

Mr N Harrison
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Emma Gee
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Our Ref: PL/25/1712
Your Ref:
PP-14505484
Direct: ☎
02/01/2026

Your contact is: Catrin Davies, Planning

Dear Mr N Harrison

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/25/1712

Application Type: Approval of details reserved by a condition

Location: Unit 1, Scours Lane, Tilehurst, Reading, RG30 6AX

Proposal: Application for Approval of Details Reserved by Condition 11 (Hard and Soft Landscaping) of application PL/24/0852

I refer to your Approval of Conditions application as described above.

As a reminder condition 11 reads:

No development shall take place above foundation level until a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. This shall include details of:

- 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, 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), tree pit specifications, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;*
- d) A maintenance 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.*

The hard and soft landscaping scheme shall be carried out in accordance with the approved details prior to the first use of the development hereby approved or in accordance with a timetable approved in writing by the Local Planning Authority Any trees or plants which, within a period of 5 years from the date

of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: 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

Information submitted:

QD784-300-Rev B-Landscape General Arrangement-2025-11-10

QD784-301-Rev A-Ecological Enhancements-2025-11-10

QD784-304-Rev A-Cellular Tree Protection System-2025-11-10

QD784-400-Rev A-Detailed Planting Plan-2025-11-10

QD784-401-Rev A-Hard Landscape Details-2025-11-10

QD784-402-Rev A-Topsoil Details-2025-11-10

QD784-403-Rev A-Landscape Cross Sections Location Plan-2025-11-10

QD784-404-Rev A-Landscape Cross Sections-2025-11-10

Comment: It appears that original plans and promises for offsite planting of trees have not been realised. Of more concern however, is that the Landscape Masterplan now shows 5 fewer new trees with those new trees in the northern area near the exit and parking removed from the plans. Furthermore, a length of native hedge has been lost from the previously approved landscaping plans. Clarification is required as to why these aspects of the planting have been removed. No reason has been provided for these losses and given the loss of off site enhancements and planting, these losses are particularly significant. This is especially important given that the site is on a Green link (Local policy EN12) and any losses should be explained and compensated for.

In addition there are numerous issues with the actual submission

- a) The Landscape Masterplan (QD784-300 rev b), Detailed Planting Plan QD784-400 Rev A) and cross section plans have been provided – however there are a number of differences between the submitted drawings in respect of tree species, numbers and locations. In particular, the Landscape Masterplan Landscaping plan and the Detailed Planting Plan (QD784-400 Rev A) do not match with each other. It is therefore not clear which planting scheme is proposed to be implemented.
- b) The submitted landscaping plan includes headings referring to native hedge (and tree) planting, however the species list includes non-native species such as Liquidambar & Pyrus calleryana 'Chanticleer'
- c) trees listed in the Landscaping masterplan under the planting category in the key appear to be different from those in the detailed planting plan.
- d) Parts (d) and (e) of the condition do not seem to have been addressed and there is no implementation timetable

The condition will not be discharged until the above issues are addressed and revised details provided. The applicant should ensure consistency between drawings, clearly identify all proposed tree species, sizes, numbers and locations, and include a planting specification, maintenance programme and details of services and drainage as per the condition.

Given the above, condition 11 is not discharged at this time and the application is **refused**.

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

Yours sincerely

Catrin Davies
Senior Planning Officer