



Planning Department  
Richmond and Wandsworth Council  
Civic Centre,  
44 York St,  
Twickenham  
TW1 3BZ

Our ref: PP-13599083

28 November 2024

**PUBLIC**

28/11/2024

Dear Sir / Madam,

**1-1C King Street, 2-4 Water Lane, The Embankment And River Wall, Water Lane,  
Wharf Lane And The Diamond Jubilee Gardens, Twickenham  
Discharge of Condition Planning Application**

- **NS36 – Soft Landscaping Required**

Please find enclosed an application submitted on behalf of our client the London Borough of Richmond, c/o Kier Construction, to discharge planning condition NS36 of planning permission dated 21<sup>st</sup> December 2022 (21/2758/FUL) which requires details of the proposed soft landscaping to be submitted to the Local Planning Authority.

Condition NS36 is worded as follows:

*‘1. All soft landscape works shall be carried out in accordance with the hereby approved drawings and details as set out in NS101A and in any event prior to the occupation of any part of the development, and thereafter maintained as approved, unless otherwise agreed in writing by the Local Planning Authority.*

*2. Prior to the commencement of the development hereby permitted, excluding any demolition of buildings above ground as per Plan TRS-HAL-ZZ-00-DR-A-SK-262 CO1 notwithstanding the submitted details outlined in 1 and drawings NS101A, revised details of the following shall be submitted to, and approved, in writing by the Local Planning Authority and thereafter implemented as approved and maintained as such:*

*A. Written specifications (including finalised details and designs for tree pits and soil volumes, cultivation and other operations associated with plant and grass establishment); detailing the quantity, density, size, species, position, planting bed protection and the proposed time or programme of planting of all shrubs, hedges, grasses etc.,*

- B. Details of earthworks, to include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform;*
- C. Indication of how the soft landscaping will integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. All species should be of native or non-native plants of known value for wildlife and include examples of seed/fruit bearing species, pollinator plants and those which attract night flying insects.*
- D. Planting methodology*
- E. Programme for planting*
- F. The tree planting scheme shall be written in accordance with the British Standard 5837:2012 Trees in relation to design, demolition, and construction - Recommendations (sections 5.6) and BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations, and include:*
- a) Details of the quantity, size, species, and position.*
  - b) Planting specification and methodology including soil volume calculations and incorporating root deflection measures (Where necessary)*
  - c) Proposed time of planting (season)*
  - d) 3-year maintenance and management programme.*
- G. All tree, shrub and hedge planting included within that specification shall be carried out in accordance with BS 3936:1986 (Parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).*
- H. If within a period of 5 years from the date of planting that tree or any tree planted in replacement for it, is removed, uprooted, destroyed, or dies (or becomes in the opinion of the local planning authority seriously damaged or defective) then the tree shall be replaced in the same location to reflect the specification of the approved planting scheme in the next available planting season / within one year of the original tree's demise unless the local planning authority gives its written consent to any variations.'*

In support of this application, we are submitting the following documents:

- 2024-09-16 – Soft Landscaping – Condition Summary
- Landscape Specification Twickenham Riverside 2022-11-07
- TRS Landscape Drawings
- Twickenham Riverside - Maintenance Management Plan Landscape

The following table has been extracted from the Condition Summary listed above and identifies where each element of the condition wording has been addressed within the supporting information.

