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PLANNING CONSULTANCY

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Planning Department
Royal Borough of Windsor & Maidenhead
York Stream House
St Ives Road
Maidenhead
Berks
SL6 1QS

Attn V Gibson

25 January 2016

Dear Ms Gibson

**Phoenix Gymnastics Club, Land off Fifield Road, Fifield, Maidenhead, Berkshire SL6 6SL
15/02107/FULL**

Following our recent telephone conversations and meetings, we now write to provide the information requested as amendments to the above planning application.

We attach a detailed outline of the gestation and progress of the planning application, including the various plan amendments, prepared by Phoenix Gymnastics Club. These have resulted in final plans being 60% smaller than the original pre-application. The current proposal is identical in size to the building approved, as a replacement Gymnastics Club, within the green belt at Water Oakley.

The Statement by Phoenix Gymnastics Club also details the gymnastics disciplines which can be provided within the proposed building. These will be as much as, but no more than currently provided at the existing site.

Also provided at this time are final details of the landscape proposals to mitigate any impact of development, together with a Landscape Visual Impact Assessment (LVIA), which indicates that the reduced building will result in the building having very little impact within the wider landscape.

A full Flood Risk Assessment and Sustainable Urban Drainage (SUDs) proposals are provided and these replace all previous statements relating to the drainage within the area. In addition to the impact of the building and hardsurfaced areas on the site itself, the FRA has also taken into account the concerns expressed by local residents and perceived impact of development on the adjacent village of Fifield. The proposed SUDs solution was calculated to provide attenuation for the surface water run off of the larger building originally applied for. There has been no subsequent reduction in capacity of the SUDs proposal. Consequently the proposal will not have an adverse impact on

flood risk within Fifield and is likely to represent an improvement by removing this area from contribution to surface water run off to Fifield.

We also attach a Landscape Visual Impact Assessment (LVIA) which clearly acknowledges the proposed building would have only a modest impact on the character and appearance of the immediate landscape and the reduced building would not be visible from distant viewpoints.

We would be pleased to discuss any aspects of this submission further with you. Otherwise, we look forward to learning the outcome of your consultations .

Yours sincerely

Jan M Molyneux Dip TP MRTPI

Enclosures

Elevations and plan reduced building H J Stribling 1400 05k
Proposed site plan – 1:1250@A3 H J Stribling
Phoenix Gymnastics Club statement in support of application
Landscape Visual Impact Assessment ACD Landscape Architects - PR120174lvia-C
Hafren Water Flood Risk Assessment January 2016
SUDs design Playdell Smithyman
M14.174(a).D.003A SUDs Layout - Direction of Water Flow – 1
M14.174(a).D.004 SUDs Layout – Indicative details
M14.174(a).D.001b – SUDS Layout
Landscaping plan – Playdell Smithyman M14.174(a).D005A
Playdell Smithyman response to comments of WSP re Flood Risk

Planting Specification

- Planting will be directly into the restored and cultivated soil profile.
- Specimen tree planting to be planted as specified on Tree Pit Detail.
- All screening trees and shrubs to be planted at 1.5m centres in 300x300x300mm pits backfilled with original ground material and/or notch planted.
- Screening planting to be undertaken in species pure groups of 3, 5 and 9 plants.
- Screening planting to be protected by 1 No 75cm Tubex tree guard (or equivalent) secured and supported by a 900x32x32mm treated softwood stake.
- All planting to be undertaken between December and February.

SPECIMEN TREES - See Tree Pit Detail

Scientific Name	Common Name	Size	Specification	Root	Mix	Number
<i>Alnus cordata</i>	Italian Alder	8-10 cmg	2x tsp, Min 250cm Ht, Min. 175 clear stem	B	70%	26
<i>Acer cappadocicum</i>	Capadocicum Maple	8-10 cmg	2x tsp, Min 250cm Ht, Min. 175 clear stem	B	30%	11
						37

