

██████████
Planning Services
Wokingham Borough Council

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17 March 2025

Your Ref: 190900 / 233179
Our Ref: 40089

Dear ██████████

Re: Land South of Anne's Manor – Discharge of Conditions 5 pursuant to Planning Permission 190900

Planning permission (ref: 190900) was granted at Land South of Anne's Manor ("the Site") on 24th May 2021 for *"the proposed change of use of land from nil use to D2 for proposed Suitable Alternative Greenspace (SANG) with associated landscaping. To be read in conjunction with applications 190914 & 191068."*

On behalf of the applicant, Kingacre Estates, we are seeking to amend the plans submitted pursuant to discharge Condition 5 of the above permission. The following documents submitted pursuant to Condition 5 were approved by the Council in May 2024 (ref. 233179):

- P23-1666_EN_003A Soft Landscaping Details 28/03/2024
- P23-1666_EN_001C-01 Detailed Soft Landscape Proposals (Sheet 1 of 2)
- P23-1666_EN_001C-02 Detailed Soft Landscape Proposals (Sheet 2 of 2)
- P23-1666_EN_002E-01 Detailed Hard Landscape Proposals (Sheet 1 of 2)
- P23-1666_EN_002E-02 Detailed Hard Landscape Proposals (Sheet 2 of 2)

The approved plans show a new 2m high palisade, security fence on the southern boundary abutting the railway land to deter trespass, in accordance with Informative 10 (Network Rail Landscaping Requirements).

The applicant has contacted Network Rail regarding an existing fence in-situ, which comprises concrete posts, mesh and barbed wire. Network Rail (Craig Hatton, Senior Town Planner) has confirmed that the fence is sufficiently secured, and there is no requirement for an additional fence to be erected. Therefore, the proposed boundary would be robust and secure, so as to deter trespass on the trainline.

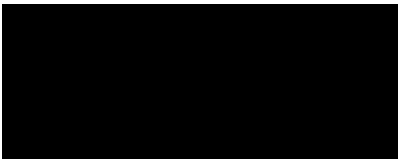
On this basis, the following revised documents are submitted removing the additional fencing.

- Detailed Soft Landscape Proposals (Sheet 1 of 2) (drawing no. P23-1666_EN_001D-01);
- Detailed Soft Landscape Proposals (Sheet 2 of 2) (drawing no. P23-1666_EN_002D-02);
- Detailed Hard Landscape Proposals (Sheet 1 of 2) (drawing no. P23-1666_EN_002F-01); and
- Detailed Hard Landscape Proposals (Sheet 2 of 2) (drawing no. P23-1666_EN_002F-02).

All other matters remain as approved.

I trust this provides sufficient information to enable the application to be registered and the revised details required under the respective Conditions to be agreed, but please do not hesitate to contact me should you have any questions in respect of the above.

Yours sincerely



Matt Harris

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