

Part Five: Delivery

Allocated sites

SODC's conclusions on the latest Strategic Housing Market Assessment (SHMA) could increase the allocated number of new homes for Sonning Common beyond the figure of 138 required by the Core Strategy.

The Plan makes provision for 190+ homes with a small reserve to accommodate more than this number. The allocated sites are distributed across the village as shown in the tables below.

Table 5.1: Sites allocated for residential/employment development off Kennylands Road

Site reference	Site name	Number of homes
SON 5	Kennylands Paddock	22
SON 6	Kennylands Infill	26
EMP 1	Kidby's Yard	Employment site

Table 5.2: Sites allocated for residential development off Reade's Lane

Site reference	Site name	Number of homes
SON 2/3	Bishopswood Middle Field	50
SON 15a	Chiltern Edge Top	37

Table 5.3: Site allocated for residential development off Peppard Road

Site reference	Site name	Number of homes
SON 9	Lea Meadow	60

Traffic management

The SCNDP Working Party wishes to set out a specified order for the phasing in of development on allocated sites.

The allocated sites are located in two main areas of the village. They are in close proximity and serviced by the same roads. It is therefore proposed that a traffic management plan will avoid situations where the principal routes in and out of the village could be blocked by contractors' vehicles.

Objective: To ensure that new house building in Sonning Common is managed through a traffic plan to minimise disruption to residents.

Policy HP1: Traffic management

As a requirement of planning permission, applicants seeking to develop any of the allocated sites will be required to submit a traffic management plan to include details of delivery timescales and propose mitigations in the event of multiple developments taking place in Sonning Common.

A traffic management plan would structure the movement and parking of vehicles and plant during the construction of new homes on the allocated sites. This is particularly relevant concerning developments on SON 5 and SON 6 along Kennylands Road where off-road parking could be severely restricted. It is also a crucial issue for SON 15a and SON2/3 on Reade's Lane where school related traffic will exacerbate the situation (see Tables 5.1 and 5.2).

Reserve sites

Developments will be delivered during the life time of the Plan ending on 31 March 2027. It is expected that most of the homes will be delivered in the first 7 years of the Plan.

If before 31 March 2023, 138 new homes have not been built and

- planning permission has not been implemented or
- the landowner has notified South Oxfordshire District Council and Sonning Common Parish Council in writing that the site is no longer available

then the Plan allocation for that site will lapse and Policy HR1 will apply. This policy will ensure that the minimum number of houses will be delivered by 31 March 2027.

Objective: To provide for delivery of the reserve sites.

Policy HR1: Release of reserve sites

If in the event that a Plan allocation lapses Reserve sites SON 7 and 7a will be released for development to make up the shortfall in the number of homes, in accordance with Site policy HS5. Once released, this site will continue to be allocated for the remainder of the Plan period.

If Reserve sites SON 7 and SON 7a cannot make up the shortfall in the number of homes, then Reserve site SON 8 (Phase 1) will be released in accordance with Site policy HS6. Once released, this site will continue to be allocated for the remainder of the Plan period.

In the event that SON 8 (Phase 2) conditions are met and if there is still a shortfall in the number of homes, then Reserve site SON 8 (Phase 2) will be released in accordance with Site policy HS6. Once released, this site will continue to be allocated for the remainder of the Plan period.

Feedback from Thames Water 24 November 2016:

“These sites have been assessed on an individual base. Therefore, the impact of multiple sites in the same area coming forward will have a greater impact. The scale, location and time to deliver any required upgrades will be determined after receiving a clear picture of the location type and scale of development together with its phasing”.

Given the proximity of the sites in the southern part of the village and the north west this comment adds weight to the desire to phase these housing developments.

Financial contributions

The village as a whole shall benefit from housing and other types of development which take place within Sonning Common and developer contributions will be sought either through s106 or Community Infrastructure Levy (CIL) payments, to address a range of local investment needs.

A key feature of the Plan has been to enable identification of deficient resources and in this regard recreation and sports facilities rank highly as do the needs of our schools and library.

Urgent solutions are required to tackle the traffic congestion and parking issues which are prevalent in the village centre and in particular Wood Lane, the creation of ‘shared spaces’ being one option. A task group will be established by the Parish Council after referendum to further consult with residents and to seek advice from traffic specialists.

Onward journey of the Plan

The SCNDP will have delivered the Vision for Sonning Common if the following are achieved by 2027:

- as the village grows in size, the community spirit is retained
- sports and recreation provision is implemented and the deficit eliminated
- the village centre continues to thrive and maintains its vibrancy
- extension of the village hall is achieved and/or further community space is provided
- Wood Lane is remodelled on shared space principles with parking solutions
- use of local facilities and services increases and public transport is promoted
- wildlife corridors in and through the village are enhanced
- new homes with the designated housing mix bring young people into the village
- in turn the population rebalances with a proportional reduction in the senior age group
- Sonning Common remains as a discrete village retaining its rural 'look and feel'

Appendix: Rationale for housing numbers

The rationale for numbers of homes allocated to each site included the following considerations:

- most importantly to protect the AONB landscape which is alongside the majority of these sites, specifically SONs 5, 6, 9 and 15a
- the community's wishes for several housing sites spread across the village
- the character of existing homes, often with very low density, which are adjacent to the designated sites
- SODC Core Strategy policy requirement of a minimum of 25 dwellings per hectare which is used as a baseline
- advice from an SODC planning officer and a Chilterns Conservation Board officer.

Almost all of these sites are within the 'setting' of the AONB, two in the AONB and consequently require a wide barrier of structured planting. This necessity left a net amount of land.

The detail for each of these sites is described on the following page.

Table Appendix: Mitigations for allocated sites

Site number	Gross area (ha.)	Net developable area (ha.)	Mitigation	Housing allocation
SON 2/3	7.7	2.0 for housing	On AONB land and to provide a new planted boundary of significant and substantial size. Area of significant wildlife activity to remain undisturbed. Stand-off for tree root protection zones. Landscape treatment of edges especially field boundaries. Screening hedgerow needed against existing fences/back gardens. Planting alongside the new road, pedestrian and cycle paths. Enhance wildlife habitats in the identified area. Adjacent homes 25 per ha.	25 homes per ha.
SON 15a	2.1	1.5	Provide a boundary against AONB. Wildlife habitat in hedgerow along Kidmore Lane. Buffer for existing neighbours to access their hedges.	25 homes per ha.
SON 5	1.2	0.976	Provide a wider improved boundary against AONB. Buffer against existing homes. Low density adjacent housing, 18 homes per ha.	20 homes per ha.
SON 6	1.5	1.2	8m farm track required by owners. A screen of trees and hedgerow alongside the farm access road. Provide a newly created boundary against AONB. Understorey planting required in the tree and hedge line along Kennylands Road at the front of the site. Adjacent homes very low density.	20 homes per ha.
SON 7	1.3	0.9	A wooded area with trees requiring root protection zones. Tree and hedgerow screening against SON 9. Wildlife corridor to remain and strengthened. Separate logging track into Hagpits Wood required by owners.	25 homes per ha. The density on this site is dependent on a tree survey as advised by SODC
SON 7a	0.2	0.2	Root protection zones required for existing trees. New planting to supplement the tree/hedgerow along Kennylands Road. Retain wildlife corridor.	25 homes per ha.
SON 8	0.2	0.2	Structured planting required for the boundary with SON 9 and next to Essex Way. Retain the wildlife corridors.	25 homes per ha.
SON 9	3.2	1.9	Provide a structured tree and hedge boundary against AONB. Site slopes upwards so lateral planting required to lessen the impact on AONB.	20 homes per ha.

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