

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Building Control	App No:	251387
Address:	Sonning Golf Club, Duffield Road, Woodley, Wokingham, RG4 6GJ.		
Proposal:	Application to vary condition 5,8,11,13 & 14 of planning consent 161529 for the proposed erection of 13 dwellings with associated highway works, public open space and landscaping.(Approval sought for Access). Condition 5 relates to the provision and approval of a Construction Management Plan and the variation is to update the plan. Condition 8 relates to the provision and approval of an environmental management plan and the variation is to update the plan. Condition 11 relates to details of soakaways and the variation is to update the drawings. Condition 13 relates to the provision and approval of an Arboricultural Method Statement and Scheme of Works and the variation is to update the procedure. Condition 14 relates to the approval of details in regard to off-site highway works and the variation is to update the drawings.		
Type of Development:	Other Householder		
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

Condition 5 – Construction Management Plan

I have no objection to the submitted plan, but suggest that the section on trees includes the drawing number reference of the latest approved plan.

Condition 8 – Environmental Management Plan – this relates to the installation of log piles, bat boxes and bird bricks and I have no objection to what is being proposed

Condition 13 Arboricultural Method Statement and Scheme of Works

I have no objection to the submitted Tree Protection Plan – revised from Planning Application 222427 Tree Protection Plan dated 30.6.25. The latest scheme of works mentions the removal of Blackthorn and bramble that have encroached into the garden spaces and its removal where is within the TPO. I have no objection to this, but remind that applicant that all vegetation removed from the TPO needs to be replaced so I would expect an updated Landscape Plan to demonstrate this.

Conditions & Reasons (if required)			
Date:	21.7.25	Signed:	B. Crafer