeam 10-12cm girth, Gean 10-12cm girth
Feature Trees; Double Gean, 14-16cm girth / Black birch 12-14cm girth

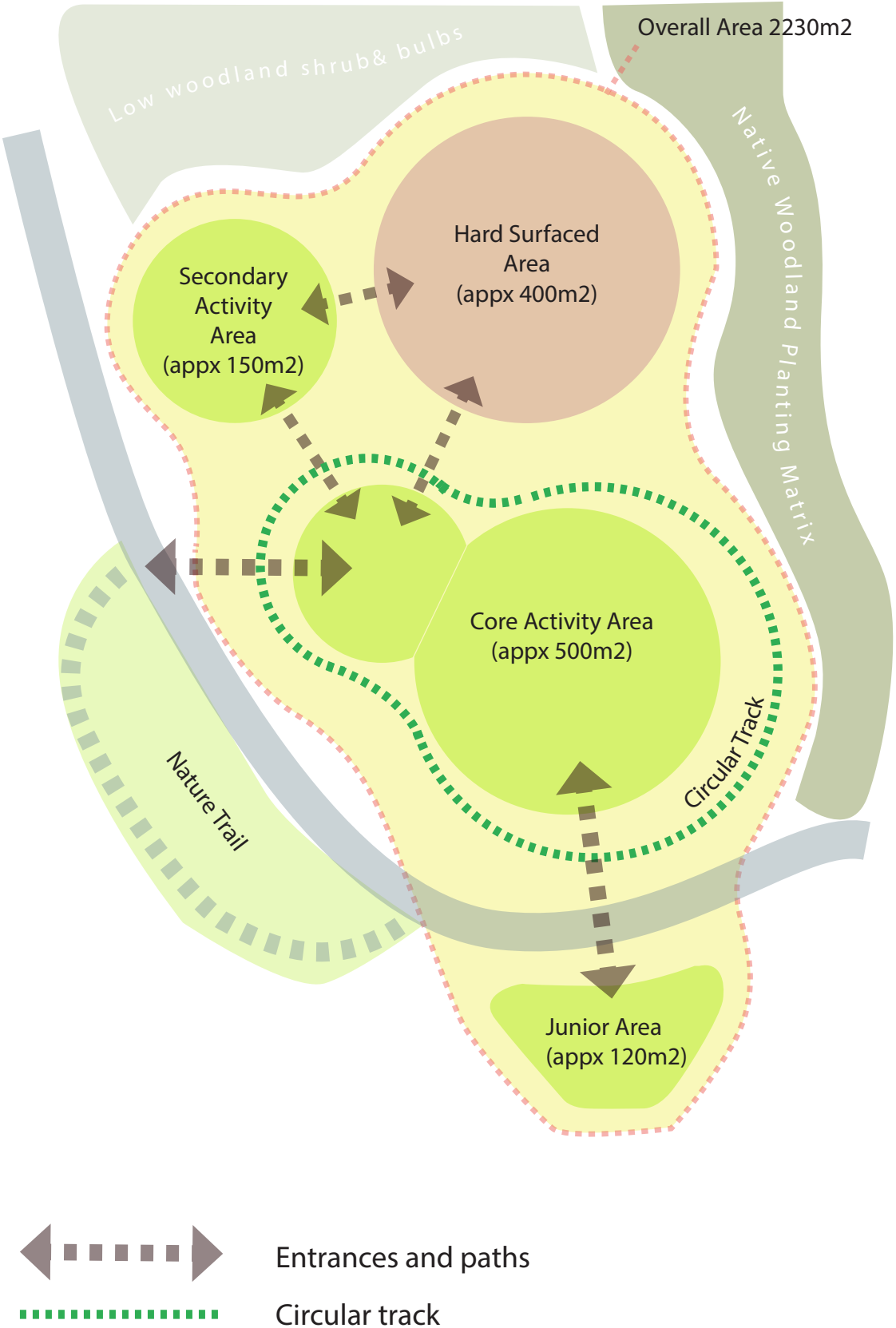
Native Hedge; Low pre-formed hedge 60-80cm tall; Hornbeam

Ornamental shrub planting; A mix of robust shrubs and herbaceous plants with an emphasis on 'plants for pollinators', planted in 5ltr pots @ 4 per m2.

