

From: James Gibson <j.gibson@woolfbond.co.uk>
Sent: 14 September 2026 16:16:18 UTC+01:00
To: "Mark Croucher" <Mark.Croucher@wokingham.gov.uk>
Cc: "Graham Ritchie" <g.ritchie@woolfbond.co.uk>
Subject: Fw: H1515 - Sonning Golf Club - Phase 1 Reserved Matters
Attachments: H1515-413F.pdf, PIC3.png, PIC2.png, PIC1.png

Good Afternoon Mark,

Please find below the reasoning.

Hopefully this will enable the resolution to this situation given that it was requested by Phil Milburn?

Thank you

James

Many Thanks,

James Gibson BSc (Hons) MSc MRTPI CIHCM
Associate Director



Woolf Bond Planning Ltd
01189884923 | 07388 963931

j.gibson@woolfbond.co.uk | www.woolfbond.co.uk

The Mitfords, Basingstoke Road, Three Mile Cross, Reading, RG7 1AT
Cheyenne House, West Street, Farnham GU9 7EQ

From: Steve Underhill <s.underhill@aventusdesign.co.uk>
Sent: Monday, September 14, 2026 4:10 PM
To: James Gibson <j.gibson@woolfbond.co.uk>
Cc: Graham Ritchie <g.ritchie@woolfbond.co.uk>; Oliver Crossley <ocrossley@comland.co.uk>; Gareth Johns <gareth.johns@countryestates.co.uk>
Subject: H1515 - Sonning Golf Club - Phase 1 Reserved Matters

Dear James,

We were asked to change this following the installation of the junction Works which was part of the adjacent development.

Phil Milburn – Highways inspector was overseeing the works and suggested that the footpath be removed from the site side and swapped over to the opposite side of the road due to the location of the existing ditch shown behind the Heras fencing.

I trust that this helps.

Regards,

Steve

Steve Underhill B.Eng.(Hons,) M.C.I.H.T.
DIRECTOR

Aventus Design Ltd
Unit 5 Leaches Farm Business Centre, Bicester Road, Kingswood, Aylesbury, Bucks. HP18 0RF
Tel. 01296 770066
Mobile: 07830 125357

Email: s.underhill@aventusdesign.co.uk
Web www.ventusdesign.co.uk

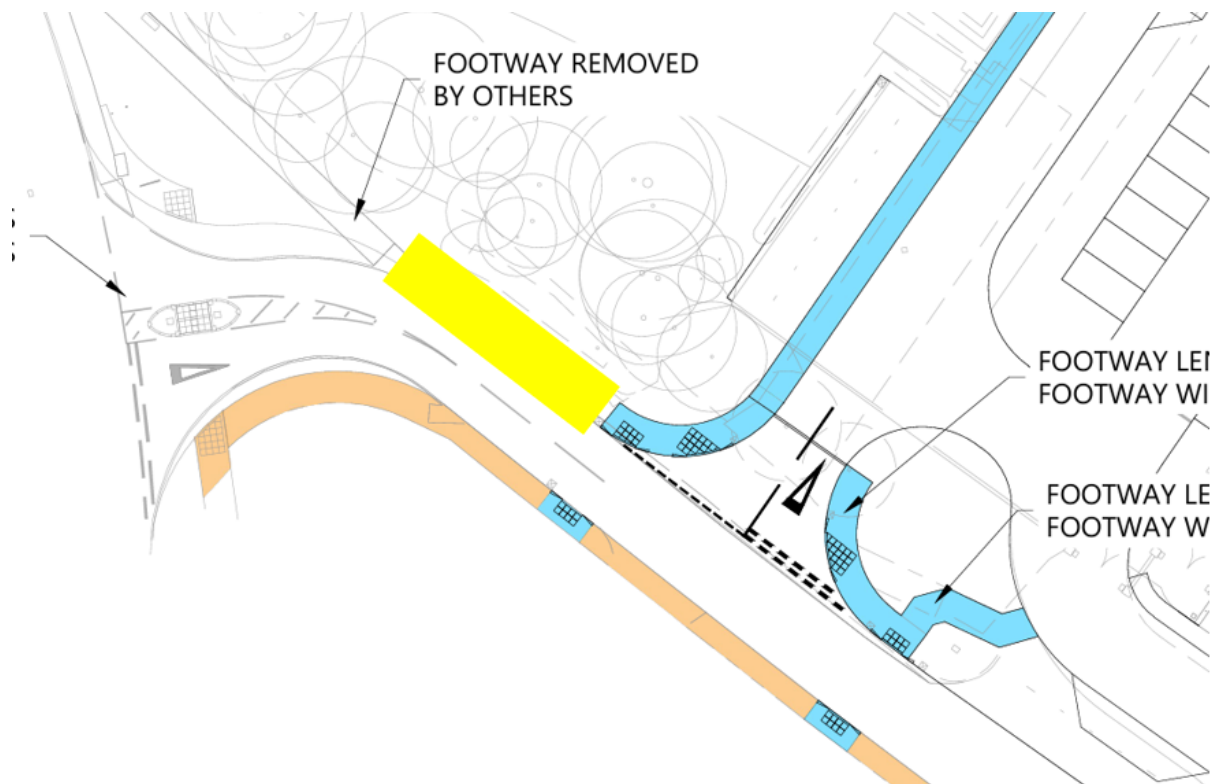
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From: Mark Croucher <Mark.Croucher@wokingham.gov.uk>
Sent: 11 September 2026 12:12 PM
To: James Gibson <j.gibson@woolfbond.co.uk>
Subject: RE: H1515 - Sonning Golf Club - Phase 1 Reserved Matters

