

Date: 18 July 2025
Application: 251668



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Environmental Health,

Discharge of condition Consultation

Application Number: 251668

Applicant: Miss Kellie Johnson

Site Address: Land to the rear of 12 Shepherds Hill, Woodley, Wokingham, RG6 1BB

Parish: Woodley

Grid Reference: Easting - 475150, Northing - 173981

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 242727 dated 13/12/2024. Condition 4 relates to a construction method statement; 6 to landscaping; 7 to tree protection, and 9 to provision of biodiversity enhancements.

Case Officer: Kieran Neumann

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 251668. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Obi Onyechi EH Officer		
Service	WBC Environmental Health	App No:	251668
Address:	Land to the rear of 12 Shepherds Hill, Woodley, Wokingham, RG6 1BB.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 242727 dated 13/12/2024. Condition 4 relates to a construction method statement; 6 to landscaping; 7 to tree protection, and 9 to provision of biodiversity enhancements.		
Type of Development:			
Site Visit Made:	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

Please use this section to detail any positive, satisfactory or negative aspects of the proposals relating to planning matters. Any additional information or negotiations required can also be detailed in this section.

The Environmental Protection Team have reviewed the information to discharge condition 4 of planning consent 242727 and have no objections.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	10/09/2025	Signed:	O.Onyechis
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