



Sonning Golf Club

*Species Enhancement and Ecological
Permeability*

3 FEBRUARY 2026

Commissioned by

Sonning Golf Club
Duffield Road,
Woodley,
Reading,
RG6 4GJ

Sonning Golf Club

Species Enhancement and Ecological Permeability

3 FEBRUARY 2026

Report Ref: DFA26001

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1. Introduction

1.1. Background

- 1.1.1. Derek Finnie Associates was commissioned by Sonning Golf Club to provide ecological advice in relation to a development at Sonning Golf Course. Outline Planning permission has been granted by Wokingham Borough Council for the proposed erection of up to 50 no. dwellings with public open space and revised access off Duffield Road, plus associated modifications to Sonning Golf Club including reconfiguration of golf club car parking area (Ref/; 223458). The permission was granted subject to certain conditions, with Condition 23 of the permission stating:

Condition 23: Species Enhancement and Ecological Permeability

Prior to the commencement of development hereby permitted within each phase, a strategy for biodiversity enhancements and ecological permeability in respect of that phase shall be provided to the local authority for its approval. This strategy shall be prepared by a suitably qualified ecologist and appropriate to the local ecological context, providing a mix of feature [sic] such as bat and bird boxes at a ratio of at least one per dwelling. Once approved the strategy shall be implemented in full in respect of that phase unless otherwise agreed by the local authority in writing.

Reason: To ensure that the proposal is in accordance with Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance), and complies with Planning Policies for Wildlife including CP7 of the Wokingham Borough Core Strategy (2010), MDD policy TB23, and the National Planning Policy Framework which requires consideration of the potential biodiversity gains that can be secured within developments.

- 1.1.2. The following report has been prepared to discharge Condition 23 as far as it relates to phase 1 of the scheme only (See Appendix 1 for Phasing Plan). A further document will be submitted to discharge Condition 23 as it related to Phase 2 in due course.