Grass; Species Rich Amenity Grass; Emorsgate EL1 'Flowering Lawn' seed, or Wildflower Turf 'Species rich lawn turf'

Native Woodland Planting Matrix (to the rear of the play area, transplants. Refer to specification on page 8.

Low native woodland shrub and bulb planting matrix (to the north of the play area;
Bluebells, Male Fern, Hearts Tongue Fern, Honeysuckle, Dogwood, Gorse, Broom, Redcurrant and Blackthorn. Refer to Plant Schedule.



Incidental Play Examples;



Grass mounds



Boulders as play elements

The landscape master plan also indicates potential locations for '**Incidental Play and Interactive interpretive signage**'; a mix of informal, creative play elements (e.g. grass mounds and boulder clusters) and interactive signage that helps to interpret the landscape and ecological value and interest of the open space areas. These are dispersed around the open spaces to encourage their exploration.

Play

Croudace have explored some initial ideas with Timberplay Ltd for design development through planning conditions.

There is potential to integrate;

- Amphitheatre, or raked seating around some of the core play areas
- Sensory Play
- Adventure Play
- Water Play
- Nature Trail

The hard surfaced area could be enlivened with art painting of its surface, and the marking out of areas for informal games.



Potential amphitheatre or raked seating

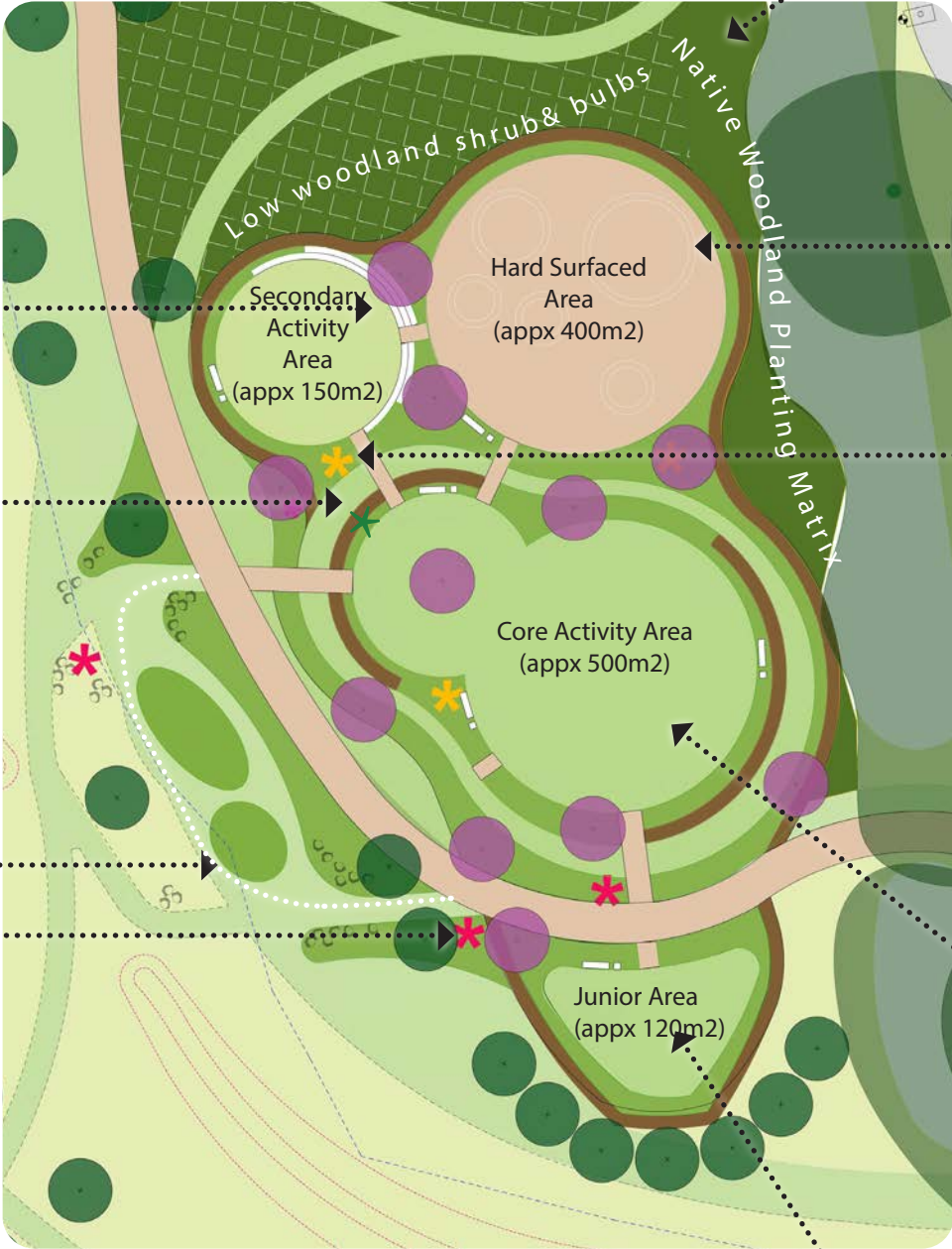


Potential water play element

Nature trail



Potential interpretive / interactive signage



Native woodland planting to enhance existing north-south tree corridor along Muddler's Lane in line with ecologists recommendations



Hard surfaced area with art / games line painting; (Informal MUGA)



Informal / creative / sensory play elements integrated with soft landscape setting



Core activity area in landscape setting (Artist's impression by Timberplay Ltd)

Junior area

The northern buffer with Bath Road



The **landscape buffers** comprise retained trees, native tree planting in a native woodland / scrub planting matrix as well as species rich amenity grass verge. They are designed to provide a degree of separation between the development and Bath Road (and to adjacent residential uses to the south).

