

**From:** Boniface Ngu  
**Sent:** 04 September 2025 12:08:34 UTC+00:00  
**To:** "Benjamin Hindle" <Benjamin.Hindle@wokingham.gov.uk>  
**Subject:** RE: 251387 + 251129 - Reconsultation Request - 10 Working Days

Hi Ben,

Given that condition 11 had already been discharge, I am happy with the variation of the condition from:

"No development shall commence until details of soakaways at the base of the proposed SuDs features (to be set at least one metre above the maximum ground water levels) are submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the first occupation of the development and shall be retained thereafter."

To:

"The development hereby approved shall be carried out in full accordance with Drawing H1342 402F Site Layout & Drainage and Aventus Design Limited H1342-SOAKS-TOTAL dated 30/05/2025. The approved details shall be implemented prior to the first occupation of the development and shall be retained thereafter."

Best regards,

Boni.

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**From:** Benjamin Hindle <Benjamin.Hindle@wokingham.gov.uk>  
**Sent:** 03 September 2025 16:24  
**To:** Brigitte Crafer <Brigitte.Crafer@wokingham.gov.uk>; Boniface Ngu <boniface.ngu@wokingham.gov.uk>; Benjamin Amey <Ben.Amey@wokingham.gov.uk>  
**Subject:** FW: 251387 + 251129 - Reconsultation Request - 10 Working Days  
**Importance:** High

All – Apologies this should have read pursuant to 251387 AND 251129.

Kind Regards,

*Ben*

**Benjamin Hindle, BA (Hons), AssocRTPI**  
Principal Planning Officer (L3 Specialist) – Development Management and Compliance  
Wokingham Borough Council  
**Email:** [Benjamin.Hindle@wokingham.gov.uk](mailto:Benjamin.Hindle@wokingham.gov.uk)  
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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.

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**From:** Benjamin Hindle

**Sent:** 03 September 2025 16:16

**To:** Brigitte Crafer <[Brigitte.Crafer@wokingham.gov.uk](mailto:Brigitte.Crafer@wokingham.gov.uk)>; Boniface Ngu

<[boniface.ngu@wokingham.gov.uk](mailto:boniface.ngu@wokingham.gov.uk)>; Benjamin Amey <[Ben.Amey@wokingham.gov.uk](mailto:Ben.Amey@wokingham.gov.uk)>

**Subject:** 251387 - Reconsultation Request - 10 Working Days

**Importance:** High

Good afternoon, all,

Please find the amended information attached and below pursuant to application 251387. Could you please take this email as a formal request for consultation for a 10 working day period?

The applicant's point with respect to the nature as a s73(a) are very much realistic in terms of mechanism and implications so I would be grateful for this to be factored into any response if possible please.

@Brigitte, good news – Looks like we're going to fix the landscaping plan too. However this will not be in for a couple of weeks.

Kind Regards,

Ben

Benjamin Hindle, BA (Hons), AssocRTPI

Principal Planning Officer (L3 Specialist) – Development Management and Compliance

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**From:** Mark Campbell <[mark@squiresplanning.co.uk](mailto:mark@squiresplanning.co.uk)>

**Sent:** 03 September 2025 15:05

**To:** Benjamin Hindle <[Benjamin.Hindle@wokingham.gov.uk](mailto:Benjamin.Hindle@wokingham.gov.uk)>

**Subject:** RE: Sonning Golf Club s73 applications

**Importance:** High

Hello Ben,

Apologies for the slight delay getting back to you on this, still playing catch up a bit after leave. Firstly, we are happy to agree the suggested EOT until the 30<sup>th</sup> September, I appreciate you are doing all you can to move these applications along and the continued constructive working is very much appreciated. In terms of our response to the consultee comments I set these out below including reference to the email attachments.

As a general comment, whilst we are happy to provide additional information, the consultees should be fully aware that this is s73(a) applications and thus the development has commenced. Further, the amendments sought are limited to minor position layout changes and materials on the dwellings. Whilst we acknowledge the knock-on effect this has had to other matters, all of those matters were previously approved (through discharge of conditions) and thus the "merit" of them should not be revisited particularly given we are providing updated information that is consistent with the previous approvals.

#### **Outline s73(a)**

**Highways** – In response to the highway officer comments please find attached an updated CMP.

**Drainage** – Condition 11 of permission 161529 was fully discharged, contrary to what your consultee states. Attached is the confirmation of this (C11 Discharge Soakaways 2022). Please also find attached additional TP1 from May 2022 showing only groundwater strike at 3.2 - 3.4. The s73(a) application does not significantly change any details affecting the soakaways since the previous approval and as stated above this is not a matter that should now be revisited. Nevertheless, to account for seasonal fluctuations in groundwater levels, the civils design now incorporates overflow link system between all soakaways. An additional soakaway (SA08) 14m x 3m x 0.8m has been added to provide enhanced capacity (H1342-402-F WIP). The decision by the designer to locate the base of soakaways at 0.8m depth is due to 1) the suitability of ground conditions at this level and 2) to ensure at least 1m clear from recorded groundwater levels with some tolerance for seasonal fluctuations.

As previously stated, the development of site has commenced and any changes to designs will incur significant delays which would be wholly disproportionate to the modest changes to the scheme. It is therefore hoped that the above and attached is now satisfactory.

### **Reserved Matters s73(a)**

**Drainage** – Our drainage engineer, Aventus Design, comment as follows:

*“The site layout does not lend itself to the use of swales or ponds as the only area of the site that could be suitable is an area of open space in the middle of the site which is used for amenity space and is a play area / village green space. Swales are also not particularly suitable as the road is designed as a porous pavement and therefore there would be no run-off from the road.*

*Design Exceedance / Flood Flow arrows are shown on drawing H1342-430, but to assist, drawing H1342-436 – Design Exceedance has been prepared, which I trust is acceptable.”*

We would again reiterate that condition 4 of RM 200951 was fully discharged and it is therefore not appropriate to revisit the merits of these details. This application follows the previously approved Drainage Strategy and the amendments sought do not alter this.

**Landscaping** – We note the comments made and are working on an updated landscaping plan. We will aim to have this submitted to you within the next 2 weeks. The amendments will be generally as follows:

- All laurel and bay species to be removed and changed for a mix of beech and yew instant hedging
- Drawing key will be updated to improve clarity on hedge types
- Native Mix A will be allocated for areas of cleared scrub.
- Note added - front garden hedging to be maintained at 1.5m max height.
- Tree Protection Plan to be referenced in general notes
- Proposed Hedgehog Highways are shown on the attached environmental management plan (submitted for condition 8)

I hope that this is satisfactory and will follow up with the revised landscaping plan in due course.

Appreciate your continued assistance.

Kind regards,

**Mark Campbell**

**Regional Director** | MA MRTPI



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