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planning

Planning Statement

**Sonning Golf Club, Duffield Road,
Reading, RG4 6GJ**

Reserved Matters Planning Application for the Approval of Appearance, Layout, Scale, and Landscaping Pursuant to Outline Planning Permission 223458.

And

Related Application to Discharge Conditions 5, 7, 8, 9, 11, 12, 13, 14, 16, 17, 19, 20, 22, 23, 24, and 26

Prepared for:
Sonning Golf Club Limited

Prepared by:
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WBP Ref: 9196



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1.0 Introduction

- 1.1. On behalf of our client, Sonning Golf Club Limited, please find enclosed a **reserved matters application** for the approval of appearance, layout, scale, and landscaping (condition 1 imposed upon the outline planning permission relating to the scheme for up to 50 dwellings and public open space; together with a separate but **related application to discharge conditions**, 5, 7, 8, 9, 11, 12, 13, 14, 16, 17, 19, 20, 22, 23, 24, and 26 imposed upon the outline permission.
- 1.2. As required by condition 1, an application for approval of the reserved matters has been made to the local planning authority within three years from the date of the permission.

2.0 Background: The Outline Scheme

General

- 2.1. Outline planning permission for the development of the Site for up to 50 dwellings, public open space and revised access off Duffield Road was granted on the 30th November 2023 under LPA Ref: 223458
- 2.2. The outline planning permission relates to the following scheme of works:

"Outline planning permission 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 areas and relocation of the 18th green, addition of a practice putting green, new driving nets, new short game chipping area 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. (All matters reserved except for access.)

- 2.3. The outline planning permission has established the principle of developing the Site for the proposed quantum and type of land uses, as well as the necessary financial contributions and infrastructure to be provided (including 40% affordable housing).

Approved Plans

- 2.4. The plans considered at the outline planning stage and listed in condition 3 to the planning permission are as follows:
- MA/SGC/OPA/01A Location Plan
 - 02C Annotated Site Layout
 - 05C Proposed Parameter Plan
 - 06C Proposed Illustrative Site Layout

Planning Obligations

- 2.5. As set out in the signed S106 Agreement, which secured the necessary planning obligations as part of the outline planning permission. Because the application was in outline for an 'up to' quantum of development, the S106 obligations are to be secured based on a formulaic approach (based on a cost per dwelling, which will vary depending upon the dwelling mix)). development of the Site is required to provide 40% affordable housing (20 affordable dwellings in total). This level of affordable provision has been achieved with the detailed layout as now proposed.
- 2.6. Based upon the dwelling mix proposed as part of the reserved matters application, development of the Site is likely to result in the following level of financial contributions.

Obligation	Service/Facility to be provided/enhanced	Approximate Contribution
Employment Skills Contribution	Supporting employment, training, apprenticeship, and other appropriate initiatives to support the promotion of employment opportunities in the Borough of Wokingham.	£26,250
My Journey Contribution	Towards the implementation of the My Journey initiative in respect of this scheme	£27,000
Off Site Sports Facilities Contribution	Towards the provision of off-site sports facilities or the enhancement of existing sports facilities at existing sports facilities within the Council's administrative area	£89,000
Off Site open Space Contribution	Towards the provision of off-site open space facilities or the enhancement of existing open space facilities in the vicinity of the Development	£162,800

- 2.7. The financial contributions will be secured as part of the reserved matters scheme.

3.0 Content of the Reserved Matters Application

Design Synopsis

- 3.1. The scheme layout has been driven by the outline parameter plan; as well as the desire to create a development that carefully respects the character and fabric of the surrounding trees and woodlands that form the inherent character of the site, whilst creating a distinct sense of place. The evolution of the design approach has included a detailed analysis of the local vernacular, scale and form of neighbouring residential areas, and created a masterplan for the site which brings all these elements of local distinctiveness together, to create a well-designed layout which responds to the urban edge location and includes an integrated sensitive landscape scheme.

The Detailed Scheme

- 3.2. The reserved matters planning application seeks permission for 50 dwellings (comprising a mix of 1–5-bedroom dwellings), green amenity space, and associated works.
- 3.3. The reserved matter planning application comprises the following plans and particulars:

Location Plan

- Location Plan No. 25 - J4915 - 01 - LP001

Site Layouts

- Existing Site Layout Plan No. 25 - J4915 - 01 – 003
- Proposed Site Layout Plan No. 25 - J4915 - 01 – 001
- Coloured Site layout Plan No. 25 - J4915 - 01 – 002
- Tenure Plan No. 25 - J4915 - 01 – 005
- Parking Plan No. 25 - J4915 - 01 – 006
- Storey Height Plan No. 25 - J4915 - 01 – 007
- Building Materials Plan No. 25 - J4915 - 01 – 008
- Boundary Treatments Plan No. 25 - J4915 - 01 – 009
- Separation Distances Plan No. 25 - J4915 - 01 – 010
- Open Space & Amenity Provision Plan No. 25 - J4915 - 01 - 011

