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Our Ref: 230039
Your Ref: PP-11796130-v1

Direct ☎: 0118 9372461
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27 October 2023

Your contact is: Julie Williams, Planning

Dear Kiri,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 230039

Application type: Approval of Conditions

Address: Richfield Driving Range Ltd Richfield Avenue Reading RG1 8EQ

Proposal: Application for approval of details reserved by condition 30 (Hard and Soft Landscaping) of Application 212061

I refer to your application as described above.

Planning Condition 30 requires the following:

30. Hard and soft landscaping details

Before the development hereby permitted goes beyond foundation level a comprehensive scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a. Proposed finished ground and floor levels or contours, means of enclosure (including mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas;
- b. 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);
- c. 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;
- d. A planting programme detailing all operations to be carried out in order to allow successful establishment of planting;
- e. 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.

As part of this application to demonstrate how the development can meet these requirements details were submitted. These were assessed by our natural environment team and a number of clarifications and amendments were requested.

The LS GA Plan and Planting Plan were amended to omit reference to dry swales. The planting plan now shows the location of root barriers in all locations where adjacent structures (building or hard surfacing) and services may be impacted. The planting schedule has been updated with regards to the planting around the Birch in the courtyard (previously dry swales).

With regards to the Birch in the courtyard, these are now surrounded by small landscape beds (each) and then tarmac. Concerns regarding the soil volume required for trees to reach optimum potential, as tree pit details had not been provided, were addressed. The Landscape Management has also been amended.

In conclusion it can be confirmed that the latest information submitted has enabled the proposed landscaping scheme to be approved as it meets the requirements of the condition. Implementation and then maintenance of the landscaping as approved is also required to satisfy this condition.

For clarity the approved information is:

Landscape general Arrangement Plan FS0949-ALA-XX-ZZ-DR-L-0002 C09

Planting Plan FS0949-ALA-XX-ZZ-DR-L-0013 C07

Planting Schedule FS0949-ALA-XX-ZZ-DR-L-0014 C03

Landscape Management Plan FS0949-ALA-XX-00-RP-L-0003 C03 dated 18.09.2023

Tree Pit Detail FS0949-ALA-XX-ZZ-DR-L-1004 C01

LS GA plan - Detailed General Arrangement Plans P02

FS0949-ALA-XX-ZZ-DR-L-0001 – Illustrative Landscape Masterplan-S2-P07

Fencing General Arrangement Plan FS0949-ALA-XX-ZZ-DR-L-0007 S2 P13

FS0949-HEX-XX-XX-DR-C-9200 C04

SURFACE WATER DRAINAGE LAYOUT SHEET 1 FS0949-HEX-XX-XX-DR-C-9201 C04

SURFACE WATER DRAINAGE LAYOUT SHEET 2 FS0949-HEX-XX-XX-DR-C-9202 C02

FOUL WATER DRAINAGE LAYOUT - SHEET 1

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development.

Should you wish to discuss this matter further, please contact me by email or the direct line as above.

Yours sincerely



Julie Williams

Planning and Building Control Manager