

Date: 18 July 2025
Application: 251697



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Discharge of condition Consultation

Application Number: 251697

Applicant: Mr Andy Knee

Site Address: Berks County Sports Club, Sonning Lane, Sonning, RG4 6ST

Parish: Sonning

Grid Reference: Easting - 475630, Northing - 175027

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 242913 dated 26/06/2025. Condition 3 relates to a Landscape and Ecological Management Plan (LEMP); 4 to a lighting strategy; 5 to a Great Crested Newt Precautionary Working Methods Statement; 6 to landscaping, and 7 to bicycle storage / parking facilities.

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 251697. 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:	JP		
Service	WBC Highways	App No:	251697
Address:	Berks County Sports Club, Sonning Lane, Sonning, RG4 6ST.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 242913 dated 26/06/2025. Condition 3 relates to a Landscape and Ecological Management Plan (LEMP); 4 to a lighting strategy; 5 to a Great Crested Newt Precautionary Working Methods Statement; 6 to landscaping, and 7 to bicycle storage / parking facilities.		
Type of Development:			
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

The proposal seeks consents for discharging conditions 3 - 7 for Planning Application Reference 242913. This memo responds on the submissions related to highway grounds.

Condition 7 – Cycle Parking

While the applicant would be expected to provide details of the Sheffield stands in accordance with Table 11-2 of LTN1/20, the proposed alternative to match the existing cycle parking of the wider site can be acceptable for this instance.

Conditions & Reasons (if required)

Date:	21/7/2025	Signed:	JP
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