

Our Ref GR/8340

Development Management Team
Wokingham Borough Council
PO Box 157
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Wokingham
RG40 1BN

30 March 2026

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

Dear Development Management Team,

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 so omit the relocation of the 18th green, putting practice green, new driving nets and new short game area. Application 250533 was 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.

This application for the discharge of the conditions associated with the phase 1 element of the approved works to the golf course has therefore been made to enable implementation of the overall scheme at the site as approved in application 223458.

A separate application has been prepared and submitted to seek the Council's approval of the reserved matter pursuant to condition 1 for phase 1 of the scheme. This is within Planning Portal Ref 13576811.

This application seeks to discharge those conditions which alongside the reserved matters for phase 1 will enable implementation of this element of the overall proposal. This submission therefore seeks the whole or part discharge of the following conditions:

4, 5, 6, 7, 8, 9, 16, 16, 17, 18, 19, 20, 22, 23, 24 and 26.

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

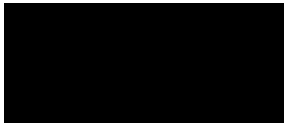
Condition no. & subject	Information supplied to enable discharge
4 – Access	Drawings prepared by Aventus Design: S278 Site Clearance (Drawing H1515 409 Rev F) S278 General Arrangement (Drawing H1515 410 Rev G) (includes visibility splays) S278 Road Markings & Signage (Drawing H1515 411 Rev F) S278 Setting Out (Drawing H1515 412 Rev F) S278 Agreement Layout (Drawing H1515 413 Rev F) External Works Sheet 1 of 2 (Drawing H1515 430 Rev E) External Works Sheet 2 of 2 (Drawing H1515 431 Rev E) Access Road Link (Drawing H1515 432 Rev D) Private Highway Details (Drawing H1515 435 Rev A)
5 – Walking Strategy	“Walking Strategy” prepared by i-Transport (11 March) (Report ref ITB17442-010B TN)
6 -Revision to Duffield Road access	Drawings prepared by Aventus Design: S278 Site Clearance (Drawing H1515 409 Rev F) S278 General Arrangement (Drawing H1515 410 Rev G) (includes visibility splays)
7 – Highway construction details	Drawings prepared by Aventus Design: S278 Construction Details 1 of 2 (Drawing H1515 415 Rev B) S278 Construction Details 2 of 2 (Drawing H1515 416)
8 – CEMP for phase	Construction and Environment Management Plan (January 2026) prepared by Country Estates
9 – Lighting details for phase	As no lighting is proposed in phase 1, no information is provided. However, as the revised condition references the relationship of the lighting strategy to phase, this is covered in this submission to confirm that none is proposed for this element of the scheme.
16 – Infiltration details for phase	Ground Investigation Report (phase 1 works and pro shop) prepared by Soil Consultants (18 th March 2026) (Report ref 11043b/CA Rev 2) (see section 5.5)
17 – Exceedance flow details for phase	Drawings prepared by Aventus Design: Drainage Layout (Drawing H1515 420 Rev F) Drainage Details (Drawing H1515 421 Rev A) Long Sections 1 of 2 (Drawing H1515 425 Rev A) Long Sections 2 of 2 (Drawing H1515 426)

Condition no. & subject	Information supplied to enable discharge
	External Works Sheet 1 of 2 (Drawing H1515 430 Rev E) External Works Sheet 2 of 2 (Drawing H1515 431 Rev E) Access Road Link (Drawing H1515 432 Rev D) Car parking Drainage details (sheet 1 of 2) (Drawing H1515 437) Car parking Drainage details (sheet 2 of 2) (Drawing H1515 438)
18 - Archaeology	Desk Based Archaeology Assessment prepared for scheme by BSA Heritage (March 2026) (Report ref BSA 2526_1b). Email from Linden Ellicott, the Archaeology Officer dated 6 th October 2025 confirming acceptance of the Desk Based Assessment. Have included within package of information to ensure covered in the discharge of conditions.
19 – Tree protection plan for phase	Arboricultural Method Statement for Protection of Trees prepared by SJA Trees (March 2026) (Report ref SJA arms 25378-01) including Method Statement Plan (Drawing Ref SJA MSP 25378-091 Rev E).
20 – Landscaping for phase	"West Parking and Entrance" landscaping drawing prepared by Jonathon Uglow (Drawing ref SGC 001 Rev F) and "East Parking and Pro Shop" Landscaping drawing (Drawing Ref SGC 002 Rev F) Sonning Phase 1 Feb 2026 BNG Metric (Excel file)
22 – LEMP for phase	LEMP for Phase 1 prepared by Derek Finnie Associates (3 Feb 2026) (Report ref DFA26004)
23 – Species enhancement and ecological permeability for phase	Species Enhancement and Ecological Permeability Report prepared by Derek Finnie Associates (3 February 2026) (Report ref DFA26001)
24 – Contamination investigation for phase	Ground Investigation Report (phase 1 works and pro shop) prepared by Soil Consultants (18 th March 2026) (Report ref 11043b/CA Rev 2) (see sections 3.6 & 4.5 and chapter 6)
26 – Detailed drainage strategy	Drawings prepared by Aventus Design: Drainage Layout (Drawing H1515 420 Rev F) Drainage Details (Drawing H1515 421 Rev A) Long Sections 1 of 2 (Drawing H1515 425 Rev A) Long Sections 2 of 2 (Drawing H1515 426) External Works Sheet 1 of 2 (Drawing H1515 430 Rev E) External Works Sheet 2 of 2 (Drawing H1515 431 Rev E) Access Road Link (Drawing H1515 432 Rev D) Car parking Drainage details (sheet 1 of 2) (Drawing H1515 437) Car parking Drainage details (sheet 2 of 2) (Drawing H1515 438)

The application fee of £298 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. Should you have any queries, please contact either my colleague, James Gibson on J.Gibson@woolfbond.co.uk or me, on G.Ritchie@woolfbond.co.uk.

Yours sincerely,



Graham Ritchie
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Associate Director