

Our Ref GR/8340

Development Management Team
Wokingham Borough Council
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RG40 1BN

30 March 2026

Application for reserved matters associated with phase 1 of application 223458 (as amended by applications 242641 and 250553) at Sonning Golf Club, Duffield Road, Sonning, Reading, RG4 6GJ

Dear Development Management Team,

In application 223458, the Council granted planning permission for:

Outline planning permission for the proposed erection of up to 50 no. dwellings with public open space and revised access off Duffield Road, plus associated modifications to Sonning Golf Club including reconfiguration of golf club car parking areas and relocation of the 18th green, addition of a practice putting green, new driving nets, new short game chipping area 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. (All matters reserved except for access)

This has subsequently been amended through applications 242641 and 250553. Application 242641 (approved 20th November 2024) enabled the scheme to be phased as indicated on the plan below (Drawing ref: 24.017.PL.001).



As indicated from the extract of drawing 24.017.PL.001, phase 1 relates to the works which directly relate to the operation of the golf course. These are namely the refurbishment of the club house, reconfiguration of the member and visitor car parks and the provision of the revised access from Duffield Road.

Phase 2 relates to the erection of up to 50 dwellings on the driving range.

Through further application 250533, the works directly relating to the operation of the golf course were amended so omit the relocation of the 18th green, putting practice green, new driving nets and new short game area. Application 250533 was approved on 25th April 2025 and resulted in the description of the development changing to:

The description is amended to Outline planning permission for the proposed erection of up to 50 no. dwellings with public open space and revised access off Duffield Road, plus associated modifications to Sonning Golf Club including reconfiguration of golf club car 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. (All matters reserved except for access). As shown on plan PL 002 dated March 2025.

This application for the submission of the phase 1 reserved matters therefore relates to 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."

For simplicity, this is referred to as the phase 1 reserved matters application.

Whilst the following plans and documents have been submitted for the phase 1 reserved matters application at Sonning Golf Club, there is a separate application to discharge the relevant conditions from the outline permission so that works on this element of the wider scheme can be progressed. The separate applications to discharge the conditions is within Planning Portal submission ref 13576811 and seeks approval of the submitted information with respect to conditions 4, 5, 6, 7, 8, 9, 16, 16, 17, 18, 19, 20, 22, 23, 24 and 26 as they relate to the phase 1 element.

This application for reserved matters includes the following plans and drawings:

Reports/Documents

- Planning Statement
- CIL Form 1
- Design & Access Statement (ref 24.017) (March 2026)

Plans

- Site location plan (Drawing ref: 24.017.PL.100)
- Site Survey (Drawing ref: A 15 26 – T)
- Existing Block Plan (Drawing ref: 24.017.110 Rev A)
- Existing Wing Plans and Elevations (Drawing ref: 24.017.PL.200)
- Existing Gate Plan and Elevations (Drawing ref: 24.017.PL.300)
- Existing Overall Site Plan (Drawing ref: 24.017.SP.XX.XX.D.A.1200 Rev A)
- Proposed Site Plan (Drawing ref: 24.017.110 Rev C)
- Proposed Wing Plans and Elevations (Drawing ref: 24.017.PL.210 Rev B)
- Proposed Gate Plan and Elevations (Drawing refs: 24.017.310 Rev D and 24.017.311 Rev C)
- S278 Site Clearance (Drawing H1515 409 Rev F)
- S278 General Arrangement (Drawing H1515 410 Rev G) (includes visibility splays)
- S278 Road Markings & Signage (Drawing H1515 411 Rev F)
- S278 Setting Out (Drawing H1515 412 Rev F)
- S278 Agreement Layout (Drawing H1515 413 Rev F)
- External Works Sheet 1 of 2 (Drawing H1515 430 Rev E)
- External Works Sheet 2 of 2 (Drawing H1515 431 Rev E)
- Access Road Link (Drawing H1515 432 Rev D)
- Private Highway Details (Drawing H1515 435 Rev A)
- "West Parking and Entrance" Landscaping drawing (Drawing SGC 001 Rev F)
- "East Parking and Pro Shop" Landscaping drawing (Drawing SGC 002 Rev F)

The application fee of £2,578 plus £85 Planning Portal administration fee is being paid by the applicant. This fee has been calculated as the scheme entails other operations (excluding the winning and working of minerals) alongside the construction of car parking which are incidental to the existing use of land.

I look forward to your acknowledgement of receipt of the application, and confirmation of its validation at your earliest convenience. Should you have any queries, please contact either my colleague, James Gibson on J.Gibson@woolfbond.co.uk or me, on G.Ritchie@woolfbond.co.uk.

Yours sincerely,



Graham Ritchie
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Associate Director