



# Land Adjacent to Sonning Golf Club, Sonning Parking Assessment

Client: Darcliffe Homes

i-Transport Ref: ITB17442-011A R

Date: 22 June 2026

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# Quality Management

| Report No.      | Comments     | Date       | Author     | Authorised |
|-----------------|--------------|------------|------------|------------|
| ITB17422-011 R  | First Issue  | 11/06/2026 | Ben Howard | Ben Howard |
| ITB17422-011A R | Second Issue | 22/06/2026 | Ben Howard | Ben Howard |

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## SECTION 1 Introduction

### 1.1 Background

- 1.1.1 Planning permission has been granted for a residential development comprising 13 dwellings, which is currently under construction.
- 1.1.2 Condition 2 of planning permission ref. 251129 sets out the approved site parking provision. The approved layout is included in Appendix A.
- 1.1.3 A separate application (ref. 250974) is currently being progressed to vary the associated S106 Agreement. As part of this process, the Local Planning Authority (LPA) has accepted the removal of the affordable housing requirement from the development, and the necessary legal documentation is currently being prepared.

### 1.2 Scope

- 1.2.1 This Report supports a planning application to vary the approved parking plan. There is no change proposed to the site layout or the layout and number of parking spaces proposed. It is proposed that plots 9-13 are provided with two allocated parking spaces per dwelling when they previously only had one allocated parking space per dwelling. The development would continue to provide six unallocated/ visitor parking spaces.

### 1.3 Structure

- 1.3.1 The remainder of this Report is structured as follows:
- **Section 2: Car Parking Provision** – this section sets out the approved car parking and proposed car parking provision. An assessment is provided of the proposed provision against Wokingham Borough Council's parking standards; and;
  - **Section 3: Summary and Conclusion.**

## SECTION 2 Car Parking Provision

### 2.1 Approved Car Parking Provision

2.1.1 The approved car parking provision is shown on the site plan included in **Appendix A**, with the following previously proposed for each new home:

- Plot 1, Plot 4 and Plot 5 are four-bedroom homes with two spaces on a driveway and one parking space in a garage;
- Plot 2, Plot 3, Plot 6, Plot 7 and Plot 8 are four-bedroom homes with three spaces on a driveway and one parking space in a garage; and
- The terrace of homes of Plots 9 – 13 includes two three-bedroom homes and three two-bedroom homes with one allocated parking space each (so a total of five allocated spaces).

2.1.2 In addition to the above allocated parking, the approved parking provision included 11 unallocated parking spaces.

2.1.3 Excluding garages, a total of 37 parking spaces were approved.

### 2.2 Proposed Car Parking Provision

2.2.1 The proposed car parking provision and allocation is shown on drawing **ITB17442-GA-024**. No changes are proposed to the parking for plots 1 – 8. For plots 9 – 13 it is proposed to allocate two parking spaces within the parking area to the west of the properties to each new home. One of the parking spaces next to the village green which was previously allocated to Plot 13 will become an unallocated / visitor space. This provides a total of six unallocated / visitor parking spaces for the development overall. The visitor parking spaces are located centrally and in an area visible to visitors arriving to the proposed development.

2.2.2 Wokingham Borough Council have a parking calculator spreadsheet to determine the level of car parking demand. The proposals have been assessed against the parking calculator spreadsheet (included in **Appendix B**). Because all of the homes with garages have at least two on plot allocated parking spaces in addition to a garage, the garages have not been included in the assessment. The parking calculator spreadsheet identifies that a total demand for 26 allocated and 5 unallocated spaces. Excluding garages, it is still proposed to provide 37 parking spaces with 31 being allocated and 6 being unallocated. The level of parking exceeds the parking demand and therefore complies with Wokingham Borough Council's parking standards.

- 2.2.3 One electric vehicle charging point will be provided per property in accordance with the requirements of the Building Regulations Part S. These are shown on drawing **ITB17442-GA-024**.

## SECTION 3      Summary & Conclusion

3.1      Planning permission has been granted for a residential development of 13 new homes with 37 parking spaces (excluding garages). This Report supports a planning application to vary the approved parking plan. There is no change proposed to the site layout or the layout and number of parking spaces proposed. The only change proposed is that five unallocated spaces are now proposed to be allocated. This has been proposed to provide plots 9 – 13 with two allocated parking spaces each as opposed to one allocated parking space each. The parking calculator spreadsheet identifies a total demand for 26 allocated and 5 unallocated spaces. Excluding garages, it is still proposed to provide 37 parking spaces with 31 being allocated and 6 being unallocated. The level of parking therefore complies with Wokingham Borough Council's parking standards.

# DRAWINGS



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| <div></div> <div>The Square, Basing View,<br/>Basingstoke, Hampshire, RG21 4EB</div> <div>www.i-transport.co.uk</div> |                                |      |    |             |  |  | TITLE:<br><br>SITE LAYOUT REVIEW - PARKING PLAN                |     |  |  |  | DRAWN:<br><br>MS               | CHECKED:<br><br>BH | APPROVED:<br><br>BH                     |  |  |                             |                          |                       |  |
|                                                                                                                                                                                                          |                                |      |    |             |  |  | PROJECT:<br><br>LAND ADJACENT TO SONNING GOLF CLUB,<br>SONNING |     |  |  |  | CLIENT:<br><br>DARCLIFFE HOMES |                    |                                         |  |  | PROJECT No:<br><br>ITB17442 | SCALE @ A3:<br><br>1:500 | DATE:<br><br>10.06.26 |  |
|                                                                                                                                                                                                          | REV                            | DATE | BY | DESCRIPTION |  |  | CHK                                                            | APD |  |  |  |                                |                    | DRAWING No:<br><br>ITMB17442 - GA - 024 |  |  |                             |                          | REV:<br><br>-         |  |
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## **APPENDIX A.**Approved Parking Plan



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Client  
**COUNTRY ESTATES**

Project Title  
**LAND ADJACENT SONNING GOLF CLUB, SONNING, READING, RG4 6GJ**

Drawing Title  
**PARKING PLAN**

| Scale      | Date     | Drawn | Rev |
|------------|----------|-------|-----|
| 1:200 @ A1 | FEB 2025 | CWH   | A   |

Drawing N°  
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## **APPENDIX B.** Parking Calculator Spreadsheet



|                            |    |
|----------------------------|----|
| Total number of properties | 13 |
| Total allocated spaces     | 26 |
| Total unallocated spaces   | 5  |

Reset Sheet

[illegible]