Dwellings

- Plots 1,21 & 39 (26 Mirrored) Elevations & Floor Plans No. 25 - J4915 - 02 – 001
- Plots 2,3 & 4 Elevations & Floor Plans No. 25 - J4915 - 02 – 002
- Plots 5 & 6 Elevations & Floor Plans No. 25 - J4915 - 02 – 003
- Plots 7-18 Elevations No. 25 - J4915 - 02 – 004
- Plots 7-18 Floor Plans No. 25 - J4915 - 02 – 005
- Plots 19 & 20 Floor Plans & Elevations No. 25 - J4915 - 02 – 006
- Plots 22, 23, 24, & 25 Elevations & Floor Plans No. 25 - J4915 - 02 – 007
- Plots 27 Elevations & Floor Plans No. 25 - J4915 - 02 – 008

- Plots 28, 29, 30 & 31 Elevations & Floor Plans No. 25 - J4915 - 02 - 009
- Plots 32-36 Elevations No. 25 - J4915 - 02 - 010
- Plots 32-36 Floor Plans No. 25 - J4915 - 02 - 011
- Plots 37 & 38 Elevations & Floor Plans No. 25 - J4915 - 02 - 012
- Plot 40 Elevations & Floor Plans No. 25 - J4915 - 02 - 013
- Plots 41 & 46 Floor Plans & Elevations No. 25 - J4915 - 02 - 014
- Plot 42 Elevations & Floor Plans No. 25 - J4915 - 02 - 015
- Plot 43 Elevations & Floor Plans No. 25 - J4915 - 02 - 016
- Plots 44, 47, 49 & 50 Elevations & Floor Plans No. 25 - J4915 - 02 - 017
- Plot 45 Elevations & Floor Plans No. 25 - J4915 - 02 - 018
- Plot 48 Elevations & Floor Plans No. 25 - J4915 - 02 - 019

Street Scenes

- Proposed Street Scenes A1-A1; A2-A2 No. 25 - J4915 - 05 - 001
- Proposed Street Scenes B-B, C-C, D-D No. 25 - J4915 - 05 - 002

Other Structures

- Bin & Cycle Storage Plan No. 25 - J4915 - 01 - 004
- Plots 7-18 Bin & Cycle Stores Elevations & Floor Plans No. 25 - J4915 - 02 - 020

Landscaping Plans

- Landscape Plan No. 399_GLA_XX_XX_DR_L_1001 Rev P1
- Planting plan (1 of 4) No. 399_GLA_XX_XX_DR_L_2001 Rev P1
- Planting plan (2 of 4) No. 399_GLA_XX_XX_DR_L_2002 Rev P1
- Planting plan (3 of 4) No. 399_GLA_XX_XX_DR_L_2003 Rev P1
- Planting plan (4 of 4) No. 399_GLA_XX_XX_DR_L_2004 Rev P1
- Tree Pit Details No. 399_GLA_XX_XX_DR_L_5401 Rev P1
- Section AA, BB No. 399_GLA_XX_XX_DR_L_5001 Rev P1
- Section CC No. 399_GLA_XX_XX_DR_L_5002 Rev P1
- Plant Schedule No. 399_GLA_XX_XX_SH_L_6201 rev P1

Arboricultural Plans

- Tree Protection Plan No. SJA TPP 26030-041c
- Woodland management Plan No. SJA WMP 26274-071

Highways Plans

- Internal Visibility Splays No. ITB210997-GA-001 Rev F
- Swept Path Analysis – Refuse Collection Vehicle No. ITB210997-GA-002 Rev F
- Swept Path Analysis – Refuse Collection Vehicle Exiting Site No. ITB210997-GA-003 Rev F
- Swept Path Analysis – Fire Appliance Exiting Site No. ITB210997-GA-004 Rev F
- Site Layout Fire Tender Swept Paths – Arrival No. ITB210997-GA-005 Rev F

- Site Layout Street Geometry No. ITB210997-GA-006 Rev F
- EV Parking Plan No. ITB210997-GA-007 Rev C
- Swept Path Analysis – Water Tanker No. ITB210997-GA-009 Rev C
- Swept Path Analysis Sprinter Van – Large Car No. ITB210997-GA-010 rev B
- Walking Route Plan No. ITB210997-GA-008 Rev B

Drainage Plans

- Schematic Drainage Layout 1 of 2 No. H1620-451 Issue B
- Schematic Drainage Layout 2 of 2 No. H1620-452 Issue B
- Schematic layout 7 levels 1 of 2 No. H1620-453 issue B
- Schematic layout 7 levels 2 of 2 No. H1620-454 issue B
- Drainage Areas 1:500 No. H1620-455 Issue B
- Design Exceedance No. H1620-456 Issue B
- Long Sections 1 of 4 No. H1620-460
- Long Sections 2 of 4 No. H1620-461
- Long Sections 3 of 4 No. H1620-462
- Long Sections 4 of 4 No. H1620-463
- Highway Construction Details No. H1620-465
- Drainage Details 1 of 3 No. H1620-470
- Drainage Details 2 of 3 No. H1620-471
- Drainage Details 3 of 3 No. H1620-472

Misc. Plans

- Site Survey Sheet 1 of 2 No. H1620-400-1
- Site Survey Sheet 2 of 2 No. H1620-400-2

Supporting Documents & Associated Plans

- Design & Access Statement (Ascot Design)
- Accommodation Schedule No. 25-J4915-09-002
- Information register & Drawing issue sheet
- Reserved Matters Transport Statement (i-Transport)
- Walking Strategy (i-Transport)
- Parking Management Strategy (i-Transport)
- Electric Vehicle Charging Strategy (i-Transport)
- Drainage Strategy Summary (Aventus Design)
- Construction and Environmental Management Plan (Darcliffe Homes)
- Site Investigation Report (Soil Consultants)
- Preliminary Ecological Appraisal & Biodiversity net Gain Assessment (Windrush Ecology)
- Biodiversity Enhancement Strategy (Windrush Ecology)
- Landscape & Ecological management Plan (Windrush Ecology)
- Arboricultural implications Report (SJA Trees)
- Woodland Management Report (SJA Trees)
- External Lighting Details (MMA Consultancy)

4.0 Discharge of Conditions Submission Details

General

- 4.1. A separate but related **application for the approval of details for reserved by conditions 5, 7, 8, 9, 11, 12, 13, 14, 16, 17, 19, 20, 22, 23, 24, and 26** imposed upon the outline planning permission is also enclosed and comprises the drawing listed at paragraph 3.3.

