



Woolf Bond Planning

Chartered Town Planning Consultants

Our Ref: DB/8340

10th June 2025

Planning Department
Wokingham Borough Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BN

Sent in electronic format only

Dear Sir/Madam

DETAILED PLANNING APPLICATION FOR THE REPLACEMENT OF EXISTING STARTERS HUT WITH PRO SHOP

LAND AT SONNING GOLF CLUB, DUFFIELD ROAD, SONNING, READING, RG4 6GJ

On behalf of my client, Sonning Golf Club Ltd, please find attached a Detailed Planning Application for the replacement of the existing starters hut with a Pro Shop at Sonning Golf Club, Duffield Road, Sonning, Reading, RG4 6GJ.

As indicated in the accompanying planning statement, this application has been submitted to facilitate implementation of the wider reconfiguration of the club house and erection of 50 dwellings on part of the course approved in application 223458. The Pro Shop for the course is currently located in the existing Club House which within application 223458 is to be converted into practice simulators. Therefore, to facilitate implementation of application 223458, Sonning Golf Club have submitted this application for a new Pro Shop. This is because the existing starters hut identified by the Club as the site for the new Pro Shop is outside of the area for development approved in application 223458 (the red line boundary).

The applicant notes that as part of the Council's validation requirements for the application, a Statement of Community Engagement is required. As the scheme facilitates the implementation of application 223458, the applicant has submitted the Statement of Community Engagement for this application since this summarized the consultation on the wider redevelopment proposals.

In addition to the application form and this letter, the submission includes the following:

Documents

- Planning Statement
- Design and Access Statement
- Ecological Assessment (including BNG metric calculation)
- Statement of Community Engagement (submitted for earlier application – 223458)
- Community Infrastructure Levy form 1

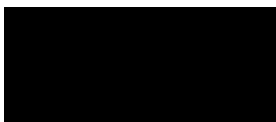
Drawings

- Site Location Plan. Drawing Ref PL.500
- Existing Block Plan. Drawing Ref PL.501
- Proposed Site Plan. Drawing Ref PL.510
- Existing Plans and Elevations – Starters Hut. Drawing Ref PL.600
- Proposed Plans and Elevations – Pro Shop. Drawing Ref PL.610
- Phase 1 Habitat Map (included in Ecological Assessment)

The application fee of £588 plus £85 administration fee is being paid by the applicant.

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, Graham Ritchie on G.ritchie@woolfbond.co.uk or me, on d.bond@woolfbond.co.uk.

Yours faithfully



Douglas Bond BA (Hons) MRTPI

cc Sonning Golf Club Ltd