

LAND AT SONNING GOLF CLUB

DUFFIELD ROAD, SONNING

DESIGN AND ACCESS STATEMENT | JULY 2026

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PROJECT TEAM

- APPLICANT:

SONNING GOLF CLUB LIMITED

• ARCHITECTS:

ASCOT DESIGN

• PLANNING CONSULTANT:

WOOLF BOND PLANNING LTD

• TREE CONSULTANT:

SJA TREES

• LANDSCAPE CONSULTANT:

GREENHALGH

• HIGHWAYS CONSULTANT:

I-TRANSPORT

• DRAINAGE CONSULTANT:

AVENTUS DESIGN LTD

• ECOLOGY CONSULTANT:

WINDRUSH ECOLOGY

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1. INTRODUCTION

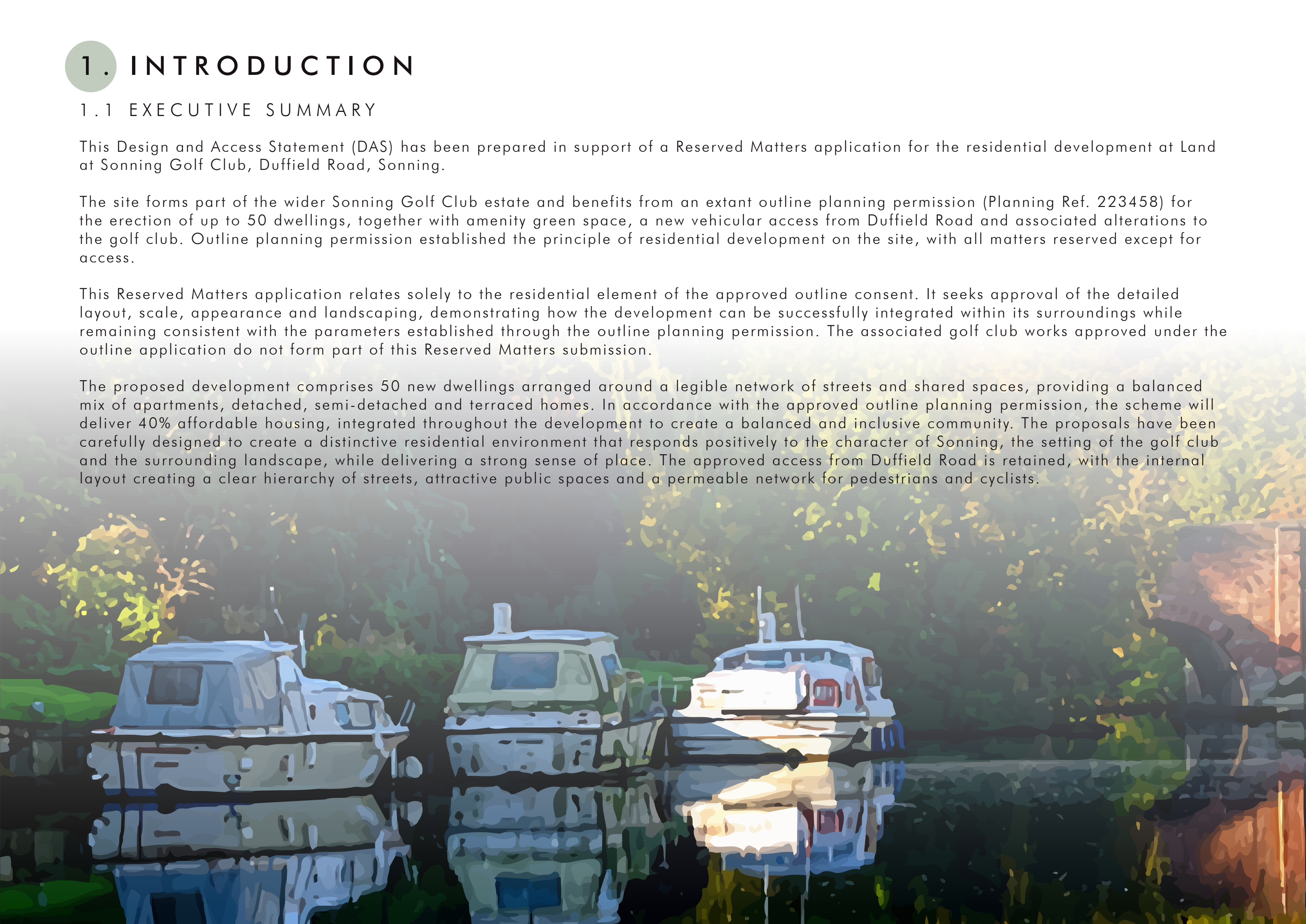
1.1 EXECUTIVE SUMMARY

This Design and Access Statement (DAS) has been prepared in support of a Reserved Matters application for the residential development at Land at Sonning Golf Club, Duffield Road, Sonning.

The site forms part of the wider Sonning Golf Club estate and benefits from an extant outline planning permission (Planning Ref. 223458) for the erection of up to 50 dwellings, together with amenity green space, a new vehicular access from Duffield Road and associated alterations to the golf club. Outline planning permission established the principle of residential development on the site, with all matters reserved except for access.

This Reserved Matters application relates solely to the residential element of the approved outline consent. It seeks approval of the detailed layout, scale, appearance and landscaping, demonstrating how the development can be successfully integrated within its surroundings while remaining consistent with the parameters established through the outline planning permission. The associated golf club works approved under the outline application do not form part of this Reserved Matters submission.

The proposed development comprises 50 new dwellings arranged around a legible network of streets and shared spaces, providing a balanced mix of apartments, detached, semi-detached and terraced homes. In accordance with the approved outline planning permission, the scheme will deliver 40% affordable housing, integrated throughout the development to create a balanced and inclusive community. The proposals have been carefully designed to create a distinctive residential