Condition 5: Walking Strategy

- 4.2. Information submitted to discharge this condition comprises the following:

Condition 5	Information
	This application is accompanied by a Walking Strategy, produced by i-Transport, which details the pedestrian connections in and out of the Site. These are shown on the accompanying Walking Route Plan No. ITB210997-GA-008 Rev B.

Condition 7: Road, Cycleway & Footway Details

- 4.3. Information submitted to discharge this condition comprises the following:

Condition 7	Information
	The full details of the proposed roads, cycleways, and footways are set out on the following drawings: - Proposed Site Layout Plan No. 25 - J4915 - 01 - 001 - Walking Route Plan No. ITB210997-GA-008 Rev B. - Highway Construction Details No. H1620-465

Condition 8: CEMP

- 4.4. Information submitted to discharge this condition comprises the following:

Condition 8	Information
	The CEMP, produced by Darcliffe Homes, contains all necessary information to discharge this condition

Condition 9: External Lighting Details

- 4.5. Information submitted to discharge this condition comprises the following:

Condition 9	Information
	The external lighting details plan, produced by MMA Consultancy, contains all the necessary information to discharge this condition

Condition 11: Parking Details

4.6. Information submitted to discharge this condition comprises the following:

Condition 11	Information
	The car and motorbike parking details are shown on the submitted parking Plan No. 25 - J4915 - 01 - 006

Condition 12: Parking Management Strategy

4.7. Information submitted to discharge this condition comprises the following:

Condition 12	Information
	The submitted Parking management Strategy (i-Transport) details the management and EV charging provision arrangements for all parking spaces.

Condition 13: EV Charging Details

4.8. Information submitted to discharge this condition comprises the following:

Condition 13	Information
	The submitted Electric Vehicle Charging Strategy (i-Transport) and accompanying EV Charging Plan No. ITB210997-GA-007 rev C provide sufficient information to discharge this condition.

Condition 14: Cycle Parking Details

4.9. Information submitted to discharge this condition comprises the following:

Condition 14	Information
	The details to discharge this condition are shown on the following plans: - Bin & Cycle Storage Plan No. 25 - J4915 - 01 – 004 - Plots 7-18 Bin & Cycle Stores Elevations & Floor Plans No. 25 - J4915 - 02 – 020 - Plots 32-36 Elevations No. 25 - J4915 - 02 – 010 - Plots 32-36 Floor Plans No. 25 - J4915 - 02 – 011

Condition 16: Infiltration Details

4.10. Information submitted to discharge this condition comprises the following:

Condition 16	Information
	The submitted Drainage Strategy (Aventus Design) contains the details of infiltration test testing undertaken.

Condition 17: Exceedance Flow

4.11. Information submitted to discharge this condition comprises the following:

Condition 17	Information
	The requirements of this condition are covered by the following plan and documents: - Drainage Strategy (Aventus Design) - Design Exceedance H1620/456

Condition 19: Tree Protection Plan

4.12. Information submitted to discharge this condition comprises the following:

Condition 19	Information
	The submitted Arboricultural Implications Report (SJA Trees) details the comprehensive tree protection strategy, produced in accordance with BS5837:2012, to be implemented during the construction phase of the development. Appendix 4 details the methodology to be undertaken regarding tree maintenance and protection as well as details the tree protection fencing specifications to be used.

Condition 20: Landscaping

4.13. Information submitted to discharge this condition comprises the following:

Condition 20	Information
	The details to demonstrate compliance with this condition are shown on the following plans: - Landscape Plan No. 399_GLA_XX_XX_DR_L_1001 Rev P1 - Planting plan (1 of 4) No. 399_GLA_XX_XX_DR_L_2001 Rev P1 - Planting plan (2 of 4) No. 399_GLA_XX_XX_DR_L_2002 Rev P1 - Planting plan (3 of 4) No. 399_GLA_XX_XX_DR_L_2003 Rev P1 - Planting plan (4 of 4) No. 399_GLA_XX_XX_DR_L_2004 Rev P1 - Tree Pit Details No. 399_GLA_XX_XX_DR_L_5401 Rev P1 - Section AA, BB No. 399_GLA_XX_XX_DR_L_5001 Rev P1 - Section CC No. 399_GLA_XX_XX_DR_L_5002 Rev P1 - Plant Schedule No. 399_GLA_XX_XX_SH_L_6201 rev P1 - Walking Route Plan No. ITB210997-GA-008 Rev B

Condition 22: Landscape and Ecological Management Plan

4.14. Information submitted to discharge this condition comprises the following:

Condition 22	Information
	The requirements of this condition are addressed in the submitted Landscape & Ecological Management Plan (Windrush Ecology).