Condition wording	Evidence
1	Compliance
<p>2A - Written specifications (including finalised details and designs for tree pits and soil volumes, cultivation and other operations associated with plant and grass establishment); detailing the quantity, density, size, species, position, planting bed protection and the proposed time or programme of planting of all shrubs, hedges, grasses etc.</p>	<p>Refer to LDA specification, section:</p> <ul style="list-style-type: none"> <li>• Q28 Topsoil and soil ameliorants</li> <li>• Q30 Seeding and Turfing</li> <li>• Q31 External planting</li> </ul> <p>Refer to LDA drawings:</p> <ul style="list-style-type: none"> <li>• 6975_103 – GA Tree Pit Plan</li> <li>• 6975_310 to 317 – Planting Plan(s)</li> <li>• 6975_401 to 409 - Sections</li> <li>• 6975_601 - Softworks Details</li> </ul> <p>Refer to LDA Schedule:</p> <ul style="list-style-type: none"> <li>• 6975_305 – Site Wide Planting Schedule</li> </ul>
<p>2B - Details of earthworks, to include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform</p>	<p>Refer to LDA drawing:</p> <ul style="list-style-type: none"> <li>• 6975_101 – GA Levels</li> <li>• 6975_103 – GA Tree Pit Plan</li> <li>• 6975_401 to 409 – Sections</li> <li>• 6975_601 - Softworks Details</li> </ul>
<p>2C - Indication of how the soft landscaping will integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. All species should be of native or non-native plants of known value for wildlife and include</p>	<p>Refer to LDA drawing:</p> <ul style="list-style-type: none"> <li>• 6975_300 – GA Softworks</li> <li>• 6975_301 – Site Wide Planting Plan, Trees</li> <li>• 6975_302 – Site Wide Planting Plan, Roof Gardens</li> <li>• 6975_350 – Tree Canopy Plan</li> </ul> <p>Schedule:</p> <ul style="list-style-type: none"> <li>• 6975_305 – Site Wide Planting Schedule</li> </ul>
<p>2D - Planting methodology</p>	<p>Refer to LDA specification, section:</p> <ul style="list-style-type: none"> <li>• Q28 Topsoil and soil ameliorants</li> <li>• Q30 Seeding and Turfing</li> <li>• Q31 External planting</li> </ul> <p>Refer to LDA Schedule:</p> <ul style="list-style-type: none"> <li>• 6975_305 – Site Wide Planting Schedule</li> </ul> <p>Refer to LDA drawings:</p>

	<ul style="list-style-type: none"> <li>• 6975_300 – GA Softworks</li> <li>• 6975_601 - Softworks Details</li> </ul>
2E - Programme for planting	<p>Refer to LDA specification, section:</p> <ul style="list-style-type: none"> <li>• Q28 Topsoil and soil ameliorants</li> <li>• Q30 Seeding and Turfing</li> <li>• Q31 External planting</li> </ul>
2F - The tree planting scheme shall be written in accordance with the British Standard 5837:2012 Trees in relation to design, demolition, and construction - Recommendations (sections 5.6) and BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations, and include:	<p>Refer to LDA Schedule:</p> <ul style="list-style-type: none"> <li>• 6975_305 – Site Wide Planting Schedule</li> </ul>
a) Details of the quantity, size, species, and position.	<p>Refer to LDA Schedule:</p> <ul style="list-style-type: none"> <li>• 6975_305 – Site Wide Planting Schedule</li> </ul>
b) Planting specification and methodology including soil volume calculations and incorporating root deflection measures (Where necessary)	<p>Refer to LDA Schedule:</p> <ul style="list-style-type: none"> <li>• 6975_103 – GA Tree Pit Plan</li> <li>• 6975_305 – Site Wide Planting Schedule</li> </ul>
c) Proposed time of planting (season)	<p>Refer to LDA Schedule:</p> <ul style="list-style-type: none"> <li>• 6975_305 – Site Wide Planting Schedule</li> </ul> <p>Refer to LDA specification, section:</p> <ul style="list-style-type: none"> <li>• Q28 Topsoil and soil ameliorants</li> <li>• Q30 Seeding and Turfing</li> <li>• Q31 External planting</li> </ul>
d) 3-year maintenance and management programme	<p>Refer to LDA specification, section:</p> <ul style="list-style-type: none"> <li>• Q35 Landscape Maintenance</li> </ul> <p>Refer to LDA document:</p> <ul style="list-style-type: none"> <li>• 9734_Twickenham_Riverside_MMP_Landscape</li> </ul>
2G - All tree, shrub and hedge planting included within that specification shall be carried out in accordance with BS 3936:1986 (Parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).	Compliance



<p>2H - If within a period of 5 years from the date of planting that tree or any tree planted in replacement for it, is removed, uprooted, destroyed, or dies (or becomes in the opinion of the local planning authority seriously damaged or defective) then the tree shall be replaced in the same location to reflect the specification of the approved planting scheme in the next available planting season / within one year of the original tree's demise unless the local planning authority gives its written consent to any variations.</p>	<p>Compliance. Refer to LDA document:</p> <ul style="list-style-type: none"><li>• 9734_Twickenham_Riverside_MMP_Landscape</li></ul>
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We trust this satisfies the requirements of condition NS36 of planning 21/2758/FUL, however if there are any queries, please come back to us.

Yours sincerely,

**Matthew Black**  
Associate Director  
Planning  
WSP

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