environment that responds positively to the character of Sonning, the setting of the golf club and the surrounding landscape, while delivering a strong sense of place. The approved access from Duffield Road is retained, with the internal layout creating a clear hierarchy of streets, attractive public spaces and a permeable network for pedestrians and cyclists.



1. INTRODUCTION

1.1 EXECUTIVE SUMMARY

Landscape has been a fundamental consideration throughout the design process. Existing mature trees and boundary vegetation have informed the layout, helping to define the development edges and reinforce the site's landscape character. Approximately 1.55 hectares of amenity green space provides an attractive network of accessible open spaces, new structural planting and a central green amenity area that support biodiversity, recreation and visual amenity whilst contributing positively to the setting of the development.

Architecturally, the development adopts a traditional approach inspired by the local vernacular, creating a cohesive and attractive neighbourhood with varied building forms, high-quality materials and carefully composed streetscenes. The design balances continuity with the surrounding area whilst providing a contemporary interpretation of traditional residential architecture, ensuring the development integrates naturally with its context.

Overall, the proposals deliver a high-quality residential environment that fulfils the vision established through the outline planning permission and demonstrates that the reserved matters have been carefully considered to create an attractive, sustainable and well-connected place to live.



1. INTRODUCTION

1.2 SCOPE & CONTENT

The purpose of this Design and Access Statement is to explain the design rationale underpinning the proposed development and demonstrate how the detailed proposals have evolved in response to the approved outline framework, the site's physical characteristics and its surrounding context. It sets out the key design principles that have informed the development and illustrates how the proposals deliver a high-quality residential environment that reflects the approved vision for the site.

