

Planning Statement

Discharge of Condition 4 – Landscaping Details

Site: 50 Norcot Road, Tilehurst, Reading RG30 6BU

LPA: Reading Borough Council

1. Introduction

This statement has been prepared in support of an application to discharge Condition 4 (Landscaping) attached to planning permission granted by Reading Borough Council for:

“Demolition of rear of 50 Norcot Road and erection of three 3-bed dwellings in rear”

This submission is made alongside the following drawing:

- Landscape Plan Ref: 0541_A5_DWLC_Landscape Plan – L1B (dated 26.03.2026)

2. Relevant Condition

Condition 4 requires the submission and approval of full details of both hard and soft landscaping for the site, including:

- Means of enclosure
- Car parking and circulation areas
- Hard surfacing materials
- Planting plans and schedules
- Relationship with existing and proposed services

The reason for the condition is:

“In the interest of ensuring that the landscaping of the development enhances the visual local environment.”

3. Summary of Submitted Landscaping Scheme

The submitted landscape plan provides a comprehensive scheme addressing all elements required by Condition 4, including:

3.1 Hard Landscaping

- Provision of a permeable shingle driveway serving the dwellings (clearly annotated on the plan)
- Parking areas finished in block paving to provide a firm, level and durable surface, ensuring safe and convenient access for all users. This approach supports inclusive design principles and aligns with the objectives of Core Strategy Policy CS7, whilst reflecting the requirements of Part M of the Building Regulations
- Defined parking and access arrangements
- Circulation routes for vehicles and pedestrians
- Boundary treatments consistent with the residential setting

3.2 Soft Landscaping

- Planting beds and landscaped areas to the frontage and boundaries
- Hedge planting (including *Fagus sylvatica* as shown on the plan)
- Grass and private garden areas
- Structured planting layout to soften built form

3.3 Planting Specification & Maintenance

The submitted plan includes:

- Detailed planting notes in accordance with British Standards
- Soil preparation and planting methodology
- Establishment and maintenance requirements
- Replacement strategy for failed planting

4. Permeable Driveway – Design Justification

The proposed driveway is formed of permeable shingle, which provides both environmental and practical benefits:

4.1 Sustainable Drainage

- Allows natural infiltration of surface water
- Reduces runoff and supports sustainable drainage principles

4.2 Security

- The shingle surface provides an audible response to movement
- Enhances passive security for the dwellings

5. Compliance with Condition 4

The submitted details fully satisfy the requirements of Condition 4:

Requirement	Compliance
Hard landscaping	Permeable driveway and block paved parking areas provided
Soft landscaping	Planting plan and species included
Means of enclosure	Boundary treatments shown
Parking & circulation	Clearly integrated within layout
Services coordination	Layout avoids conflicts
Specifications	Full planting and maintenance details included

6. Policy Compliance

The landscaping scheme accords with:

- Core Strategy Policy CS7 – Design and the Public Realm
 - Provides a high-quality external environment
 - Enhances visual amenity and usability
- Inclusive design principles
 - Block paved surfaces ensure safe, level and accessible movement
- Sustainable design principles
 - Use of permeable materials supports drainage and environmental performance

7. Conclusion

The submitted landscaping details provide a robust and policy-compliant scheme that enhances the development, incorporates inclusive design, and fully satisfies the requirements of Condition 4.

It is therefore respectfully requested that Condition 4 be discharged in full.