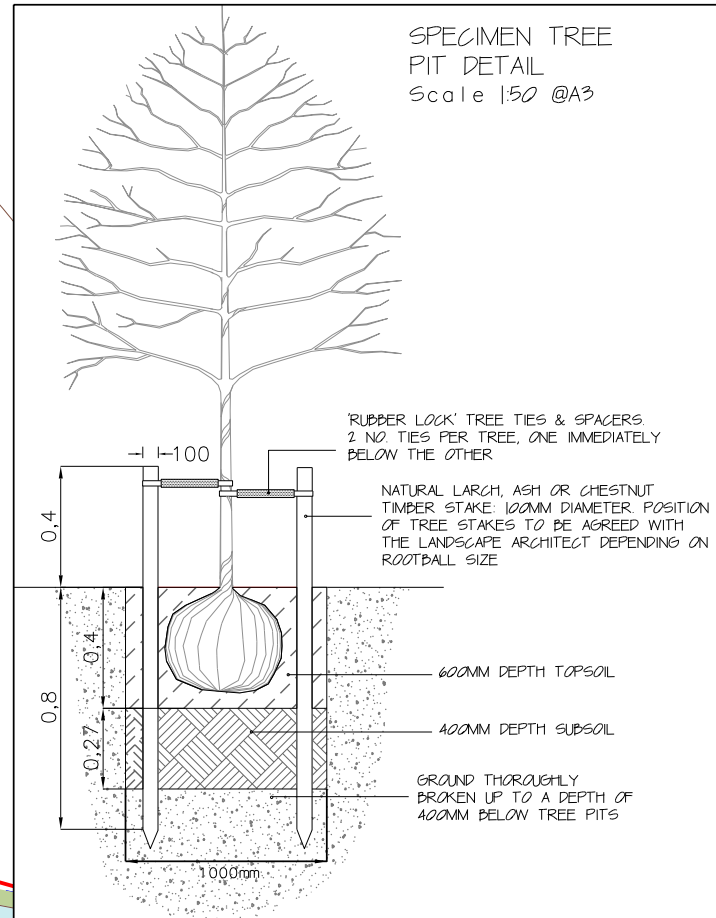
SCREENING TREES - To be planted at 1.5 metre centres over ~0.3 hectares = ~1330 trees

Scientific Name	Common Name	Size	Specification	Root	Mix	Number
<i>Quercus robur</i>	Oak	40-60	Whip	B	30	399
<i>Crataegus monogyna</i>	Hawthorn	40-60	Whip	B	20	266
<i>Salix cinerea</i>	Grey Willow	30-40	Whip	B	10	133
<i>Alnus glutinosa</i>	Alder	40-60	Whip	B	10	133
<i>Betula pendula</i>	Silver Birch	30-40	Whip	B	10	133
<i>Acer campestre</i>	Field Maple	30-40	Whip	B	10	133
<i>Viburnum opulus</i>	Guelder Rose	40-60	Whip	B	10	133
						1330

SHRUB PLANTING - To be planted at indicated density over ~460m².

Scientific Name	Common Name	Size	Specification	Root	Density	Number
<i>Bergenia 'Eric Smith'</i>	-	-	2L	C	5/m ²	13
<i>Cotoneaster salicifolius 'Gnom'</i>	-	30-45cm	3L	C	3/m ²	22
<i>Euonymus fortunei 'Emerald'</i>	Spindle	20-30cm	3L, 7 breaks	C	4/m ²	16
<i>Hebe rakaiensis</i>	-	30-40cm	3L	C	5/m ²	13
<i>Skimmia japonica 'Rubella'</i>	-	30-40cm	3L, 3 breaks	C	3/m ²	22
<i>Lonicera pileata 'Moss Green'</i>	-	40-60cm	2L	C	3/m ²	22
<i>Vinca minor 'Atropurpurea'</i>	Periwinkle	30-40cm	9cm	C	5/m ²	13
						121

SPECIMEN TREE PIT DETAIL Scale 1:50 @A3



Legend

- Potential Site Boundary (2.03 Hectares)
- Proposed resin bound gravel
- Footpaths of resin bound gravel
- Grasscrete surfacing to service areas
- Bulb planting
- Proposed low shrub planting
- Tree Planting (Tree Pits)
- Screening Planting
- Existing Tree and Hedge Planting
- Proposed Spot Levels

For Root Protection Area see Tree Report



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DRAWING STATUS PLANNING APPLICATION

PROJECT
Phoenix Gymnastics Club - Relocation

CLIENT
Phoenix Gymnastics Club

TITLE
Landscaping Plan

DATE
Dec 2015

SCALE
1:750@A3

DRAWN
RGD

CHECKED
RJS

DRAW NO.
M14.174(a).D.005A

PleydellSmithyman

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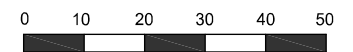
PLEYDELL SMITHYMAN LIMITED
20A THE WHARFAGE, IRONBRIDGE
SHROPSHIRE TF8 7NH
T. 01952 433211 F. 01952 433323
E. psl@pleydellsmithyman.co.uk
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Note: Details provided are for planning purposes only. Not to be used for construction or setting out.

