

Duffield Road, Sonning: Condition 5 – Walking Strategy

Ref: ITB17442-010B TN
Date: 11 March 2026

SECTION 1 Introduction

1.1 Planning permission was granted in 2023 for a residential development of up to 50 new homes and the reconfiguration of the car parks and access at Sonning Golf Club (application reference: 223458). A subsequent planning application (application reference: 242641) was made for a non-material amendment to the original planning permission to allow the phased delivery of the proposed development, with the revisions to the site access and reconfiguration of the car parks (Phase 1) delivered in advance of the new homes (phase 2).

1.2 Condition 5 of the original planning permission sets out:

5. Walking Strategy

Prior to commencement of development, details of pedestrian connections from the development to be submitted for approval by the local planning authority. These details shall demonstrate how these routes will be upgraded. The measures shall be implemented in accordance with the approved details prior to occupation of the first dwelling. Reason: In the interests of sustainable travel, convenience and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6.

1.3 This Technical Note provides details of the pedestrian connections to be delivered as part of the revisions to the site access and reconfiguration of the car parks at Sonning Golf Club (i.e. Phase 1). A subsequent Technical Note will provide details of the pedestrian connections to be delivered with Phase 2.

SECTION 2 Pedestrian Connections

2.1 The following provision is proposed as part of Phase 1 (as shown on drawing **ITB17442-GA-023**):

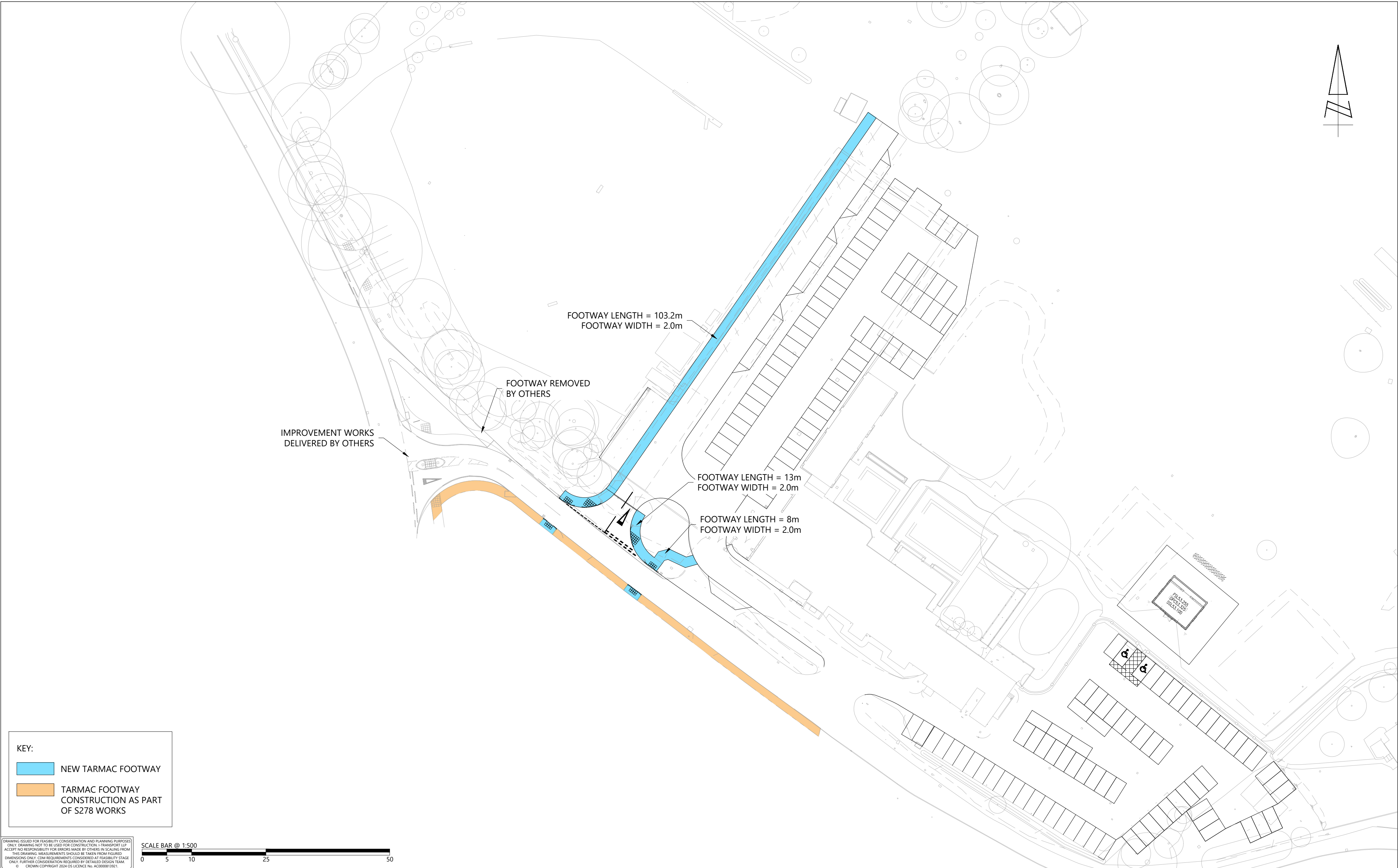
- A new footway on the north-western side of the street which will provide access to Phase 2. The footway is 2m wide and 103m in length.

- A pedestrian crossing across the access to the Golf Club and the new homes. The crossing has dropped kerbs and tactile paving
- A section of footway (2m wide) around the eastern radius of the access to the Golf Club and the new homes. From this footway people can either walk along a short section of footway (2m wide and 8m long) providing a route to the Golf Club or cross Duffield Road.
- Two pedestrian crossings across Duffield Road. The crossings have dropped kerbs and tactile paving and tie into the new section of footway which has recently been delivered on the south-western side of Duffield Road (see photos in **Appendix A**).

2.2 In support of the outline planning application, it was originally proposed to deliver a new footway on the northern side of Duffield Road providing a connection to the existing footway provision along Pound Road at the Pound Road junction. This has been replaced with an additional crossing of Duffield Road as requested by Wokingham Borough Council as part of the S278 technical approval process.

2.3 All the proposed footways within Phase 1 will have a tarmac surface.

DRAWINGS



KEY:

NEW TARMAC FOOTWAY

TARMAC FOOTWAY CONSTRUCTION AS PART OF S278 WORKS

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B	11.03.26	JB	UPDATED S278 WORKS	BH	BH
A	13.01.26	JB	UPDATED S278 WORKS	BH	BH
REV	DATE	BY	DESCRIPTION	CHK	APD
STATUS:			FOR INFORMATION		

TITLE:		WALKING ROUTE PLAN			DRAWN: JB	CHECKED: BH	APPROVED: BH
PROJECT:		DUFFIELD ROAD, SONNING			PROJECT No: ITB17442	SCALE @ A2: 1:500	DATE: 05.12.25
CLIENT:		SONNING GOLF CLUB			DRAWING No: ITB17442-GA-023	REV: B	

APPENDIX A – PHOTOS

