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Our Ref: PL/24/1125
Your Ref: PP-11796130-v1

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24 September 2024

Your contact is: Julie Williams, Planning

Dear Georgia,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: PL/24/1125

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 – resubmission of details previously approved under application 230039

I refer to your application as described above.

Details were submitted under application reference 230339 to meet the requirements of Planning Condition 30, which required hard and soft landscaping details to be approved before foundation works began. Confirmation was provided, that the submitted and amended details were approved and if implemented would meet the requirements of the condition, in a letter issued on 27 October 2023.

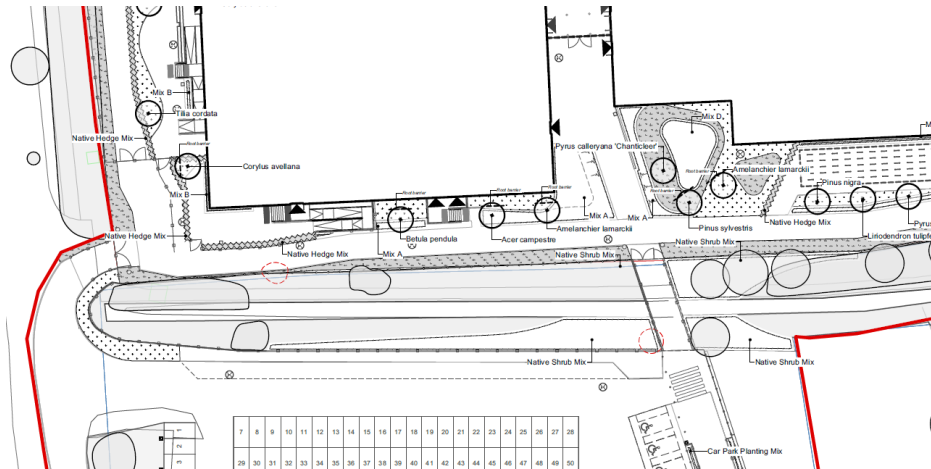
However, following works to satisfy the requirements of clearing and maintaining the Rivermead Ditch (Condition 36), it was noted that these changes were not consistent with the previously approved landscaping details. The application letter of 28 August 2024 advises on the reason for seeking to re-discharge this condition, as follows:

'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.

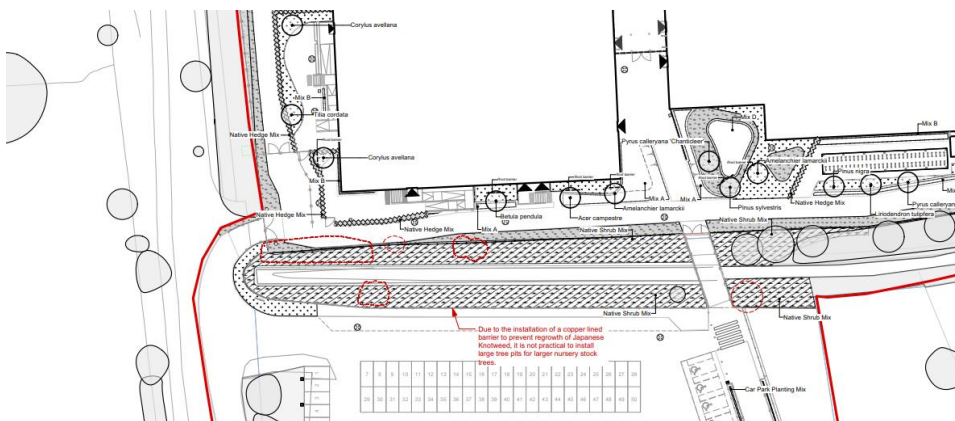
As a result, this application seeks to regularise the agreed hard and soft landscaping plans, through the re-discharge of Condition 30 (Hard and Soft Landscaping).'

As a result of the above, the only changes to the proposed landscaping are envisaged to be to the ditch, i.e. to remove reference to 'vegetation to be retained' and for replacement planting to be shown.

Approved Planting Plan FS0949-ALA-XX-ZZ-DR-L-0013 C07 shows proposed landscaping as follows, in the vicinity of the ditch (north of the car park):



The now proposed Planting Plan FS0949-ALA-XX-ZZ-DR-L-0013 P14 shows the following:



The proposed plan shows the removal of the vegetation along the ditch (already implemented) north of the car park, indicating new planting which is all 'native shrub mix', extending the previously proposed small areas of native shrub mix all along both banks. You were asked to clarify this.

You provided an annotated Landscape General Arrangement Plan with the proposed changes:

1. The double gates in the car park have been shifted south to avoid a clash with the sliding gate;
2. Handrails added centrally where required to steps;
3. Signage added to plan (this forms part of a separate application – ref. PL/24/1141);
4. Cycle shelter layout updated following drawings from fabricator. Landscape updated to suit.

These amendments are in addition to the landscaping amendments surrounding the ditch.

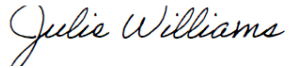
You confirmed that the Planting Schedule, Tree Pit Details, and Fencing Details were re-submitted for completeness, there are no amendments to these plans, although I note the revision numbers are different to when shown on my last letter about this condition.

Nevertheless, I am satisfied that the landscaping as carried out on the site has been to an acceptable standard and I can therefore confirm that the latest set of plans are acceptable to allow discharge of this condition.

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

A handwritten signature in cursive script that reads "Julie Williams".

Julie Williams
Planning and Building Control Manager