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GENERAL NOTES:

[illegible]

AMENDMENTS

F: 09/12/15 - General amendments
E: 02/12/15 - General amendments
D: 27/11/15 - General amendments
B: 06/11/15 - General amendments.
A: 18/10/15 - General amendments.

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JOB: New Phoenix Gymnastics Club
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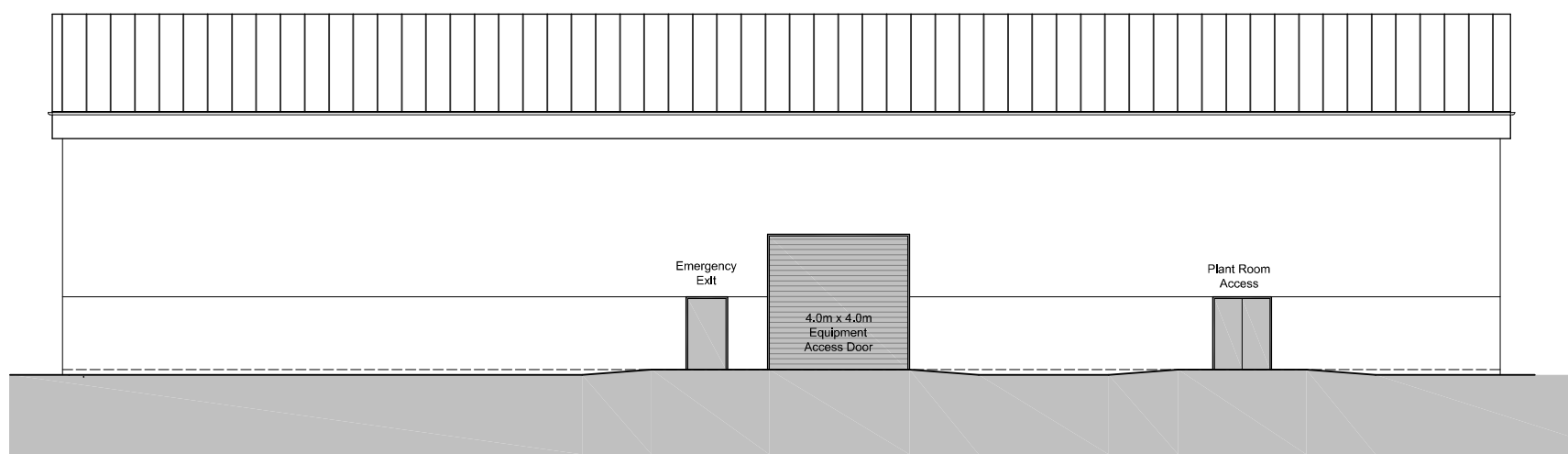
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Site Plan as Proposed