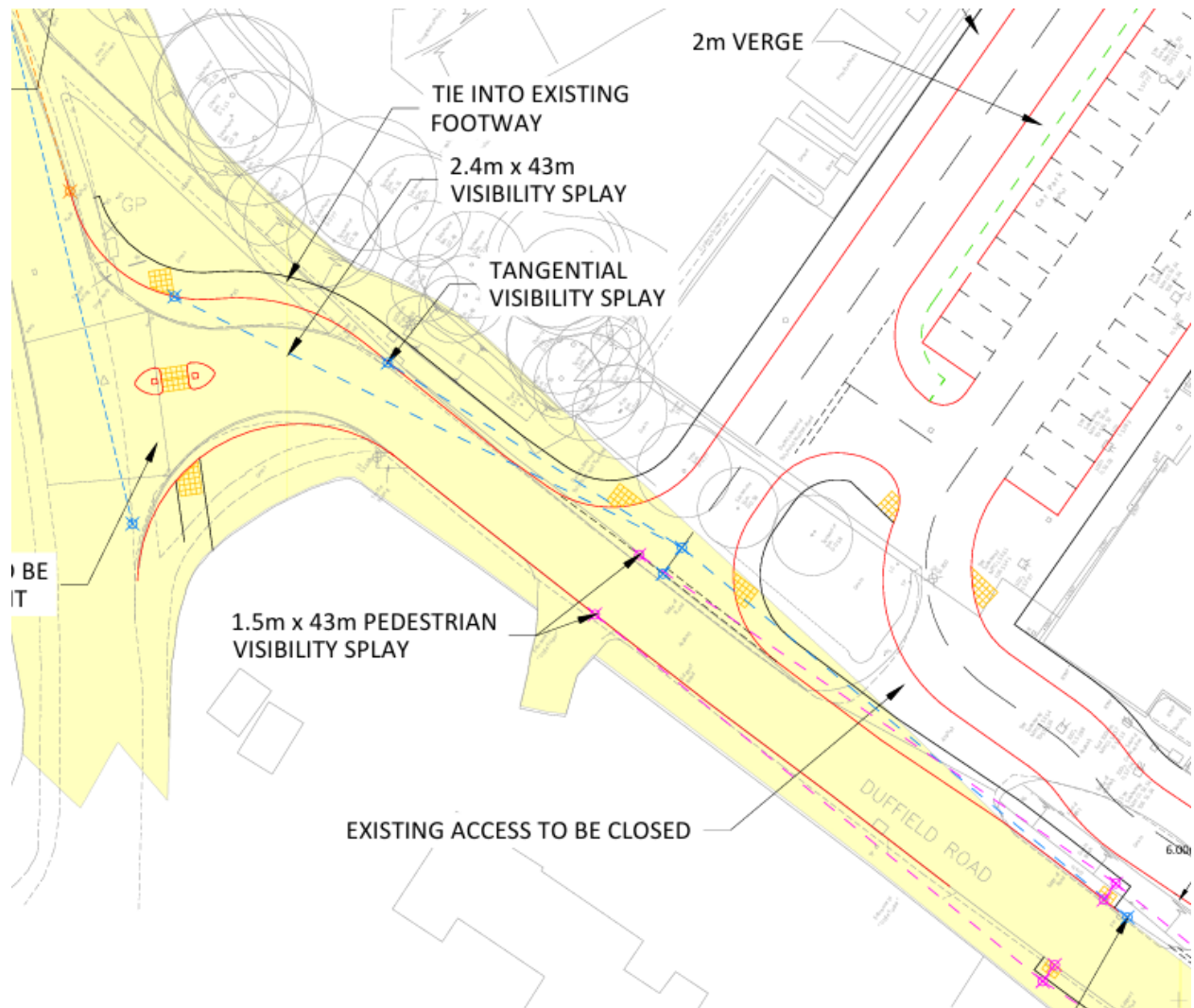
Hi James,

Sorry for the lack of progress this week. I have been chasing Highways for a response, as I am particularly keen to obtain their comments on the access arrangements and the point below.

