

Our ref: 51891/DB/JI

Project Name: Former Bearwood Golf Course, Sindlesham



Development Management
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

Submitted via Planning Portal (ref. PP-14965991)

21 July 2026

Dear Sir/Madam,

**Former Bearwood Golf Course, Mole Road, Sindlesham:
Non-material minor amendment: Boundary walls.**

We write on behalf of Feltham Construction Ltd ('the Applicant') and enclose an application to make a non-material amendment (NMA) under Section 96A of the Town and Country Planning Act (1990) (as amended) relating to Former Bearwood Golf Course, Mole Road, Sindlesham ('the Site').

The application has been submitted electronically via the Planning Portal and comprises a copy of this letter and the following documents:

- Completed Application Form;
- Proposed new plan prepared by A'Bear & Ball:
 - Site Plan as Approved (Re-Built Walls) (ref. P105 Rev F); and
- Heritage Technical Note (July 2026) prepared by Orion.

Please note that the requisite application fee of £309 will be paid through the Planning Portal by the applicant.

Background

In July 2015, the Council granted planning permission F/2014/2119 for:

'Full application for the redevelopment of Former Bearwood Golf Course to provide a new football training ground and academy facility, comprising of 3 full size team pitches, 5 other pitches for use by various under 18 age groups and 2 goal keeping practice areas. A single storey extension and conversion of existing golf course clubhouse into security gatehouse and visitors cafe, new maintenance shed and maintenance store. Single storey changing block and medical suite. Refurbishment of West Lodge for junior academy trialists, refurbishment of apple store, retention and refurbishment of riding stables offices/stores to academy offices, new single storey academy building to provide changing rooms, medical suite, classrooms, player recreation and gymnasium area. Refurbishment of Mole Lodge to provide accommodation for senior academy trialists, new two storey first team building, single storey headquarters building. The refurbishment/rebuilding of existing housing and farm/industrial buildings to provide 26 residential units (net increase of 18 residential units) with associated parking, landscaping and access. Demolition of ancillary buildings plus garden wall to be made good and associated works relating to Bearwood Lake dam.'

For reference, the approved layout, which we are seeking to amend, is covered in Proposed Sawmill Site (ref. P165 Rev B).

Proposed Changes and Assessment

This application proposes the re-build of existing walls integral to Units 6, 7, and 8, and 15, 16 and 17 of the residential scheme approved under F/2014/2119.

Structural engineers have confirmed the walls, which are part of the former sawmill complex, are in an advanced state of dilapidation and will not support the increased loads of the new dwellings. It is therefore considered the safest and most practical option to demolish the walls before re-building them in the same approved arrangement. This is considered to be consistent with the description of development, which states "refurbishment/rebuilding".

The walls will be re-built using bricks salvaged from demolition where possible. Any brickwork that needs to be replaced will match the original brickwork in colour and size, mortar colour, and pointing and bonding details as required by the original planning permission. A heritage technical note is provided to assess this minor amendment. This confirms there is no detriment to the integrity of the non-designated heritage asset by rebuilding the walls.

In summary of the above, the changes proposed are considered to not materially change the development as approved and as such, we consider they are clearly within the remit of a s96A non-material amendment to the approved application.

We trust the information provided is sufficient to validate and determine this application positively. Should you have any queries about the submission details, please do contact me to discuss.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'D. Bloor', is enclosed within a white rectangular box.

David Bloor BA (Hons) MSc
Planning Assistant
davidb@pro-vision.co.uk