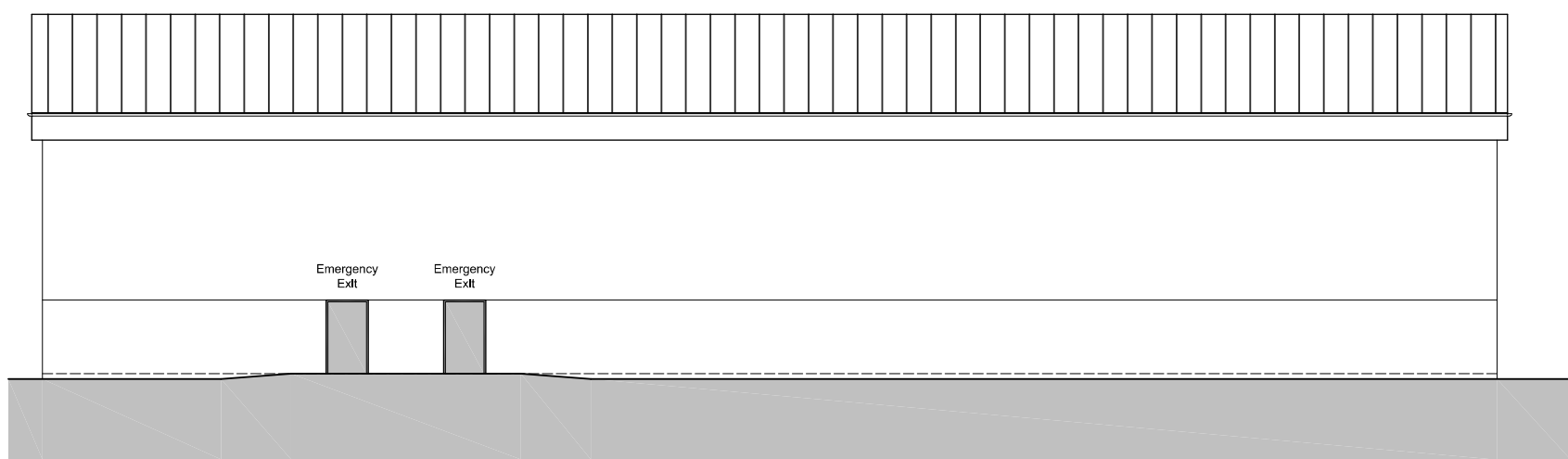
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DATE: 27 November 2015	DRAWING NO: 02f
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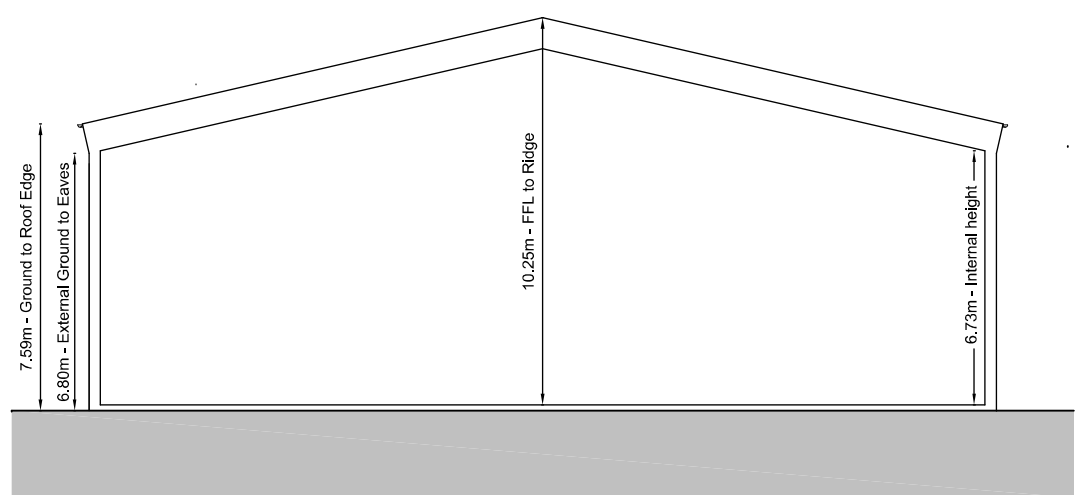
SITE PLAN as PROPOSED
SCALE - 1:1250



