

Date: 15 April 2026
Application: 260779



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Approval of Reserved Matters Consultation

Application Number: 260779

Applicant: Sonning Golf Club Ltd

Site Address: Land At Sonning Golf Club, Duffield Road, Reading, RG4 6GJ

Parish: Sonning

Grid Reference: Easting - , Northing -

Type of Development: Minor All other developments

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).

Case Officer: Mark Croucher

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 260779. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **9 May 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Ben Amey Principal Highway Management Officer		
Service	WBC Highways	App No:	260779
Address:	Land At Sonning Golf Club, Duffield Road, Reading, RG4 6GJ.		
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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

This document provides the LHA consultation response for application no. 260779 which is **Phase 1** of an outline planning application for the erection of upto 50 dwellings with public open space and revised access off Duffield Road, plus associated modifications to Sonning Golf Club.

Phase 1 relates to a revised access from Duffield Road, works for improvements to the Golf Club which included refurbishment of the Club House and reconfiguration of the access and car parking arrangements; which are covered by the Phase 1 permission.

There is no objection to this RM application give the vehicle access and car parking spaces are unchanged from the previous application.

Vehicle Access

1. The LHA are satisfied with the vehicle access shown on Duffield Road in this Reserved Matters Application. The vehicle access remains the same as approved under outline application no. 223458.
 - a) Swept path analysis was submitted which demonstrated a refuse vehicle and a 10m rigid truck can ingress/egress the vehicle access junction. A suitable visibility splay in accordance with Table 7.1 of Manual for Streets was demonstrated. No collisions causing injury to road users were recorded in the most recent 5-year period in the vicinity of the site access.
 - b) A Stage 1 Road Safety Audit was completed by an independent safety auditor and all points were addressed by the designer.
2. The detailed design of the realigned access will be subject to a separate technical approval process under Section 278 of the 1980 Highways Act.

Car Parking

3. There is no objection to the car parking layout shown in this Reserved Matters application. Golf club parking comprises 64 parking spaces are shown in the west car park and 77 in the east car park. The layout appears the same as shown at Outline Planning Permission stage. A manoeuvring aisle which is 7.5 metres wide is shown between rows of parking spaces allowing suitable room for vehicles to ingress/egress the spaces.
4. The revised plans include gates for both members car parks. This is considered acceptable to the LHA.
5. As part of planning permission no. 223458, the applicant completed a car parking utilisation forecast which concluded the proposed number of parking spaces would be sufficient for the expected demand.
6. Two blue badge car parking spaces are displayed, as per the previous planning permission.

Recommended Conditions

The following planning conditions regarding transport/highways in the Outline Permission should be retained for the Reserved Matters application.

Condition 4 – Access
Condition 5 – Walking Strategy
Condition 6 – Stopping Up Existing Vehicle Access
Condition 7 – Highway Construction Details
Condition 8 – CEMP
Condition 9 – External Lighting
Condition 11 – Car Parking
Condition 12 – Parking Management Strategy
Condition 13 – Electric Vehicle Charging
Condition 14 – Cycle Parking

Date:	22 nd July 2026	Signed:	Ben Amey
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