

Our Ref JG/9196

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Mr Mark Croucher
Development Management Team
Wokingham Borough Council
PO Box 157
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Wokingham
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17 August 2026

Dear Mr Croucher,

Application to discharge planning conditions associated with application 223458 (as amended by applications 242641 and 250553) at Sonning Golf Club, Duffield Road, Sonning, Reading, RG4 6GJ – Phase 2

Background Context

In application 223458, the Council granted planning permission for:

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)

This has subsequently been amended through applications 242641 and 250553. Application 242641 (approved 20th November 2024) enabled the scheme to be phased as indicated on the plan below (Drawing ref: 24.017.PL.001).



As indicated from the extract of drawing 24.017.PL.001, phase 1 relates to the works which directly relate to the operation of the golf course. These are namely the refurbishment of the club house, reconfiguration of the member and visitor car parks and the provision of the revised access from Duffield Road.

Phase 2 relates to the erection of up to 50 dwellings on the driving range.

Through further application 250533, the works directly relating to the operation of the golf course were amended to omit the relocation of the 18th green, putting practice green, new driving nets and new short game area. Application 250533 was subsequently approved on 25th April 2025 and resulted in the description of the development changing to:

The description is amended to 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 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). As shown on plan PL 002 dated March 2025.

Discharge of Conditions Application

Sonning Golf Club are seeking approval of the reserved matters associated with phase 2 of the wider works as approved in application 223458. The phase 2 reserved matters therefore relate to the erection of up to 50 no. dwellings with amenity green space.

A separate application has been prepared and submitted to seek the Council's approval of the reserved matters pursuant to phase 2 of the scheme.

This application seeks to discharge those conditions which alongside the reserved matters for phase 2 will enable implementation of this element of the overall proposal. This submission therefore seeks the whole or part discharge of the following conditions:

5, 7, 8, 9, 11, 12, 13, 14, 16, 17, 19, 20, 22, 23, 24, and 26

The information supplied to discharge the respective conditions are detailed in the table below:

Condition no. & subject	Information supplied to enable discharge
Condition 5 – Walking Strategy	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 – Highway construction details	- 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 for phase	The CEMP produced by Darcliffe Homes
Condition 9 – External Lighting	The external lighting details plan, produced by MMA Consultancy
Condition 11 – Parking	The car and motorbike parking details are shown on the submitted parking Plan No. 25 - J4915 - 01 - 006
Condition 12 – Parking Management Strategy	Parking management Strategy (i-Transport) details the management and EV charging provision arrangements for all parking spaces.
Condition 13 – Electric Vehicle Charging	Electric Vehicle Charging Strategy (i-Transport) and accompanying EV Charging Plan No. ITB210997-GA-007 rev C
Condition 14 – Cycle Parking	- 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	Drainage Strategy (Aventus Design) contains the details of infiltration test testing undertaken.
Condition 17 – Exceedance Flow	- Drainage Strategy (Aventus Design) - Design Exceedance H1620/456
Condition 19 – Tree Protection Plan	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	- 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	Landscape & Ecological Management Plan (Windrush Ecology)
Condition 23 – Species Enhancements and Ecological Permeability	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	Soil investigation report (Soil Consultants)
Condition 26 – Drainage Strategy	- 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

The application fee of £309 plus £85 Planning Portal 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.

Yours sincerely,

James Gibson

James Gibson
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Senior Associate