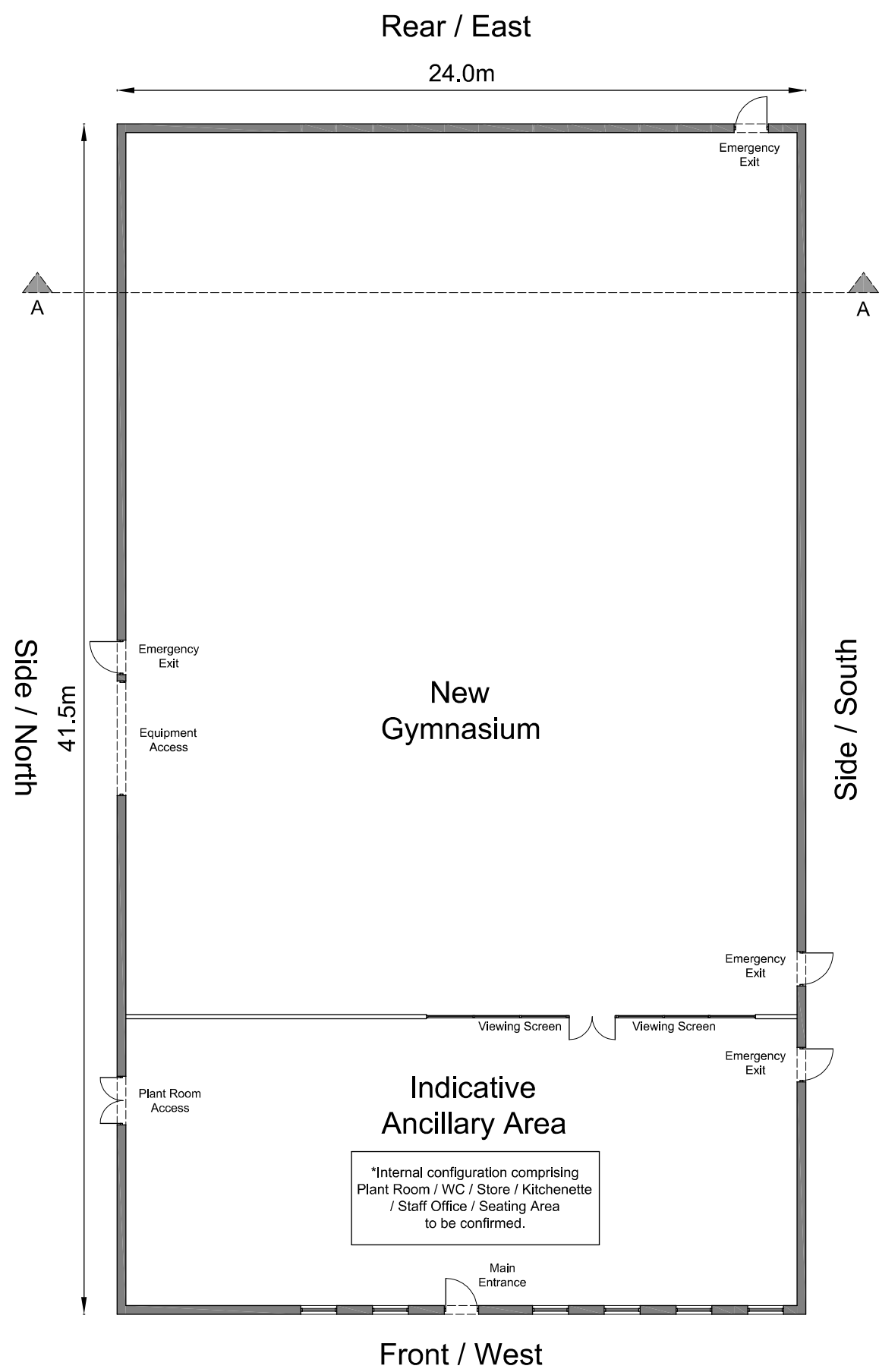
SIDE ELEVATION as PROPOSED (NORTH)
SCALE - 1:200



