

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	251752
Site Address:	Sonning Quarry, Playhatch Road, Sonning Eye, Playhatch, Reading, RG4 6TX
Expiry Date:	12 August 2025
Proposal: Consultation from Oxfordshire County Council for the following proposal: Planning application for the winning and working of mineral as a southern and eastern extension to Sonning Quarry using existing consented ancillary facilities, office, weighbridge, welfare, wheelwash facilities and internal access roads within Phase C, existing site access points onto Playhatch Road, and the A4155; together with retention and operation of plant site and ancillary facilities, to include the concrete block making operations and ready mixed concrete plant situated south of Playhatch Road along with retention and use of field conveyor including bridges over Playhatch Road and Spring Lane and an unnamed watercourse parallel to Spring Lane; together with retention of existing crossing points over Berry Brook and other watercourses; with progressive restoration using indigenous and imported materials to agricultural land and nature conservation habitat.	

CONSULTATION RESPONSES

Parish/Town Council	None received
Internal	None received

APPRAISAL

Is there a strategic impact upon Wokingham Borough?:

Yes	☐
No	☒

Following the appraisal of the application it is considered that the Local Planning Authority would not raise any objection to the proposal but wish to raise the following observations.

Neighbouring Amenity (Noise/Vibration):

The application red-line is within 100 metres of the administrative boundary shared between Oxfordshire and Wokingham. There are several dwellings to the south-east of 'PHASE E' on the opposite bank of the River Thames that could be subject to noise emissions and vibrations as a result of the mineral works. Wokingham Borough Council request that their amenities are carefully considered as part of any determination.

Highway Safety:

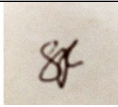
The centre of Sonning is a designated Conservation Area and is characterised by several narrow roads that extend through the village and connect to Sonning Eye to the west. Therefore, industrial traffic should avoid accessing the application site through the centre of Sonning in the interests of highway safety. It is advised that this is appropriately dealt with via a Travel Plan.

Other Notable Constraints:

Wokingham Borough Council would like to highlight a number of other constraints that whilst not thought to be directly affected by the proposals, should be considered as part of any determination:

- Sonning Conservation Area (Historical Value)
- AWE 12km Zone
- The application site and surrounding areas, including the western bank of Sonning Village, are predominantly Flood Zone 3.
- Bluecoat School Woodland (Local Wildlife Site) is located to the south of Sonning.

Date:	11 August 2025
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	11.8.25