

17 February 2025
Our Ref: 25.1005

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Planning Portal Reference: PP-13766024

Dear Sir / Madam

**Re: Application for Discharge of Details Reserved by Condition Pursuant to Permission
Reference: 214108 at Hare Hatch Sheeplands, London Road, Twyford, RG10 9RS.**

I am writing to you on behalf of our client, the new owners of Hare Hatch Sheeplands.

Please find enclosed and within the letter below new details which will supersede the previously submitted details which were approved in relation to the discharge Condition 3 (Phasing) (under ref: 223527) of the approved development for a new garden centre at Hare Hatch Sheeplands, London Road, Twyford, RG10 9RS (ref: 214108).

Planning Context

Planning permission was granted on 21 October 2022 at Hare Hatch Sheeplands, London Road, for:

“Full application for the proposed redevelopment of existing mix-use site to a new garden centre with associated pay area, allotments, reconfigured parking and servicing, landscaping and other associated infrastructure, replacement cafe, demolition of existing farm shop, site office/toilet block.”

Details to discharge Condition 3 were previously submitted in November 2022 (ref: 223527). Since the submission, plans have evolved and been reconsidered. As such this application seeks to re-discharge Condition 3.

The amendments to the Phasing plans are required, in order to facilitate the safe and practical demolition of the existing structures and the implementation of the new development proposals, by the new owners of the Hare Hatch Sheeplands business, an experienced horticultural nursery and garden centre proprietor.

Application Documents

The following documents have been submitted as part of this application to re-discharge the condition, alongside the documents they will supersede.



Original Submission Drawing / Document to be Deleted	New Submission Drawing / Document to be Inserted
Proposed Site Plan – Phase 1 Ref. M07.188.D.032 Rev. E	M07.188.D.032K Proposed Site Plan - Phase 1
Proposed Site Plan – Phase 2 Ref. M07.188.D.033 Rev E	M07.188.D.033G Proposed Site Plan - Phase 2-A1
Proposed Site Plan – Phase 3A Ref. M07.188.D.034 Rev E	M07.188.D.034G Proposed Site Plan - Phase 3A-A1
Proposed Site Plan – Phase 3B Ref. M07.188.D.035 Rev E	M07.188.D.035G Proposed Site Plan - Phase 3B-A1

Proposed Changes

Condition 3 requires a scheme for the phasing of demolition and construction.

HHS is an independent business under new ownership, that will need to continue operations through the demolition and construction period, to ensure the viability and stability of the business throughout. It is not financially or commercial feasible to close the business during construction; therefore, it is proposed to implement the development in four Phases (Phase 1, Phase 2, Phase 3a and Phase 3b), generally across the site from south to north, as allowed by the permission.

This application seeks to re-discharge, previously approved, Condition 3 in relation to phasing, with updated plans that reflect necessary modifications to the site layout and temporary structures. The proposed changes are outlined below:

Phase 1 - Amendments

- Temporary Uses Area in Temporary Structure for existing and proposed uses during demolition and construction (including for retail, temporary cafe, stock/storage, construction office, etc). In line with the General Permitted Development (England) Order 2015 Schedule 2 Part 4 Class A (see 214108 Decision Notice Informative 14) as applicable. The structure is comprised of modular units, which can easily be removed from site. It is likely that a glazed frontage will be inserted;
- Temporary construction access – To facilitate construction activities, a section of the existing glasshouse will be demolished, allowing for improved access. This was not previously anticipated but is key for safety for both construction workers as well as for customers and the wider site employees. It will also see a greater volume of glasshouse demolished at this early stage;

- Increase in area for Glasshouse demolition – the extent of the glasshouse demolition has been significantly expanded in the eastern part of the site to accommodate site requirements, in particular to facilitate the delivery of the new café and area of open space;
- New entrance and exit into the Temporary Uses area (garden centre) to enable the site to be secured;
- Temporary Covered Uses and Access to the Farm Shop – A temporary covered walkway and access route will be provided to ensure continued operation of all the retained parts of the site, including the farm shop, during construction. The associated frontage of that area will be fenced/secured to maintain safety and security. The site will be secured through the provision of a 1.8m high security fence as shown extending to the north of the site from the temporary site entrance;
- A temporary covered walkway / plant shelter will be introduced to the north of the glasshouses, this is due to the loss of glasshouses to be demolished elsewhere on the site, to ensure plants are protected from frosts in the early part of the season and shade as needed during the summer months; and
- Servicing Area and Service Yard – service yard adapted to accommodate logistical needs.

The following, as previously approved, remain unchanged:

Phase 1 – As Approved

The actions that have been carried forward from the approved Phase 1 Plan and will include:

- Works in relation to the informal recreational field, with associated landscaping and biodiversity enhancements to be secured by Conditions 4 and 5;
- Deconstruction of part the existing glass house shown in orange hatch on the Phase 1 plan;
- Works to relation to the eastern most section of the farm field to farm shop allotments/demonstration gardens and associated hard and soft landscaping;
- Temporary uses area for retained/ancillary uses, relocated existing uses and proposed garden centre uses;
- Outdoor Covered Temporary Uses for retained/ancillary uses, relocated existing uses and proposed garden centre uses; and
- Temporary Use Area for compost storage and sales.

Phase 2

Phase 2 will include Amendments from Phase 1 but no other new changes:

- Erection of the new Café; shown in orange hatch on the Phase 2 plan;
- Works in relation to the cafe gardens and play area;
- Continued use of the Temporary Uses Area for retained/ancillary uses, relocated existing uses (to including the café) and garden centre uses;
- Continued use of the Outdoor Covered Temporary Uses for retained/ancillary uses, relocated existing uses and garden centre uses; and
- Continued use of the Temporary Use Area for compost storage and sales
- Temporary uses area for retained/ancillary uses, relocated existing uses and proposed garden centre uses;
- Outdoor Covered Temporary Uses for retained/ancillary uses, relocated existing uses and proposed garden centre uses;
- The site will be secured through the provision of a temporary entrance along with a 1.8m high fence to secure the premise;.
- Temporary covered walkway / Plant Shelter; and
- Area for servicing existing and service yard

Phase 3a

Phase 3a will include Amendments arising from Phase 1 but no other new changes:

- Demolition of glasshouse previously used as temporary use area.
- Relocation of temporary use into existing glasshouse (opposing recreational field.)
- Temporary covered access to be demolished.

Phase 3b – Completion Stage

Phase 3b will include:

- Erection of the new Garden Centre building;
- Deconstruction of the remaining glasshouses shown hatched in orange on the Phase 3b Plan;
- Removal of the covered canopy shown hatched in orange on the Phase 3b Plan;
- Removal of the existing store shown hatch in orange on the Phase 3b Plan;
- Works in relation to the western part of the farm field to farm shop allotments/ demonstration gardens and associated hard and soft landscaping; laying out of the car parking and servicing area;

- Landscaping of the carbon capture managed woodland;
- All other associated works; and
- Transition of Temporary Use Areas into the Garden Centre (while keeping the business operating) and which may extend pass the opening of the Main Garden Centre Building.

Application Fee

The application fee of £145 has been paid via the Planning Portal.

We look forward to receiving your formal acknowledgement of this application and trust you have sufficient information to favourably consider this application to re-discharge Condition 3, for the Hare Hatch Sheeplands development.

Should you require any further information or wish to discuss the proposals further, please do not hesitate to contact me.

Yours sincerely



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