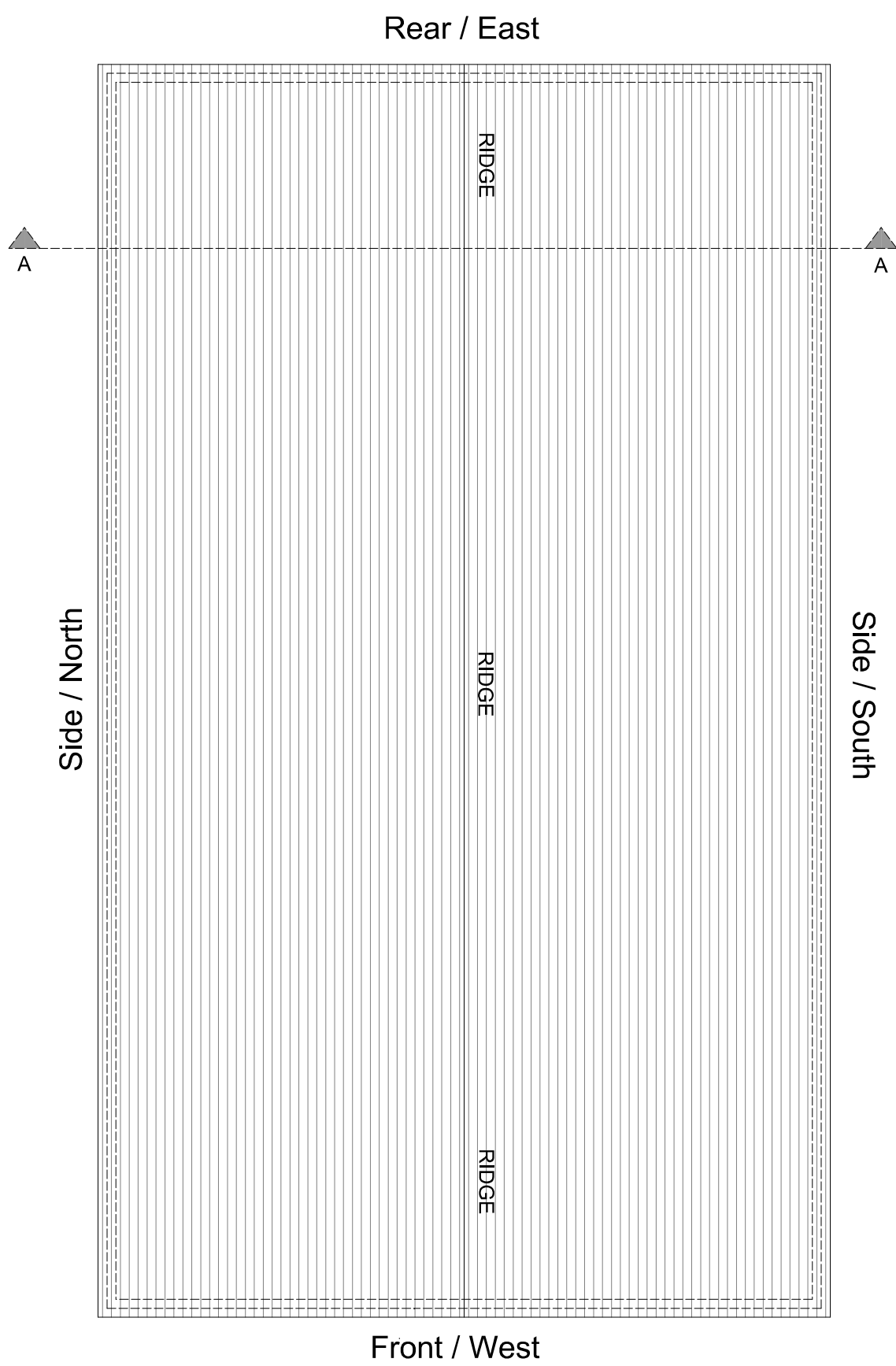
SIDE ELEVATION as PROPOSED (SOUTH)
SCALE - 1:200



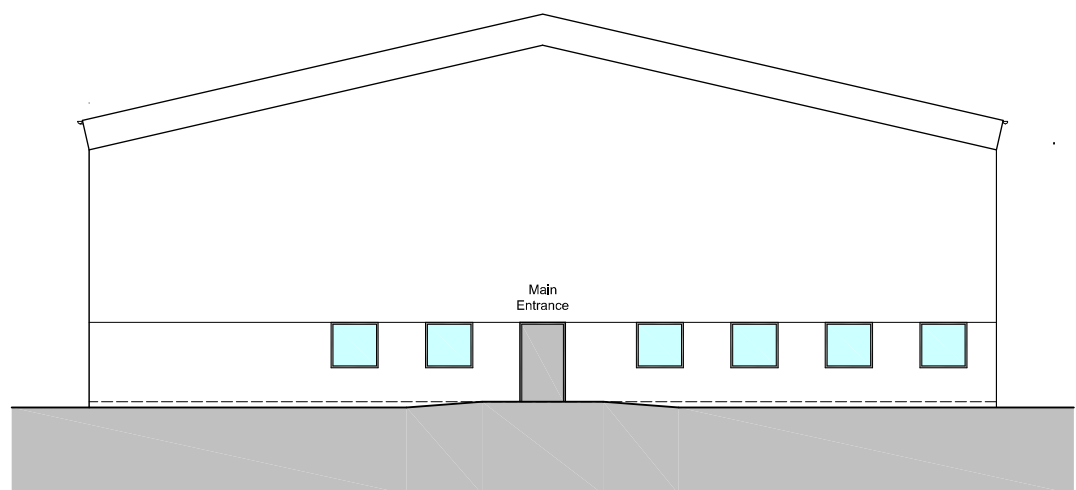
CROSS SECTION A-A as PROPOSED
SCALE - 1:200



