

MEMORANDUM

From:	Brigitte Crafer Landscape Architect	To (Case Officer):	Marcus Watts
Service	WBC Landscape and Trees	App No:	241900
Address:	Land South of Old Bath Road Sonning, RG4 6GQ.		
Type of Development:	Major Dwellings (10+)		
Proposal:	Application to vary condition 2 of planning consent 220663 for the proposed erection of 57 dwellings suitable for older persons accommodation following demolition of the existing dwellings (Access, Layout, Scale and appearance to be considered). Condition 2 refers to approved plans and details and the variation is to change the site layout and associated details. The proposal also includes a request to vary the S106 to remove the age-related occupancy restriction		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☒ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

The original 'Proposed Site Plan' submitted with this application and registered on 8.11.24 was Drawing Reference 8399-BOW-10-ZZ-DR-A-003 Rev. B The scheme was not acceptable and I discussed the reasons why with the Planning Officer. The revisions were chiefly to do with the parking arrangements to the north of Block A which were poorly laid out and encroached into the root protection area of significant trees on the northern part of the site which contribute to the landscape character of Bath Road. In my previous comments I have clearly stated that the area to the north of Block A should retain a garden character. After reviewing the Rev. B scheme, I requested that the number of parking bays be reduced as much as possible in the Block A area and this has been included in the Rev. C drawing to my satisfaction.

I have also asked that a footpath around Tree T58 should be relocated to the outer root protection area, this has also shown in the Rev. C drawing.

I have no other concerns with the Rev. C scheme. I require the tree information be upgraded and resubmitted as a condition.

I require a soft landscape scheme and planting plan, as well as a separate hard landscape scheme that includes significant planting scheme to enhance the proposed buildings, and in the case of the land to the north of Block A, a suitable scheme that provides high quality landscaped garden space for residents and visitors, in accordance with Policies CC03 and TB21.

Conditions & Reasons (if required)

Date:	6.1.25	Signed:	B. Crafer
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