Condition 23: Species Enhancement & Ecological Permeability

4.15. Information submitted to discharge this condition comprises the following:

Condition 23	Information
	The submitted Biodiversity Enhancement Strategy (Windrush Ecology) details the ecological permeability strategy for the Site whilst the biodiversity Net Gain Assessment details measures to be enacted to achieve a net-gain in biodiversity.

Condition 24: Contamination

4.16. Information submitted to discharge this condition comprises the following:

Condition 24	Information
	The requirements of this condition are addressed in the submitted Soil investigation report (Soil Consultants).

Condition 26: Drainage Strategy

4.17. Information submitted to discharge this condition comprises the following:

Condition 26	Information
	The drainage strategy for the proposed development is set out in the accompanying Drainage Strategy Summary (Aventus Design) and on the following plans: - Schematic Drainage Layout 1 of 2 No. H1620-451 Issue B - Schematic Drainage Layout 2 of 2 No. H1620-452 Issue B - Schematic layout 7 levels 1 of 2 No. H1620-453 issue B - Schematic layout 7 levels 2 of 2 No. H1620-454 issue B - Drainage Areas 1:500 No. H1620-455 Issue B - Design Exceedance No. H1620-456 Issue B - Long Sections 1 of 4 No. H1620-460 - Long Sections 2 of 4 No. H1620-461 - Long Sections 3 of 4 No. H1620-462 - Long Sections 4 of 4 No. H1620-463 - Highway Construction Details No. H1620-465 - Drainage Details 1 of 3 No. H1620-470

	- Drainage Details 2 of 3 No. H1620-471 - Drainage Details 3 of 3 No. H1620-472
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5.0 The Acceptability of the Reserved Matters Scheme

Principle and Layout

- 5.1. The principle of developing the wider site for up to 50 dwellings and green amenity space was established with the grant of outline planning permission in November 2023.
- 5.2. The outline planning permission has also secured the details of the means of access. Matters relating to the internal access roads, as well as the appearance, landscaping, layout, and scale (conditions 3, 7, and 20 imposed upon the outline planning permission) are dealt with by the reserved matters application.
- 5.3. The detailed scheme design has been influenced by the site's urban edge location and setting adjacent to a landscaped golf course/countryside. This has informed the landscape-led approach to the scheme design, which includes open space buffers along the northern, eastern, and southern aspects of the Site, linear movement corridors within green spaces, the retention of existing and additional woodland planting.
- 5.4. Architecturally, the design of the scheme has evolved through a detailed contextual analysis resulting in a further understanding of the history and character of the area. This has led to a materials palette which includes locally found materials including red buff brick, cream and white render, and slate/slate-effect tiles.
- 5.5. As set out in the Design and Access Statement, the scheme design creates a number of character areas that create a sense of place, with the 'place' articulated through good design and tree-lined streets.
- 5.6. The location and heights of the buildings have been sensitively designed to ensure amenity both internally and externally is respected. Multiple iterations of the design have been considered, and landscaping has been integrated effectively to make sure amenity has been respected.

Dwelling Mix

- 5.7. As to dwelling types and sizes, the scheme provides the following schedule of accommodation:

Dwelling Type	Affordable	Market	Total
1B Apartment	5	0	5
2B Apartment	12	0	12
2B House	0	4	4
3B House	1	18	19
4B House	2	3	5
5B House	0	5	5
Total	20 (40%)	30 (60%)	50 (100%)

- 5.8. The above dwelling mix includes 20 affordable dwellings (40%), which level of provision accords with the requirement agreed in the Section 106 Agreement secured as part of the outline scheme.
- 5.9. The 20 affordable dwellings comprise 12 dwellings (60%) for social rent, 5 dwellings (25%) as first homes, and 3 dwellings (15%) as shared ownership.
- 5.10. The Tenure Plan (Drawing No. 25 - J4915 - 01 – 005) show the location of the affordable dwellings within the site as well as those that satisfy the requirements for accessible and adaptable homes.
- 5.11. In addition, all the proposed dwellings meet nationally described space standards.
- 5.12. In terms of affordable housing, the proposed development includes a higher proportion of smaller dwellings to reflect the requested mix as follows:

Dwelling Size	Local Plan Mix ¹ (%)	Scheme Mix	Scheme %
1 bed	4	5	25
2 bed	9	12	60
3 bed	4	1	5
4+ bed	3	2	10

Highways

- 5.13. As set out above, the access to serve development of the site has been approved at the outline stage and the detailed road alignment and street hierarchy are now proposed in the detailed masterplan.
- 5.14. The detailed layout includes a principal road into the development from the sole access from Duffield Road which mirrors the details submitted as part of the phase 1 reserved matters application.
- 5.15. The creation of distinctive character areas within the scheme creates a street hierarchy, which in turn helps to orientate people within the development. A main access road links all of the character areas together, providing an efficient movement network for pedestrians and vehicles through the development.
- 5.16. Footpaths are included providing linkages around the Site. These routes are set, primarily, within the robust landscaping strategy and open space typologies within the Site to give it a rural character. The on-site footpaths provide a circular walk and connectivity between the residential streets, green spaces, and green amenity space.