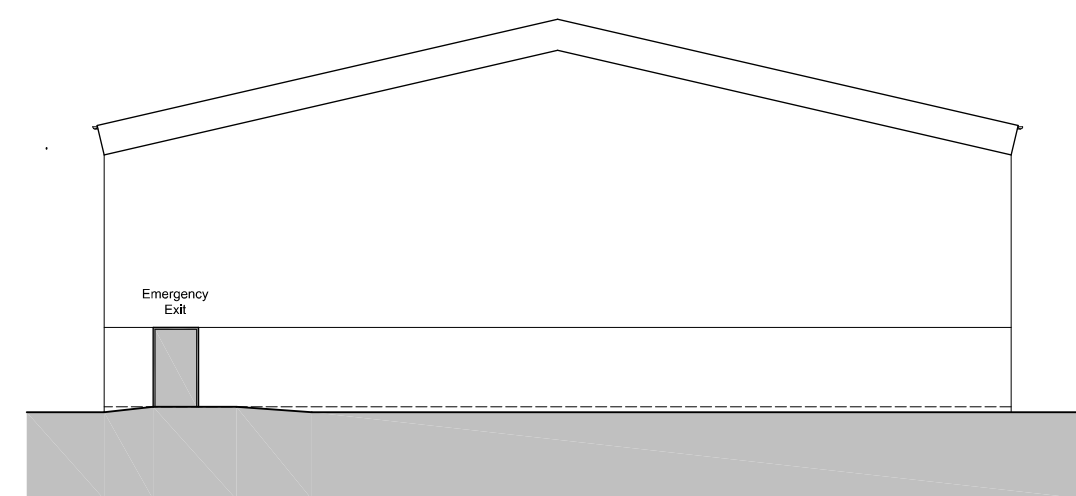
GROUND FLOOR PLAN as PROPOSED
SCALE - 1:200



ROOF PLAN as PROPOSED
SCALE - 1:200



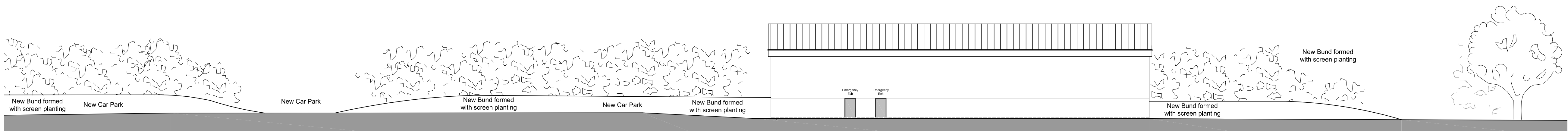
FRONT ELEVATION as PROPOSED (WEST)
SCALE - 1:200



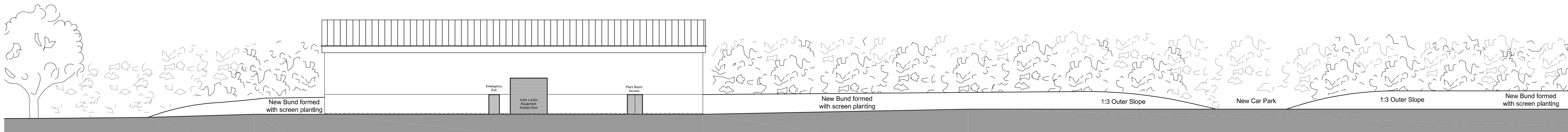
EAST ELEVATION (D-D) as PROPOSED (REAR)
SCALE - 1:200

0 5 10
Scale in Metres (1:200)

0 5 10
Scale in Metres (1:250)



SITE SECTION F-F SHOWING NEW LANDSCAPING as PROPOSED (SOUTH)
SCALE - 1:250



SITE SECTION G-G SHOWING NEW LANDSCAPING as PROPOSED (NORTH)
SCALE - 1:250

AMENDMENTS
K: 20/01/16 - General Amendments.
J: 01/12/15 - General Amendments.
H: 01/12/15 - General Amendments.
E: 16/11/15 - General Amendments.
D: 07/10/15 - General Amendments.
C: 29/09/15 - General Amendments.
B: 21/09/15 - General Amendments.
A: 09/09/15 - General Amendments.

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TITLE:
Plan, Elevations and Section
as Proposed

SCALE: 1:200 & 1:250 at A1	JOB NO: 1400
DATE: 01 September 2015	DRAWING NO: 05k