

Julie Williams
Reading Council Planning Department

By email

London
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4 Pear Place
London SE1 8BT

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28 August 2024

Our Ref: 35486

Your Ref: 212061

Dear Julie,

Re-discharge of Condition 30 Pursuant to Planning Permission ref: 212061 at the Site of Richfield Driving Range, Richfield Avenue, Reading, Berkshire, RG1 8EQ.

On behalf of our client, Bowmer + Kirkland and the Department for Education, please find enclosed an application to **Discharge Condition 30 (Hard and Soft Landscaping)** of planning permission ref: 212061.

The full description of development is as follows:

“The demolition of existing driving range structures and the development of a new three-storey 8 form entry school for years 11 - 16, including a SEND unit and 300 place 6th form (total school capacity of 1500 pupils) including the creation of a new access from Richfield Avenue, new parking area, cycle parking landscaped areas, external play areas, Multi Use Games Area (MUGA) and sporting pitches.”

This application seeks to formally discharge Condition 30. The full wording of the Condition and details submitted in order to discharge this Condition can be found below.

Background

Condition 30 (Hard and Soft Landscaping) was discharged 27 October 2023, ref. 230039.

In February 2023, an application was submitted to discharge Condition 36 (Rivermead Ditch Enhancement Strategy) and discharged in July 2024, ref. 230188. During this application, comments were received from the Ecology Officer, who identified at a site visit in December 2023 that an area formally indicated as being retained vegetation on the approved landscaping plans had been removed. These works were undertaken due to treatment of the Japanese Knotweed. Therefore, during the application to discharge Condition 30 (Rivermead Ditch Enhancement Strategy) revised landscaping plans were provided to the Ecology Officer and were considered acceptable.

As a result, this application seeks to regularise the agreed hard and soft landscaping plans, through the re-discharge of Condition 30 (Hard and Soft Landscaping).

Condition 30

The full wording of **Condition 30** is as follows:

“Before development 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.*

REASON: These details are required because of insufficient information contained within this submission and in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.”

In support of this application, please find enclosed the following drawings by Ares:

- Landscape Management Plan – ref. FS0949-ALA-ZZ-00-RP-L-0003 Rev C04;
- Landscape Illustrative Masterplan – ref. FS0949-ALA-XX-ZZ-DR-L-0001 Rev P08;
- Landscape General Arrangement Plan – ref. FS0949-ALA-XX-ZZ-DR-L-0002 Rev P25;
- Fencing General Arrangement Plan – ref. FS0949-ALA-XX-ZZ-DR-L-0007 Rev P15;
- Planting Plan – ref. FS0949-ALA-XX-ZZ-DR-L-0013 Rev P14;
- Planting Schedule – ref. FS0949-ALA-XX-ZZ-DR-L-0014 Rev P09;
- Whole Site Illustrative Masterplan – ref. FS0949-ALA-XX-ZZ-DR-L-0027 Rev P06;
- Detailed General Arrangement Plan 1 of 2 – ref. FS0949-ALA-XX-ZZ-DR-L-0028 Rev P05;
- Detailed General Arrangement Plan 2 of 2 – ref. FS0949-ALA-XX-ZZ-DR-L-0029 Rev P05;
- Kerbs and Edges Plan 1 of 2 – ref. FS0949-ALA-XX-ZZ-DR-L-0030 Rev P04;
- Kerbs and Edges Plan 2 of 2 – ref. FS0949-ALA-XX-ZZ-DR-L-0031 Rev P05;
- Detailed General Arrangement Plan 1 of 6 – ref. FS0949-ALA-XX-ZZ-DR-L-0040 Rev P03;
- Detailed General Arrangement Plan 2 of 6 – ref. FS0949-ALA-XX-ZZ-DR-L-0041 Rev P03;
- Detailed General Arrangement Plan 3 of 6 – ref. FS0949-ALA-XX-ZZ-DR-L-0042 Rev P03;
- Detailed General Arrangement Plan 4 of 6 – ref. FS0949-ALA-XX-ZZ-DR-L-0043 Rev P03;
- Detailed General Arrangement Plan 5 of 6 – ref. FS0949-ALA-XX-ZZ-DR-L-0044 Rev P03;
- Detailed General Arrangement Plan 6 of 6 – ref. FS0949-ALA-XX-ZZ-DR-L-0045 Rev P03;

- Tree Pit Details – ref. FS0949-ALA-XX-ZZ-DR-L-1004 Rev P03;
- Surface Water Drainage Layout Sheet 1 – ref. FS0949-HEX-XX-XX-DR-C-9201 Rev C04;
- Surface Water Drainage Layout Sheet 2 – ref. FS0949-HEX-XX-XX-DR-C-9202 Rev C04;
- Foul Surface Drainage Layout Sheet 1 – ref. FS0949-HEX-XX-XX-DR-C-9202 Rev C02; and
- Foul Surface Drainage Layout Sheet 2 – ref. FS0949-HEX-XX-XX-DR-C-9203 Rev C02.

Conclusion

Overall, it has been shown that the details provided are sufficient to discharge the relevant Condition. Therefore, it is respectfully requested that Condition 30 is re-discharged accordingly. The application fee of £145 plus the £70 Planning Portal service charge has been paid via the Planning Portal. We trust that the information submitted in support of this application is sufficient for the determination of this discharge of Condition application; however, if you have any queries, then please do not hesitate to contact me.

Yours sincerely



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