Is there a specific reason why no footway connection is proposed along the northern side of Duffield Road (the area highlighted in yellow)? If there is a clear justification for this approach, I may be able to progress the application without having to wait for a formal response from Highways.



The Transport information submitted with the outline permission showed a connection to the north (see below) and so whether there is a good reason for this change.



Happy to discuss.

Mark Croucher BA (Hons) MSc
Team Manager, Development Management

Tel: 07919397028

Email: mark.croucher@wokingham.gov.uk

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From: James Gibson <j.gibson@woolfbond.co.uk>
Sent: 10 September 2026 13:56
To: Mark Croucher <Mark.Croucher@wokingham.gov.uk>
Subject: Re: H1515 - Sonning Golf Club - Phase 1 Reserved Matters

Afternoon Mark,

Hope all is well.

Tried to call to catch up on Phase 1 - the client is getting a little frustrated due to the fact that they have a contract team in place which they do not want to lose due to unknown timelines.

If there is anything we can do to help please let me know

Thank you

James

Many Thanks,

James Gibson BSc (Hons) MSc MRTPI CIHCM
Associate Director



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01189884923 | 07388 963931

j.gibson@woolfbond.co.uk | www.woolfbond.co.uk

The Mitfords, Basingstoke Road, Three Mile Cross, Reading, RG7 1AT
Cheyenne House, West Street, Farnham GU9 7EQ

From: James Gibson <j.gibson@woolfbond.co.uk>
Sent: 08 September 2026 12:23 PM
To: Mark Croucher <Mark.Croucher@wokingham.gov.uk>
Subject: Re: H1515 - Sonning Golf Club - Phase 1 Reserved Matters

Thank you Mark!

Sorry to chase - the golf club are just keen to get on-site.

Hopefully you have more luck today!

Thank you

James

Many Thanks,

James Gibson BSc (Hons) MSc MRTPI CIHCM

Senior Associate



Woolf Bond Planning Ltd

01189884923 | 07388 963931

j.gibson@woolfbond.co.uk | www.woolfbond.co.uk

The Mitfords, Basingstoke Road, Three Mile Cross, Reading, RG7 1AT
Cheyenne House, West Street, Farnham GU9 7EQ

From: Mark Croucher <Mark.Croucher@wokingham.gov.uk>

Sent: 04 September 2026 2:06 PM

To: James Gibson <j.gibson@woolfbond.co.uk>

Subject: RE: H1515 - Sonning Golf Club - Phase 1 Reserved Matters

Hi James – not yet I'm afraid. Will continue to chase.

Sincerely

Mark Croucher BA (Hons) MSc

Team Manager, Development Management

Tel: 07919397028

Email: mark.croucher@wokingham.gov.uk

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From: James Gibson <j.gibson@woolfbond.co.uk>
Sent: 04 September 2026 10:22
To: Mark Croucher <Mark.Croucher@wokingham.gov.uk>
Subject: Re: H1515 - Sonning Golf Club - Phase 1 Reserved Matters

Good Morning Mark,

Hope you have somewhat caught up and managed to get a chance to get your head around the new NPPF!

As discussed just touching base on whether there is any update from Highways by chance?

Oli is keen to know when he can instruct his construction team (2 weeks lead in time).

Thank you so much!

James

Many Thanks,

James Gibson BSc (Hons) MSc MRTPI CIHCM
Senior Associate



Woolf Bond Planning Ltd
01189884923 | 07388 963931

j.gibson@woolfbond.co.uk | www.woolfbond.co.uk

The Mitfords, Basingstoke Road, Three Mile Cross, Reading, RG7 1AT
Cheyenne House, West Street, Farnham GU9 7EQ

From: Mark Croucher <Mark.Croucher@wokingham.gov.uk>
Sent: 02 September 2026 2:57 PM

To: James Gibson <j.gibson@woolfbond.co.uk>

Cc: Oliver Crossley <ocrossley@comland.co.uk>; Graham Ritchie <g.ritchie@woolfbond.co.uk>

Subject: RE: H1515 - Sonning Golf Club - Phase 1 Reserved Matters

Hi James,

I'm waiting for DM Highways to provide comments on conditions 4–7 for application 260780, as these were not addressed in their original response. I need to ensure the highway details are consistent with the Phase 1 layout and that DM Highways are satisfied with the proposed details. I have chased them again today.

