

Duffield Road, Sonning: Condition 13 – Electric Vehicle Charging Strategy

Ref: ITB210997-005 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 13 sets out:

“Prior to commencement of the residential phase (phase 2) of the development, an Electric Vehicle Charging Strategy shall be submitted to, and approved in writing by, the local planning authority. This strategy shall include details relating to onsite electric vehicle charging infrastructure in accordance with Building Control Regulations Approved Document S and details of installation of charging points. The development shall be implemented in accordance with the agreed strategy thereafter.”

1.1.2 The following Electric Vehicle Charging Strategy as shown on drawing **ITB210997-GA-007** is proposed and is submitted to discharge Condition 13:

- For houses with a garage, the EV space is on the driveway – the charger will either be mounted on the front of the garage or side of the house;
- For houses with a car port, the EV space is in the carport and the charger will be installed in the car port;
- For houses with a driveway, the EV space is on the driveway – the charger will be mounted on the side of the house;

- For off-plot allocated spaces, each house has a space with a charger and the charger will be mounted on a post next to the space. An example of the type of provision for these off-plot allocated parking spaces is shown in **Image 3.2**; and
- For the unallocated spaces for plots 5 – 18, 14 of the 17 spaces will have a charger (providing one per plot) and for the unallocated spaces for plots 32 – 36, five spaces will have a charger (providing one per plot). The charger will be mounted on a post next to the space. An example of the type of provision for these off-plot allocated parking spaces is shown in **Image 3.2**.

1.1.3 Each charging point will have a minimum nominal rated output of 7kW in accordance with Part S of the Building Regulations.

Image 3.2: Example of EV Charger for Off-Plot Parking Spaces



DRAWINGS



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A	05.08.26	MS	UPDATED SITE LAYOUT	BH	BH
STATUS:			FOR INFORMATION		

TITLE:		EV PARKING PLAN	
PROJECT:		SONNING GOLF CLUB RM, SONNING	

CLIENT:		SONNING GOLF CLUB	
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DRAWN:	MS	CHECKED:	MC	APPROVED:	BH
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DRAWING No:	ITB210997-GA-007				REV: C