
Duffield Road, Sonning: Condition 5 – Walking Strategy

Ref: ITB210997-003 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.

1.2 Condition 5 of the original planning permission sets out:

5. Walking Strategy

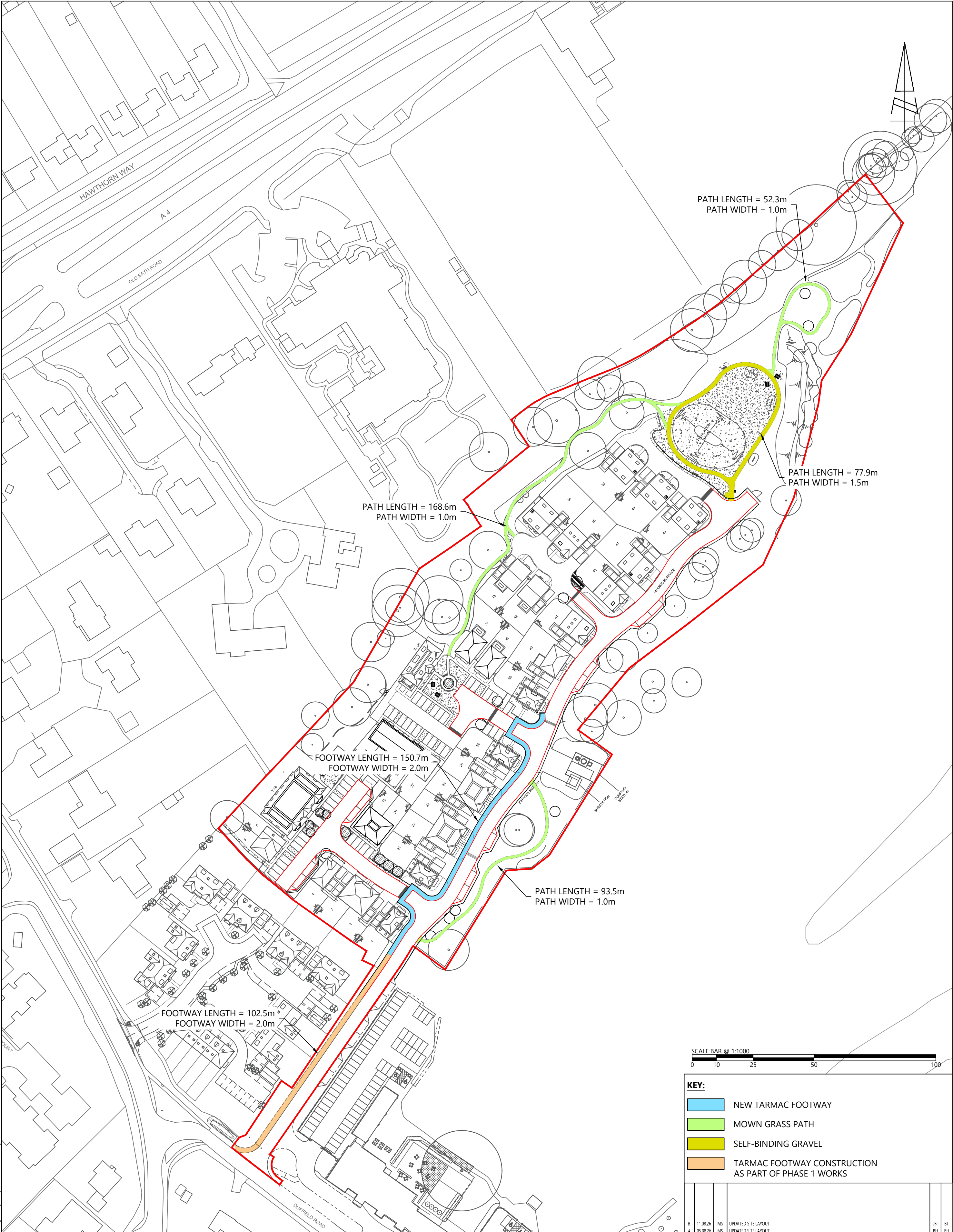
Prior to commencement of development, details of pedestrian connections from the development to be submitted for approval by the local planning authority. These details shall demonstrate how these routes will be upgraded. The measures shall be implemented in accordance with the approved details prior 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 A Walking Strategy (i-Transport report reference: ITB17442-010B TN) has already been submitted for Phase 1 (the site access and reconfiguration of the car parks) and this Walking Strategy has been prepared to discharge Condition 5 for Phase 2 (the new streets providing access to 50 new homes).

SECTION 2 Pedestrian Connections

- 2.1 The following provision is proposed as part of Phase 2 (as shown on drawing **ITB210997-GA-008**):
- A new footway on the north-western side of the street between the footway provided as part of Phase 1 and Plot 39. The footway is 2m wide and 150m in length and will have a tarmac surface;
 - A hoggan path providing a more formal leisure path around the open space in the north-east corner of the development. The path is around 78m long and 1.5m wide; and
 - Around 350m of mown grass paths around the open space within Phase 2. The paths have a width of 1m. Two pedestrian crossings across the street will provide access to one of the mown paths within the open space. Because the path is mown grass it is not proposed to provide dropped kerbs or tactile paving.
- 2.2 The streets within the development which do not have footway provision are shared surfaces where traffic volumes and speeds will be low. Pedestrians will therefore be able to comfortably share the street with vehicles.

DRAWINGS



PATH LENGTH = 52.3m
PATH WIDTH = 1.0m

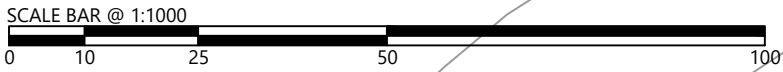
PATH LENGTH = 77.9m
PATH WIDTH = 1.5m

PATH LENGTH = 168.6m
PATH WIDTH = 1.0m

FOOTWAY LENGTH = 150.7m
FOOTWAY WIDTH = 2.0m

PATH LENGTH = 93.5m
PATH WIDTH = 1.0m

FOOTWAY LENGTH = 102.5m
FOOTWAY WIDTH = 2.0m



KEY:

- NEW TARMAC FOOTWAY
- MOWN GRASS PATH
- SELF-BINDING GRAVEL
- TARMAC FOOTWAY CONSTRUCTION AS PART OF PHASE 1 WORKS

B	11.08.26	MS	UPDATED SITE LAYOUT	JBr	BT
A	05.08.26	MS	UPDATED SITE LAYOUT	BH	BH
REV	DATE	BY	DESCRIPTION	CHK	APD

STATUS: FOR INFORMATION

DRAWN:	CHECKED:	APPROVED:
MS	MC	BH
PROJECT No:	SCALE @ A2:	DATE:
ITB210997	1:1000	23.07.26

DRAWING No:	REV:
ITB210997-GA-008	B

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CLIENT:

SONNING GOLF CLUB

TITLE:

WALKING ROUTE PLAN

PROJECT:

SONNING GOLF CLUB RM, SONNING



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