¹ Based upon Affordable Housing Officer comments on application 23458

- 5.17. The Parking Plan (Drawing No. 25 - J4915 - 01 – 006) shows how on-site car parking has been included within the development, with a mix of allocated parking on driveways, in garages, and unallocated visitor parking bays, both on-street and within the parking courts.
- 5.18. The level of car parking provision accords with set standards. This ensures there will be no 'displaced' parking from the scheme with no pressure to park off-site in existing residential streets.
- 5.19. The placement and design of the parking areas have been carefully worked through as part of the design process and as part of our discussions at the pre-application stage with the case officer.
- 5.20. The vehicle parking to serve the proposed development is as follows:
- 74 allocated spaces
 - 19 unallocated spaces
 - 13 visitor spaces
- 5.21. Overall, the scheme provides for a total of 106 no. parking spaces, including 13 visitor spaces, which provision accords with the requirements set out in Appendix 2 of the Wokingham Borough Managing Development Delivery Local Plan (2014).
- 5.22. Secure cycle parking has been provided through the inclusion of sheds within the rear gardens of the houses, and within secure storage in the flat buildings.
- 5.23. Justification for the highways approach to the detailed layout is set out in the accompanying DAS and separate supporting Transport Statement.

Flood/Drainage

General

- 5.24. A Flood Risk Assessment ("FRA") was undertaken in support of the outline application in accordance with the requirements set out in the NPPF.
- 5.25. The site is located entirely within Flood Zone 1. As such, it represents a preferable location for residential development when considered in the context of the NPPF Sequential Test.

Surface Water Drainage

- 5.26. It is intended to manage surface water through a network of soakaways, permeable pavements, cellular soakaways, and an infiltration basin. The surface water drainage strategy has been designed to cater for the 1:100-year (+40% for climate change) event.
- 5.27. The proposed drainage strategy is set out on the following plans:
- Schematic Drainage Layout 1 of 2 No. H1620-451 Issue B
 - Schematic Drainage Layout 2 of 2 No. H1620-452 Issue B
 - Schematic layout 7 levels 1 of 2 No. H1620-453 issue B
 - Schematic layout 7 levels 2 of 2 No. H1620-454 issue B
 - Drainage Areas 1:500 No. H1620-455 Issue B

- Design Exceedance No. H1620-456 Issue B
- Long Sections 1 of 4 No. H1620-460
- Long Sections 2 of 4 No. H1620-461
- Long Sections 3 of 4 No. H1620-462
- Long Sections 4 of 4 No. H1620-463
- Highway Construction Details No. H1620-465
- Drainage Details 1 of 3 No. H1620-470
- Drainage Details 2 of 3 No. H1620-471
- Drainage Details 3 of 3 No. H1620-472

Trees and Landscaping

5.28. The green landscape framework for the site, which has underpinned and influenced the final layout of the development scheme is shown in detail on the following drawings:

- Landscape Plan No. 399_GLA_XX_XX_DR_L_1001 Rev P1
- Planting plan (1 of 4) No. 399_GLA_XX_XX_DR_L_2001 Rev P1
- Planting plan (2 of 4) No. 399_GLA_XX_XX_DR_L_2002 Rev P1
- Planting plan (3 of 4) No. 399_GLA_XX_XX_DR_L_2003 Rev P1
- Planting plan (4 of 4) No. 399_GLA_XX_XX_DR_L_2004 Rev P1
- Tree Pit Details No. 399_GLA_XX_XX_DR_L_5401 Rev P1
- Section AA, BB No. 399_GLA_XX_XX_DR_L_5001 Rev P1
- Section CC No. 399_GLA_XX_XX_DR_L_5002 Rev P1
- Plant Schedule No. 399_GLA_XX_XX_SH_L_6201 rev P1

5.29. The scheme is landscape-led, informed by the natural features of the site which are to be retained and enhanced through the development proposals. The extensive open space buffer on the eastern boundary ensures that the existing habitats are retained and seeks to create a visual link between the new housing and landscaped golf course/countryside beyond. The existing tree belts and hedgerows have been modified and enhanced to create surround the development and incorporates new planting to strengthen its prominence.

5.30. The formation of new green routes through the site and circular routes around the development, offers connections to play areas for children, and encourages healthier lifestyles.

5.31. Overall, the application site extends to approximately 5.06 hectares of which is a significant provision of amenity green space at 1.55ha (landscape Plan No. 399_GLA_XX_XX_DR_L_1001 Rev P01refer).

6.0 Planning Policy Assessment

General

- 6.1. The detailed scheme design has been informed by the policies and proposals contained in the following policy documents:
- National Planning Policy Framework
 - National Design Guide
 - Wokingham Borough Core Strategy (Adopted 2010)
 - Wokingham Borough Managing Development Delivery Local Plan (Adopted 2014)

The National Planning Policy Framework

- 6.2. The National Planning Policy Framework (NPPF) was most recently updated in December 2024. It is a material consideration of particular standing in the determination of planning applications.
- 6.3. The content of the NPPF as it relates to the proposed development of the application site is addressed in the order set below:
- The presumption in favour of sustainable development
 - Decision making
 - Delivering a sufficient supply of homes
 - Promoting sustainable transport
 - Conserving and enhancing the natural environment
- 6.4. Paragraph 8 of the NPPF identifies that there are three dimensions to sustainable development, comprising (i) economic, (ii) social; and (iii) environmental.