Phil deals separately with the highway construction matters, but it's helpful to have his comments none-the-less.

Apologies for the delay, I will try and resolve this asap.

Sincerely

Mark Croucher BA (Hons) MSc
Team Manager, Development Management

Tel: 07919397028

Email: mark.croucher@wokingham.gov.uk

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Please submit your application electronically via the Planning Portal website at: <https://www.planningportal.co.uk/>

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: James Gibson <j.gibson@woolfbond.co.uk>

Sent: 01 September 2026 14:13

To: Mark Croucher <Mark.Croucher@wokingham.gov.uk>

Cc: Oliver Crossley <ocrossley@comland.co.uk>; Graham Ritchie <g.ritchie@woolfbond.co.uk>

Subject: Fw: H1515 - Sonning Golf Club - Phase 1 Reserved Matters

Good afternoon Mark,

I hope you had a great break?

Please find below email trail in regard to the highways point in relation to phase 1.

Hopefully this will provide you with enough comfort to enable approval?

Thank you

James

Many Thanks,

James Gibson BSc (Hons) MSc MRTPI CIHCM

Senior Associate



Woolf Bond Planning Ltd

01189884923 | 07388 963931

j.gibson@woolfbond.co.uk | www.woolfbond.co.uk

The Mitfords, Basingstoke Road, Three Mile Cross, Reading, RG7 1AT
Cheyenne House, West Street, Farnham GU9 7EQ

From: Phil Milburn <Phil.Milburn@wokingham.gov.uk>

Sent: 01 September 2026 11:16 AM

To: Oliver Crossley <OCrossley@comland.co.uk>; Steve Underhill <s.underhill@aventusdesign.co.uk>

Cc: Williams Kissiedu <Williams.Kissiedu@wokingham.gov.uk>; James Gibson
<j.gibson@woolfbond.co.uk>; Neville <nevillebailey@btinternet.com>

Subject: RE: H1515 - Sonning Golf Club - Phase 1 Reserved Matters

Morning Oli,

Taking this at face value as there is a net loss to the Highway to the drainage.

Willaims,

Pls Technically Accept the latest drawings and arrange for a S278 to be drafted

Steve,

Pls ensure Williams has the latest drawings for approval

Regards

Phil Milburn
S278/S38 Officer Highways and Transport
Mobile: 07880 178306
Email: phil.milburn@wokingham.gov.uk
www.wokingham.gov.uk

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: Oliver Crossley <OCrossley@comland.co.uk>
Sent: 01 September 2026 11:10
To: Steve Underhill <s.underhill@aventusdesign.co.uk>; Phil Milburn <Phil.Milburn@wokingham.gov.uk>
Cc: Williams Kissiedu <Williams.Kissiedu@wokingham.gov.uk>; James Gibson <j.gibson@woolfbond.co.uk>; Neville <nevillebailey@btinternet.com>
Subject: Re: H1515 - Sonning Golf Club - Phase 1 Reserved Matters

Dear Phil,

Thank you for your time on the phone just now.

As discussed, there is a net loss of surface water run-off area of 90m² to Duffield Road. This is due to the removal of one of the two accesses to the club as well as the installation of new gullies and soakaways forming part of the development works.

We look forward to receiving your technical approval. Thank you for your cooperation.

