

Duffield Road, Sonning: Condition 12 – Parking Management Strategy

Ref: ITB210997-004 R
Date: 5 August 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 being Phase 1 and the streets within the development and the new homes being Phase 2.

1.1.1 Condition 12 sets out:

Prior to the first occupation of any dwelling, a Parking Management Strategy for the management of the parking arrangements shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details of the management of all parking spaces and the monitoring and the delivery of additional electric vehicle charging spaces when required. The approved details shall be implemented prior to the first occupation of the development and shall be permanently maintained.

1.1.2 The following Parking Management Strategy is proposed and is submitted to discharge Condition 12:

- New homes with car parking on a driveway, in a garage or in a car port will be responsible for their own car parking. The parking will be conveyed to each new home owner. All these homes will have an Electric Vehicle charging point installed which can be used to charge electric vehicles. There is no need to provide for additional charging spaces for these new homes as the charger provided can be used to charge more than one vehicle;

- Except plot 19 and plots 32-36, new homes that have allocated parking spaces which are not on a driveway will be responsible for the management of their own car parking spaces and the parking will be conveyed to each new home owner. The parking spaces will be marked with the house number so it is clear that the parking is for residents living in or visiting that property. All homes will have one Electric Vehicle charging point installed in off-plot allocated parking spaces which can be used to charge electric vehicles. There is no need to provide for additional charging spaces for these new homes as the charger provided can be used to charge more than one vehicle;
- The allocated parking spaces for plot 19 and the unallocated parking spaces for plots 32 – 36 will be conveyed to the Housing Association as part of the transfer of the affordable housing. The Housing Association will be responsible for the management of the parking. The allocated parking spaces will be marked with the house number so it is clear that the parking is for residents living in or visiting that property. The unallocated parking will be marked as being for the residents of plots 32 – 36 and the Housing Association will provide instructions to residents that this parking has been provided for all residents in plots 32 - 36. Plot 19 and plots 32-36 all have access to one Electric Vehicle charging point installed in off-plot parking spaces which can be used to charge electric vehicles. There is no need to provide for additional charging spaces for these new homes as the charger provided can be used to charge more than one vehicle;
- The unallocated parking spaces to the front of plots 5 – 18 will be conveyed to the Housing Association as part of the transfer of the affordable housing. The unallocated parking will be marked as being for the residents of plots 5 – 18 and the Housing Association will provide instructions to residents that this parking has been provided for all residents in plots 5 – 18. Of the 17 unallocated spaces, 14 will have Electric Vehicle charging points providing access to one charger per plot. The Housing Association will provide instructions to residents on the use of the charging points. There is no need to provide for additional charging spaces for these new homes each home has access to one charging point which can be used to charge more than one vehicle; and
- All visitor parking spaces will be marked with a visitor parking symbol. The visitor parking in roads which are offered for adoption will be the responsibility of the highway authority to manage. The visitor parking in roads which are not offered for adoption will be managed by a management company who will be appointed to manage and maintain any communal parts of the development which are not adopted. No specific management measures are proposed for the visitor parking spaces.