Economic Role

- 6.5. The economic role requires the planning system to, inter alia, ensure that sufficient land of the right type is available in the right places and at the right time to support growth. This is achieved with the application scheme on the basis that it is located within a sustainable location, within walking and cycle distance to local services and facilities. The scheme also provides for housing development of the type and mix required to meet identified needs.
- 6.6. The application further addresses the economic role in terms of increased LPA Revenues, Construction impacts (increased GVA, jobs etc.) and increased expenditure in local area.

Social Role

- 6.7. The social role requires the planning system to provide the supply of housing required, creating a high-quality built environment, accessible to local services and reflecting the community's needs. All of these requirements are achieved with the application scheme.

Environmental Role

- 6.8. The environmental role requires the planning system to protect and enhance the natural built, and historic environment. This can be achieved with the proposal in a location that will not result in any significant adverse effects upon the character of the surrounding area, including in landscape and ecology terms.

Decision Taking

- 6.9. In setting out the presumption in favour of sustainable development, paragraph 11 of the NPPF adds, in relation to decision-making at 11(c), that this means approving development proposals that accord with the development plan (as is the case here).
- 6.10. It adds at paragraph 11(d) that where there are no relevant development plan policies or the policies which are most important for determining the application are out of date, permission should be granted unless (i) policies in the NPPF provide a clear reason for refusing the development; or (ii) any adverse impact of doing so would significantly and demonstrably outweigh the benefits.
- 6.11. Given the lack of a five-year supply of deliverable housing land, the policies for the supply of housing (both in terms of the housing requirement and the associated settlement boundaries) are materially out of date.
- 6.12. Section 4 of the NPPF sets out the approach to decision-taking. Paragraph 39 makes it clear that decision-makers at every level should seek to approve applications for sustainable development where possible.
- 6.13. The reserved matters application will help to provide an enhanced landscaped edge to the settlement and new biodiversity habitats.

Delivering a Sufficient Supply of Homes

- 6.14. Paragraph 61 sets out the Government's objective of significantly boosting the supply of homes.
- 6.15. Paragraph 78 requires LPAs to demonstrate a five-year supply of deliverable housing land. Pursuant to footnote 8, the lack of a five-year supply triggers the presumption at paragraph 11(d).
- 6.16. This application will make a notable contribution towards the shortfall in housing land supply.

Open Space and Recreation

- 6.17. Paragraph 103 sets out support for enabling access to a network of high-quality open spaces and opportunities for sport and recreation.
- 6.18. Paragraph 105 also requires planning policies and decisions to protect and enhance public rights of way and access including taking opportunities to provide better facilities for users.

6.19. These objectives are achieved with the application scheme.

Promoting Sustainable Transport

6.20. Section 9 sets out the approach to providing for sustainable growth.

6.21. The principle of developing the site has also been confirmed through the grant of outline planning permission. The site is within walking distance from local services and facilities, whilst the inclusion of cycle provision and electric vehicle charging points will assist in the promotion of sustainable journeys.

Achieving Well-Designed Places

6.22. Section 12 sets out the approach to achieving well-designed places.

6.23. Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It is added that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

6.24. Paragraph 136 adds that trees make an important contribution to the character and quality of urban environments, with planning policies and decisions to ensure opportunities are taken to incorporate trees within developments.

6.25. The DAS explains the acceptability of the design approach, which form and layout has been heavily influenced by a strong landscape-led approach.

Natural Environment

6.26. Section 15 sets out the approach to conserving and enhancing the natural environment, which position is achieved by the application scheme.

6.27. The detailed scheme design maintains an appropriate buffer to the existing woodland, whilst incorporating a strong landscape-led approach to the layout with a number of trees proposed as an integral part of the scheme which provide opportunities for habitat creation. Alongside this the site will incorporate 1.55ha of amenity green space which is significant for the size of the Site.

Historic Environment

6.28. Section 16 sets out the approach to conserving and enhancing the historic environment.

6.29. As assessed by the Council in the determination of the outline planning application, development of the site in the manner proposed would not have any adverse impact upon the identified heritage assets. However, and notwithstanding, the relationship of the scheme to the designated heritage assets has been considered through the formulation of the scheme design and details are set out in the DAS.

Summary

- 6.30. As set out above, the scheme is demonstrably in accordance with the objectives and requirements set out in the NPPF. As such, and as articulated in the supporting DAS, the scheme results in a well-designed and sustainable place.

National Design Guide

- 6.31. The accompanying DAS explains the acceptability of the design approach in relation to the requirements set out in the National Design Guide.

The Development Plan

- 6.32. Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out a requirement that planning applications are to be determined in accordance with the Development Plan unless other material considerations indicate otherwise. This represents the s.38(6) 'balance'.
- 6.33. The first test, and the statutory starting point is whether the application is 'in accordance with the plan', which is a phrase that has been the subject of debate in the High Court in the context of Section 54A of the Town and Country Planning Act 1990.
- 6.34. In his judgment of 31 July 2000 (*R v Rochdale Metropolitan Borough Council ex parte Milne*), Mr Justice Sullivan concluded as follows: *"...I regard as untenable the proposition that if there is a breach of any one Policy in a development plan a proposed development cannot be said to be "in accordance with the plan"... 'For the purposes of Section 54A, it is enough that the proposal accords with the development plan considered as a whole. It does not have to accord with each and every policy therein."*
- 6.35. The Rochdale judgment is applicable to the interpretation of Section 38(6) of the 2004 Act such that the decision maker must reach a decision as to whether the proposal is in accordance with the development plan when it is considered as a whole, which position is set out below.
- 6.36. Such matters (the tensions between development plan policies) have more recently been considered in *Corbett v Cornwall County Council* 2020 EWCA Civ508 (Case No. C1/2019/2179) (April 2020). This judgment reaffirms the position that it is enough that the proposal accords with the development plan considered as a whole, such that a proposal does not have to accord with each and every policy therein in order to be development plan compliant.
- 6.37. In addition, and in so far as the Council is not able to demonstrate a five-year supply of deliverable housing land, the presumption at paragraph 11(d) of the NPPF is engaged.
- 6.38. This represents the 'tilted' balance and means planning permission should be granted unless any adverse impacts would not just materially, but significantly and demonstrably outweigh the benefits.

