

Date: 15 April 2026
Application: 260779



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Approval of Reserved Matters Consultation

Application Number: 260779

Applicant: Sonning Golf Club Ltd

Site Address: Land At Sonning Golf Club, Duffield Road, Reading, RG4 6GJ

Parish: Sonning

Grid Reference: Easting - , Northing -

Type of Development: Minor All other developments

Proposal: Application for the approval of reserved matters pursuant to outline planning consent 223458 (as amended by applications 242641 and 250553), for the Revised access off Duffield Road plus associated modifications to Sonning Golf Club, including reconfiguration of the golf club parking areas and conversion of the west wing of the existing clubhouse to accommodate a new golf simulator practice facility, including removal of external staircase and changes to fenestration (Phase 1).

Case Officer: Mark Croucher

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 260779. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **9 May 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260779
Address:	Land At Sonning Golf Club, Duffield Road, Reading, RG4 6GJ.		
Proposal:	Application for the approval of reserved matters pursuant to outline planning consent 223458 (as amended by applications 242641 and 250553), for the Revised access off Duffield Road plus associated modifications to Sonning Golf Club, including reconfiguration of the golf club parking areas and conversion of the west wing of the existing clubhouse to accommodate a new golf simulator practice facility, including removal of external staircase and changes to fenestration (Phase 1).		
Type of Development:	Minor All other developments		
Site Visit Made:	No		

Summary Of Recommendations	
☐ No comment ☐ No objection ☐ No objection subject to conditions (and reasons) stated below ☒ Request further information before determination as stated below ☐ Objection due to the reason(s) stated below	
Comments On Proposal	
LLFA received Application for the approval of reserved matters pursuant to outline planning consent 223458 (as amended by applications 242641 and 250553), for the Revised access off Duffield Road plus associated modifications to Sonning Golf Club, including reconfiguration of the golf club parking areas and conversion of the west wing of the existing clubhouse to accommodate a new golf simulator practice facility, including removal of external staircase and changes to fenestration (Phase 1) on 15th April 2025. LLFA reviewed the reserved matters application relating to revised access, parking reconfiguration, and associated works pursuant to outline consent 223458 (as amended). The LLFA notes that the proposals introduce amendments to the approved site layout, particularly in relation to the revised access off Duffield Road and the reconfiguration of parking areas. These elements have the potential to alter the distribution, extent, and management of impermeable surfaces across the site and therefore may affect the performance of the surface water drainage strategy previously approved at outline stage. At present, the submission does not provide sufficient information to demonstrate that the revised layout will continue to:	

- Discharge surface water at rates and volumes in accordance with the agreed greenfield runoff rates;
- Maintain the functionality and integrity of the approved Sustainable Drainage Systems (SuDS), including any attenuation, conveyance, and treatment features;
- Prevent the uncontrolled discharge of surface water onto the public highway, particularly in relation to the revised access arrangements;
- Safely manage exceedance flows during rainfall events exceeding the design standard, ensuring that flow routes do not increase flood risk to buildings, access points, or adjacent land.

In addition, it is unclear whether the proposed changes result in any increase or redistribution of impermeable area, or whether levels and gradients across the access and parking areas have been designed to integrate with the approved drainage strategy.

In order to enable the LLFA to fully assess the application, the following information is required:

- An updated surface water drainage layout plan and updated report clearly showing how the revised access and parking arrangements connect to, and are accommodated within, the approved drainage network;
- Updated impermeable area calculations and confirmation of runoff rates and volumes;
- Details of proposed surface water management for the access road, including drainage features and outfall arrangements.
- Finished levels and, where necessary, supporting information demonstrating positive drainage and exceedance flow routing.

The LLFA notes that the proposed internal and external alterations to the clubhouse building are unlikely to materially affect surface water flood risk. The LLFA would welcome the submission of the above information to allow a full technical assessment of the surface water drainage implications of the revised layout.

Conditions & Reasons (if required)

Date:	17/04/2026	Signed:	NT
--------------	------------	----------------	----