

MEMORANDUM

From:	Louise Aparo Ecology Officer		
Service	WBC Ecology	App No:	260779
Address:	Land At Sonning Golf Club, Duffield Road, Reading, RG4 6GJ.		
Proposal:	Application for the approval of reserved matters pursuant to outline planning consent 223458 (as amended by applications 242641 and 250553), for the Revised access off Duffield Road plus associated modifications to Sonning Golf Club, including reconfiguration of the golf club parking areas and conversion of the west wing of the existing clubhouse to accommodate a new golf simulator practice facility, including removal of external staircase and changes to fenestration (Phase 1).		
Type of Development:	Minor All other developments		
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

I have reviewed the cover letter (March 2025, Woolf bond planning) and the associated plans. I have also reviewed the ecological report (Derek Finnie Associates Ltd, October 2022) for approved outline application 242641.

The ecological report indicates the building was surveyed in October 2022. The CIEEM standard guidance determines that the standard lifespan of survey results is 12-18 months, any longer than 18 months – 3 years, a new update survey will be required.

I have requested an update ground level tree assessment survey for application 260780 – associated with this development, to update the CEMP mitigation measures relating to trees, bats and birds. An update Preliminary Roost Assessment of the building will also be required for this application, as the current survey results are no longer valid.

As the previous survey results can no longer be relied upon to demonstrate that this development will not harm European protected species, it does not comply with

Wokingham Core Strategy CP7 and Conservation of Species and Habitats Regulation 2017. I recommend submitting an update Preliminary Roost Assessment of the building. This is only concern with this development.

Conditions & Reasons (if required)

N/A

Date:	24/06/26	Signed:	L.Aparo
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