Planting Details

Trees; 10-12cm girth, Selected Standards
Native Trees; Hornbeam, Field Maple, Oak, Whitebeam, Gean , Small Leaved Lime
Feature Trees; Ginkgo / Maidenhair tree (14-16cm girth, Extra Heavy Standard)

Native Woodland Planting Matrix; transplants, 60-100cm tall, with rabbit guards and stakes @ 3 per m2 including; Goat Willow, Hazel, Hawthorn, Hornbeam, Field Maple, Silver Birch, Holly, Yew, Wild Service Tree.

Grassland
The short verge will be **species rich amenity grass;** Emorsgate EL1 'Flowering Lawn' seed, or Wildflower Turf 'Species rich lawn turf'

Native Hedge
The native hedge will be pre-formed 'instant hedging' supplied at 60-80cm tall and to be maintained at 1m height and width. It will comprise no less than five species including Hawthorn, Holly, Hazel, Blackthorn, Guelder Rose.



Woodland Planting Matrix



Meadow grassland

Site gateway

The landscape design helps to define a strong site gateway.

The new roundabout to be delivered as part of the S278 works will be planted with coniferous trees.

Wide swales flank the entrances and will be enclosed with estate railing on the front edge to Bath Road and native hedge planting on the back edge with the development.



(Pinus maritima)



Feature Tree Seat



Native shrub under-storey below pine trees; Dogwood, Pendulous Sedge, St John's Wort



Structural planting within character areas

Character Areas

The development area has been divided into proposed character areas as shown on the plan opposite. These are described in the Design & Access Statement.

The character areas are;

-  **Bath Road Edge**
-  **Central**
-  **The Green (including Loddon Green)**
-  **Railway Edge**
-  **River Edge**
-  **Main Avenue Street**
-  **Swale Street**

The planting design has an important role to play in contributing to the definition of these character areas. It is the structural elements of planting that have the most impact; particularly the trees and hedges that sometimes form front and rear plot boundaries.

The tree and hedge species planned for each character area are shown overleaf.



Extract from Character Areas Plan by Croudace Homes