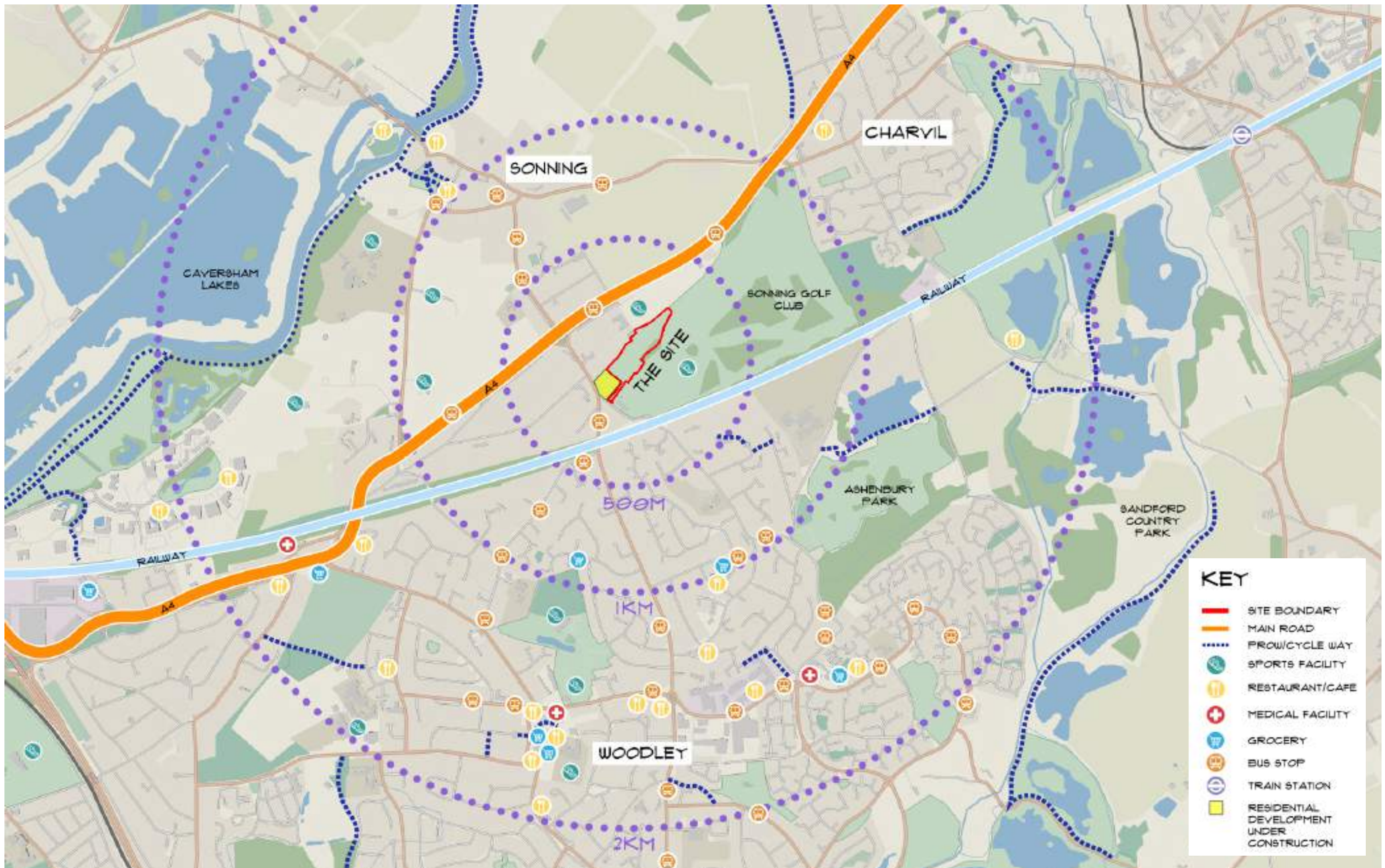
The document describes the evolution of the proposals and the design principles that have shaped the layout, movement and accessibility, landscape and public realm, building scale and massing, architectural character and appearance. Collectively, these chapters demonstrate how the detailed proposals respond positively to the opportunities and constraints of the site while fulfilling the objectives established through the outline planning permission.

This statement should be read alongside the full suite of planning drawings and supporting technical documents submitted as part of this Reserved Matters application. Together, these documents provide a comprehensive explanation of the proposals and demonstrate how the development has been carefully designed to deliver a high-quality and sustainable residential environment.



2. SITE CONTEXT

2.1 SITE LOCATION & SURROUNDINGS



SITE CONNECTIVITY MAP