

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	SDL Landscape and Trees	App No:	243194
Address:	Land to the West of St Annes Drive and South of London Road, Wokingham, RG40 1PB.		
Proposal:	Application to vary condition 2 of planning consent 203544 (approved under APP/X0360/W/22/3297645) for the proposed erection of 54 units (including 19 affordable homes) with associated access road from St Anne's Drive, landscaping and open space. Condition 2 refers to the approved details and the variation is to amend the drawings to include the addition of single storey rear extensions to approved plots 2, 3, 4, 7, 50, 51 and 52.		
Type of Development:	Major Dwellings (10+)		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☒ Objection due to the reason(s) **stated below**

Comments On Proposal

Revised drainage details have been provided in relation to this variation to condition 2.

The comments below have been made in relation to application 240536 which is a conditions discharge for SuDS (condition).

The revised Drainage Layout Overall drawing (Rev E) now excludes the amendments made to the watercourse through the site by reprofiling parts of the embankments to provide some level benches for different types of vegetation as well as a vegetated retaining wall. This was shown on the Sections drawing (23-190-430 A). I had no objection to this amendment, which was an improvement to the original scheme. However the revised drawing has removed these changes which is unacceptable and will need to be reinstated.

Date:	29 th April 2025	Signed:	C. Brimble
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