Best,

Oli

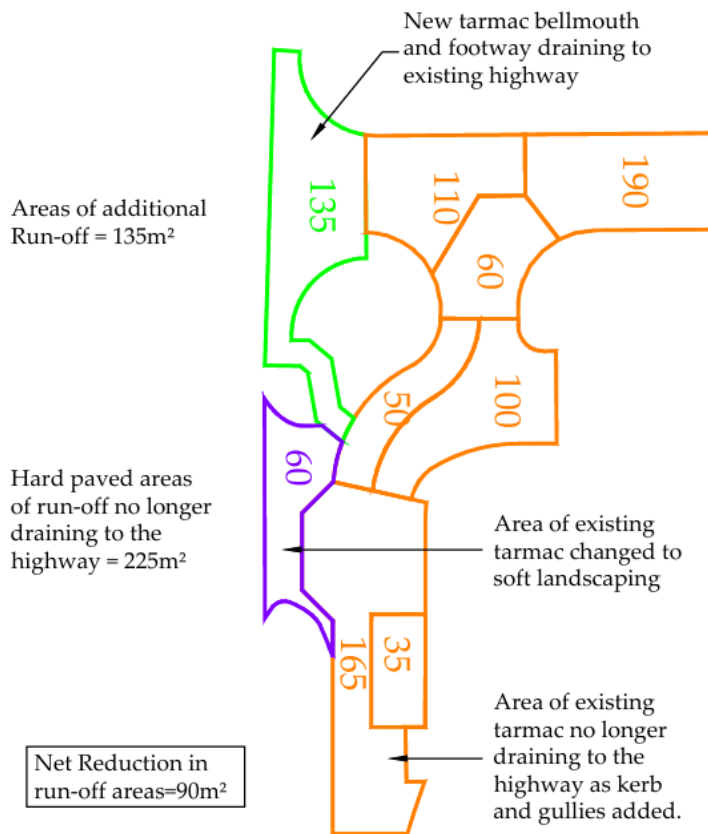
From: Steve Underhill <s.underhill@aventusdesign.co.uk>
Sent: 25 August 2026 15:21
To: Oliver Crossley <OCrossley@comland.co.uk>; Phil Milburn <Phil.Milburn@wokingham.gov.uk>
Cc: Kissiedu Williams <Williams.Kissiedu@wokingham.gov.uk>; James Gibson <j.gibson@woolfbond.co.uk>; Neville <nevillebailey@btinternet.com>
Subject: H1515 - Sonning Golf Club - Phase 1 Reserved Matters

CAUTION: This email originated from outside of the organisation.

Dear Phil,
I have reviewed the drainage areas, and I have added an extract to the S278 General Arrangement shown below.

- Green -135m² is the new bellmouth and footway draining to the highway
- Purple – 60m² is the existing crossover being grubbed up and changed to soft landscaping
- Orange – 165m² is the area of tarmac at the frontage which is now draining to gullies and soakaways within the development.

You will see from the extract below that there is a net reduction of 90m² of paved areas draining to the highway.



Drainage Areas

I trust that the above and attached drawing is sufficient to demonstrate that there is a reduction in impermeable areas draining to the public highway.

Regards,

Steve

Steve Underhill B.Eng.(Hons,) M.C.I.H.T.
DIRECTOR

Aventus Design Ltd
Unit 5 Leaches Farm Business Centre, Bicester Road, Kingswood, Aylesbury, Bucks. HP18 0RF
Tel. 01296 770066

Mobile: 07830 125357

Email: s.underhill@aventusdesign.co.uk

Web www.ventusdesign.co.uk

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Registered Office: Unit 5 Leaches Farm Business Centre, Bicester Road, Kingswood, Aylesbury, Bucks. HP18 0RF

From: Oliver Crossley <OCrossley@comland.co.uk>

Sent: 25 August 2026 13:46

To: Phil Milburn <Phil.Milburn@wokingham.gov.uk>

Cc: Kissiedu Williams <Williams.Kissiedu@wokingham.gov.uk>; James Gibson
<j.gibson@woolfbond.co.uk>; Steve Underhill <s.underhill@aventusdesign.co.uk>

Subject: Re: Sonning Golf Club - Phase 1 Reserved Matters

Hi Phil,

Thank you for the response.

I have cc'd my planning consultant James and our engineer Steve.

Steve, is there an estimate we can provide Phil to alleviate his concerns?

Best,

Oli

Sent from my iPhone

On 25 Aug 2026, at 11:25, Phil Milburn <Phil.Milburn@wokingham.gov.uk> wrote:

You don't often get email from phil.milburn@wokingham.gov.uk. [Learn why this is important](#)

CAUTION: This email originated from outside of the organisation.

Morning Oli,

Please give me a call, happy to sign off the reserve matters on the amended layout, but need to establish how much addition water is draining onto the Highway due to the problems near the traffic lights downstream as discussed.

Regards

Phil Milburn

S278/S38 Officer Highways and Transport
Mobile: 07880 178306
Email: phil.milburn@wokingham.gov.uk
www.wokingham.gov.uk

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: Oliver Crossley <OCrossley@comland.co.uk>
Sent: 21 August 2026 10:18
To: Phil Milburn <Phil.Milburn@wokingham.gov.uk>
Cc: Williams Kissiedu <Williams.Kissiedu@wokingham.gov.uk>
Subject: Sonning Golf Club - Phase 1 Reserved Matters

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Dear Phil,

I hope that you are well.

Please could you give me a call to discuss your outstanding concerns on the highways component for phase 1.

It is causing us considerable disruption having the reserved matters still undetermined.

I would be very grateful indeed if you would help us resolve this.

Best,

Oli

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