6.39. In this case, the application scheme demonstrably accords with the provisions of the development plan. However, and in addition, the current lack of a five-year supply of deliverable housing land and by operation of 11(d) of the NPPF, the tilted balance is engaged, and planning permission should be granted for thus much needed and sustainable form of development.

6.40. For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the local level development plan, against which the application proposal will be determined, comprises as follows:

- Wokingham Borough Core Strategy (Adopted 2010)
- Wokingham Borough Managing Development Delivery Local Plan (Adopted 2014)

Core Strategy (2010)

6.41. The relevant policies from the adopted Core Strategy comprise the following:

- CP1: Sustainable Development
- CP2: Inclusive Communities
- CP3: General Principles for Development
- CP4: Infrastructure Requirements
- CP5: Housing Mix, Density, and Affordability
- CP6: Managing Travel Demand
- CP7: Biodiversity
- CP9: Scale and Location of Development Proposals
- CP11: Proposals Outside Development Limits (Inc Countryside)
- CP17: Housing Delivery

6.42. The acceptability of the application scheme having regard to the adopted Core Strategy policy requirements are set out below.

Policy	Compliance Measures
CP1: Sustainable Development	This policy cites support for development proposals that maintain or enhance local distinctiveness whilst also being functional and accessible, are energy efficient, minimise pollution, are sustainably located, and safe from flood risk. The granting of outline planning permission confirms that the Site is sustainably located. The supporting DAS details how the proposed layout and design enhance local distinctiveness and incorporated all necessary design requirements. Each dwelling will be constructed to meet the requirements of Parts L and G of the Building regulations which addresses all energy efficiency matters and Information submitted to discharge condition 26 addresses matters of flood risk.

	The proposal complies with Policy CP1.
CP2: Inclusive Communities	The proposed development includes a mix of dwelling sizes to cater for a wide cross-section of society. As shown on the Proposed Site Layout Plan No. 25 - J4915 - 01 - 001 the internal movement networks are design for use by those of all ages and mobility. The proposal creates an inclusive community in accordance with policy CP2.
CP3: General Principles for Development	The accompanying DAS details how the proposed design, scale, massing, and arrangement of the development proposal is appropriate for its context. The DAS further explains how the functionality of the layout is appropriate for all users and will create a safe, pleasing environment for future and existing residents in the area. The proposed development adheres to the general principles set out in policy CP3.
CP4: Infrastructure Requirements	The S106 agreement signed as part application 223458 secures the necessary infrastructure upgrades to mitigate the direct impacts of this development proposal. The proposal will also generate significant CIL receipts for expenditure on further infrastructure in the area.
CP5: Housing Mix, Density and Affordability	The proposed development results in a gross density of 9.98 dwellings per hectare which is consistent with that approved at outline stage. The scheme facilitates the following dwelling mix: • 1-bed x 5 (10%) • 2-bed x 16 (32%) • 3-bed x 19 (38%) • 4-bed x 5 (10%) • 5-bed x 5 (10%) Of the 50 dwellings proposed, 20 (40%) are affordable housing (60% social rent, 25% first homes, and 15% shared ownership). The proposed development therefore provides a mix and balance of property sizes and tenures in accordance with policy CP5.
CP6: Managing Travel Demand	The requirements of this policy are largely secured in the S106 and S278 agreements secured as part of application 223458.

	The submitted suite of plans with this application demonstrate that sufficient levels of resident and visitor parking are facilitated within the development proposal.
CP7: Biodiversity	The accompanying preliminary Ecological Appraisal & Biodiversity Net Gain Assessment confirms that the proposed development will not adversely impact any priority habitats or protected species. Further, it confirms that the proposed development will result in a net gain of +20.98% habitat units and +101.25% hedgerow units. The proposed development complies with Policy CP7.
CP9: Scale and Location of Development Proposals	Compliance with this policy is established through the granting of outline planning permission upon the Site (LPA Ref: 223458)
CP11: proposals Outside Development Limits (Including Countryside)	Compliance with this policy is established through the granting of outline planning permission upon the Site (LPA Ref: 223458)
CP17: Housing Delivery	Compliance with this policy is established through the granting of outline planning permission upon the Site (LPA Ref: 223458)

Managing Development Delivery Local Plan (2014)

6.43. The relevant policies from the adopted Managing Development Delivery Local Plan comprise the following:

- CC01: Presumption in Favour of Sustainable Development
- CC02: Development Limits
- CC03: Green Infrastructure, Trees and Landscaping
- CC04: Sustainable Design and Construction
- CC05: Renewable Energy and Decentralised Energy Networks
- CC06: Noise
- CC07: Parking
- CC09: Development and Flood Risk
- CC10: Sustainable Drainage
- TB05: Housing Mix
- TB07: Internal Space Standards
- TB08: Open Space, Sport and Recreational Facilities Standards
- TB12: Employment Skills Plan
- TB21: Landscape Character
- TB23: Biodiversity and Development
- TB25: Archaeology

6.44. The acceptability of the application scheme having regard to the adopted Managing Development Delivery Local Plan policy requirements are set out below.