2. Enhancements

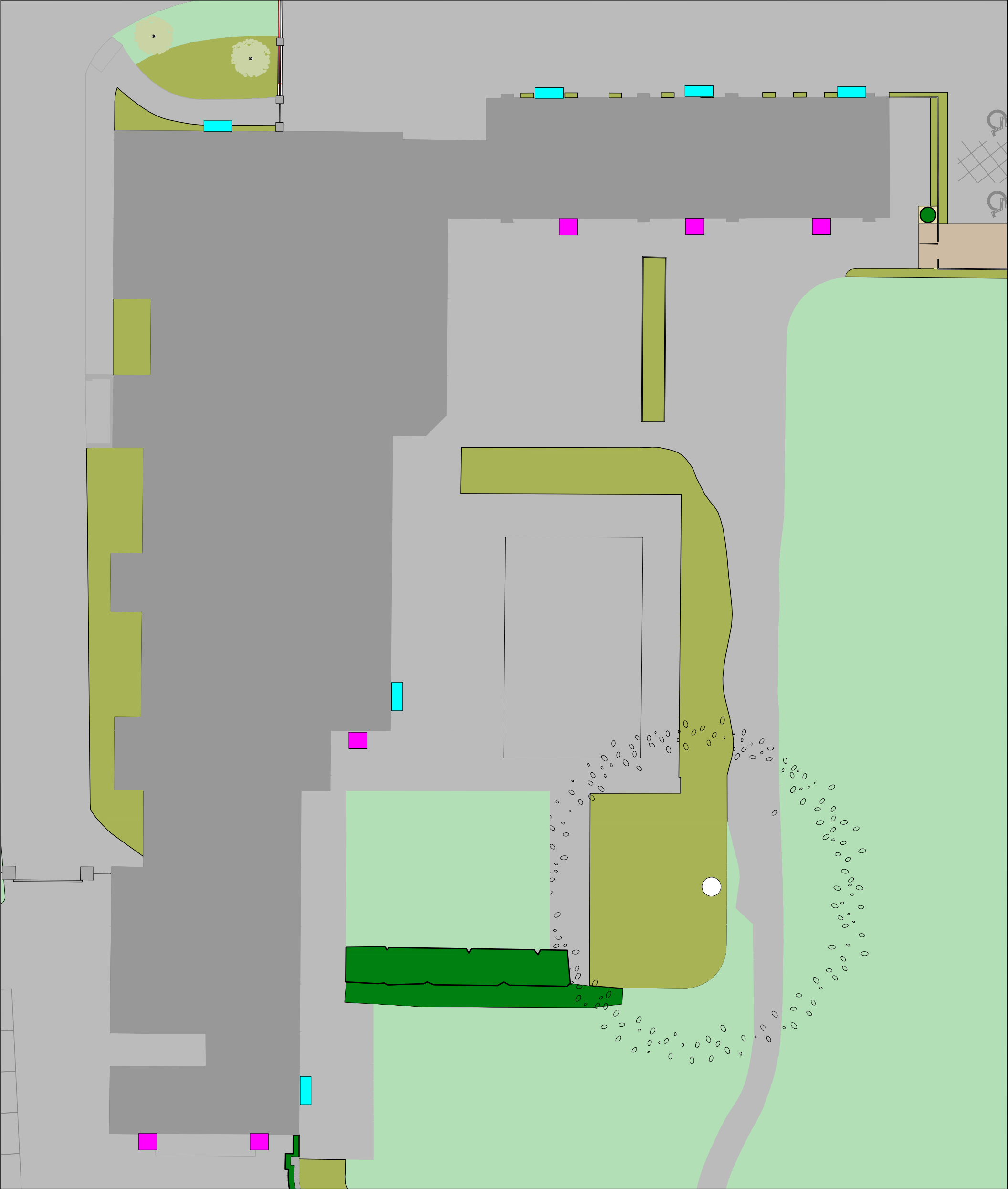
2.1. Bird and Bat Boxes

- 2.1.1. The Condition requires '*a mix of feature such as bat and bird boxes at a ratio of at least one per dwelling*'. However, as Phase1 comprises no dwellings, a number of bird and bat boxes will be installed on the external walls of the club house instead at an equivalent density.
- 2.1.2. Given the location and height of the club house, it is an ideal location for installing swift boxes, as there are wide, open areas to the north and east of the building which allows for an uninterrupted approach to the nest box, which is important for swifts. To this end, five 'double' swift boxes, such as the Genesis Double Swift Nest Box or similar, will be installed just under the eaves on the northern and eastern aspects as indicatively shown on Figure 1.
- 2.1.3. Six bat boxes, such as 'Woodstone Large Multi-chamber bat box' or similar will also be installed in the locations indicated on Figure 1.
- 2.1.4. The exact location and orientation of each box will be determined on site by the Project Ecologist and in line with the manufacturer's recommendations.

3. Ecological Permeability

3.1. Wildlife Gates

- 3.1.1. Given that the Phase 1 works centre on reconfiguration of the car park, which is generally open with little in the way of restricted movement for species such as hedgehogs, there is no requirement of the provision of hedgehog gates within Phase 1 of the scheme.



- Legend
- Swift Box (double)
 - Bat box

Figure No:	Figure 1
Title:	Bat and Bird Box Locations
Date:	February 2026
Project:	Sonning Golf Club Ph. 1
Client:	Sonning Golf Club



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Appendix 1

Phasing Plan



KEY

- Phase 1
- Phase 2



REV	ISSUED	DESCRIPTION	DRAWN	CHECKED
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

PROJECT	DATE	SCALE AT A1	JOB NO
Sonning Golf Club	Sept '24	1:1000	24.017
Duffield Road, Sonning			
DESCRIPTION	STATUS		DRAWING NO
Proposed Development Phasing Plan	Planning		PL.001
CLIENT	DRAWN	CHECKED	REV
Sonning Golf Club	ST	ST	-



Derek Finnie Associates offers over 30 years of professional ecological expertise to a wide range of clients, principally within the development arena, but also offering advice to the public and voluntary sectors. Based in Wokingham within the Thames Valley, we are ideally located to provide services to developers within the south and south-east of England.

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