Policy	Compliance Measures
CC01: Presumption in Favour of Sustainable Development	This policy reiterates paragraph 11 of the NPPF. Through the granting of outline planning permission (LPA Ref: 223458), the proposal has been found to comply with Policy CC01.
CC02: Development Limits	The proposed development conflicts with policy CC02 being located adjacent to, but beyond, the settlement boundary of Sonning. However, through the granting of outline planning permission (LPA Ref: 223458) this conflict with Policy CC02 has been found by the Council to be acceptable.
CC03: Green Infrastructure, Trees and Landscaping	The reports and plans submitted to discharge conditions 19, 20, 21, and 22 provide all necessary information to demonstrate compliance with this policy.
CC04: Sustainable Design and Construction	Each of the proposed dwellings is designed to meet or exceed the requirements of Part L of the Building regulations. This is a higher level of energy efficiency than that required by Code for Sustainable Homes level 4. Similarly, the proposed development will meet water efficiency standards set out in part G of the Building Regulations which replaced Code for Sustainable Homes Level 4. The proposal complies with Policy CC04.
CC05: Renewable Energy and Decentralised Energy Networks	Each of the proposed dwellings is designed to meet or exceed the requirements of Part L of the Building regulations. This is a higher level of energy efficiency than that required by policy CC05.
CC06: Noise	It was determined during the outline application (LPA Ref: 223458) that the proposed development, in its operational phase, would not result in adverse noise generation, or be subject to adverse levels of noise. The information submitted to discharge condition 8 confirms that suitable noise levels will be achieved during the construction phase of the development. The proposal accords with Policy CC06
CC07: Parking	The submitted suite of plans shows how parking provision in accordance with the latest standards adopted by the Council is facilitated within the proposed development.

CC09: Development and Flood Risk	The granting of outline planning permission establishes that the proposed development is within a suitable location with regard to flood risk. The information submitted to discharge conditions 16, 17, and 26 detail how the proposed development will comprehensively address flood risk within the development without increasing flood risk elsewhere.
CC10: Sustainable Drainage	The information submitted to discharge conditions 16, 17, and 26 detail how the proposed development will comprehensively address flood risk within the development without increasing flood risk elsewhere.
TB05: Housing Mix	Through compliance with Policy CP5, Policy CC10 is also complied with.
TB07: Internal Space Standards	The submitted suite of plans show that all of the proposed dwellings meet or exceed nationally described space standards.
TB08: Open Space, Sport and Recreational Facilities Standards	Assuming an average occupancy rate of 2.36 people per dwelling², this development proposal generates an occupancy rate of 118 people. Applying the standards with Policy TB08, this generates a total open space requirement of 0.8ha. The proposed development includes 1.55ha of amenity green space which comfortably exceeds the requirements of this policy. Combined with the off-site sports facilities and off-site open space contributions secured in the S106 agreement attached to the outline planning permission, the proposed development complies with Policy TB08.
TB12: Employment Skills Plan	A suitable financial contribution has been secured in the S106 agreement attached to planning application 223458
TB21: Landscape Character	The reports and plans submitted to discharge conditions 20, 22, and 23 contain the necessary information to demonstrate compliance with Policy TB21.
TB23: Biodiversity and Development	The reports and plans submitted to discharge conditions 20, 22, and 23 contain the necessary information to demonstrate compliance with Policy TB23.
TB25: Archaeology	The information submitted to discharge condition 18 as part of the phase 1 submission demonstrates compliance with Policy TB25.

² ONS – Families and Households in the UK: 2025 (Accessed August 2026)

Emerging Local Planning Policy

The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination by an independent Planning Inspector on Friday 28 February 2025. Two independent Inspectors were appointed, with Part 1 examination hearings held in November 2025 and Part 2 hearings held between March and June 2026. The Inspectors have now written to the Council with their post hearings letter with the next steps including a further public consultation.

The Site is included as an allocation as part of the emerging Local Plan under reference SS14.16 - Land east of Pound Lane, Sonning for 50 dwellings and at this stage the Inspectors consider that the Plan is likely to be capable of being found sound and legally compliant subject to main modifications.

Policy Summary

- 6.45. For the reasons set out above and articulated in the supporting particulars, the reserved matters scheme is development plan compliant in so far as it accords with the development management policies set out in the adopted Development Plan.

7.0 Summary

- 7.1. On the basis of the foregoing, this reserved matters application and related application for the discharge of certain conditions imposed upon the outline permission (5, 7, 8, 9, 11, 12, 13, 14, 16, 17, 19, 20, 22, 23, 24, and 26) results in an entirely acceptable form of development, consistent with the parameters established at the outline stage whilst providing for a well-designed scheme reflecting the character of the local area.
- 7.2. We would be obliged if you would register the application as soon as possible and, in the meantime, please confirm its receipt.

Woolf Bond Planning Ltd

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For and on behalf of Sonning Golf Club Limited.
Enc.



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