

## Part Four: Site allocations and designations

The site allocations and designations have been introduced in the development strategy section in Part Two. The choice of sites to take forward emerged from a thorough process of consideration. All 15 sites put forward in the SHLAA were surveyed by villagers against sustainable and environmental criteria. Discussions were held with landowners and an officer from The Chilterns Conservation Board and there were also multiple public information sessions with residents.

This part of the Plan elaborates the details for the allocated sites as two groups: north western and southern. A Concept statement is included for each site followed by an introduction and then a site specific policy.

Viable land use allocations are those which are consistent with the National Policy Planning Framework and that can deliver the SCNDP objectives which form the core of the Plan. The SCNDP Working Party has consulted landowners/developers of each of the proposed site allocations which are considered viable and deliverable. Additionally, residents who live close to these sites were invited to discuss the development proposals with the working party; 9 such meetings were held.

Sonning Common Parish Council commissioned Stuart Michael Associates to conduct a highways assessment survey of the vehicular access to the allocated sites.<sup>47</sup> Subsequently OCC Highways added their comments and revisions (July 2014). Map 4.19 illustrating the access points to the Allocated and Reserve sites can be found at the end of Part Four.

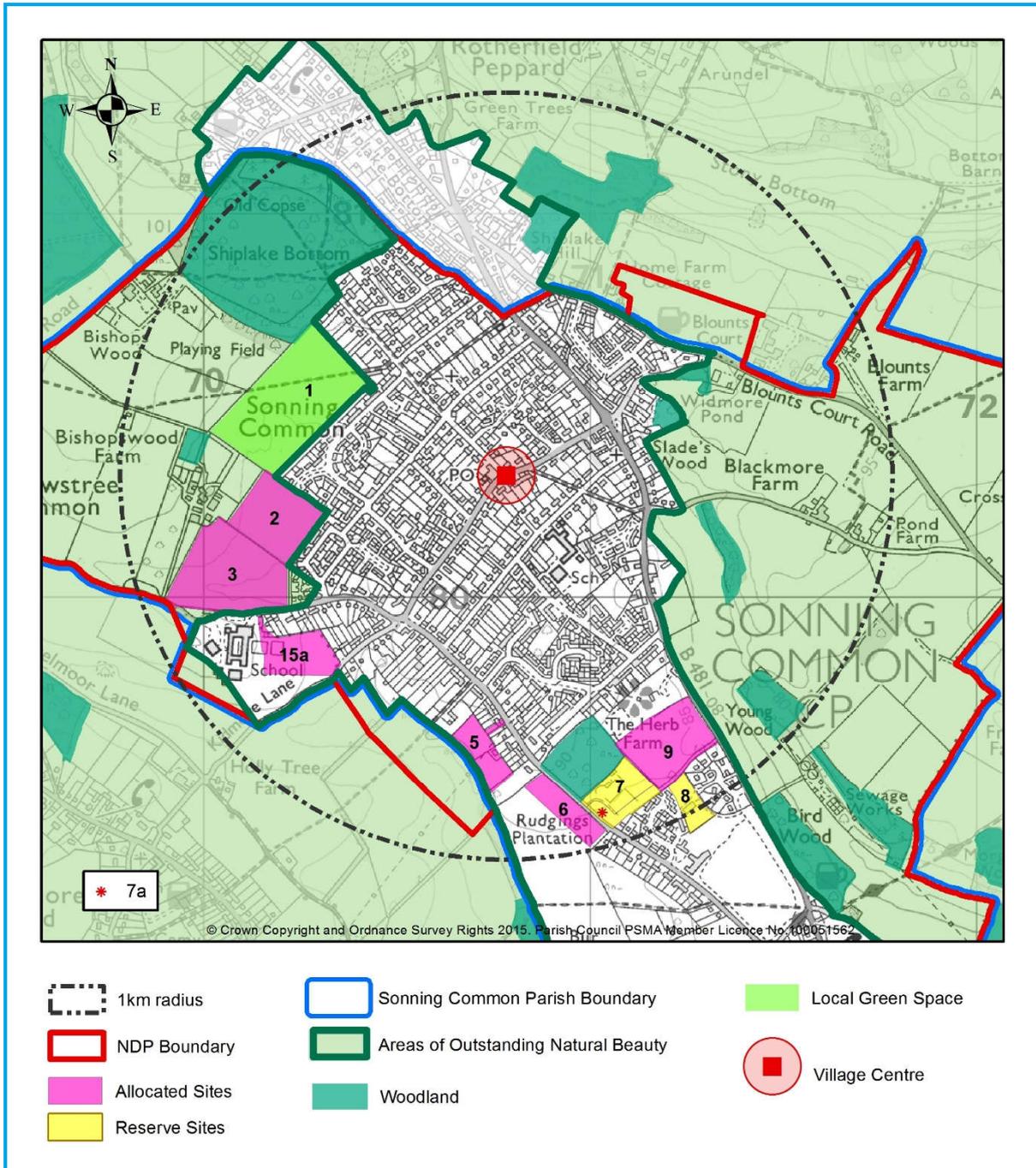
### Concept statements

There are a number of plans in this section entitled Concept statements. These do not form part of any policies and are indicative only. They do not comprise masterplans or requirements, but are intended as a guide only.

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<sup>47</sup> Source: Highways – Sites Access Assessments Report July 2014

Map 4.1: Site allocations



Concept statement SONs 1, 2/3 and 15a

**pottertonplace**  
landscapeurban



## Old Copse Field

Site reference:

SON 1

Gross area of site:

7.8 hectares

SON 1 is designated as Local Green Space, where no development will take place other than in very special circumstances. Map 4.2 shows the area shaded in green and edged in red.

SON 1 is in the AONB.

Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.

NPPF regulation 77 stipulates that the designation should only be used:

- (i) *where the green space is in reasonably close proximity to the community it serves;*
- (ii) *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- (iii) *where the green area concerned is local in character and is not an extensive tract of land*

There are no major 'green spaces' or even a village green within the main part of Sonning Common. The spaces that do exist include the Millennium Green which is in the southern extremity of the elongated settlement and, if only because of the Public Right of Way, the allocated SON 1 (Old Copse Field) site in the north west. Map 4.20, illustrating Sonning Common Public Rights of Way, can be found at the end of Part Four.

SON 1, which is currently used as arable farmland, lies within the AONB and the Public Right of Way (PROW) passing through it is well used. This footpath, PROW 350/5, leads from Woodlands Road through to Horsepond Lane linking with other footpaths to the open countryside. The site formed part of the original common land of Sonning Common and was enclosed in 1820. It is adjacent to Old Copse Wood, a classic ancient beech wood with long heritage in the Chilterns AONB. A much-cherished feature and resource, it was transferred to The Woodland Trust in 1995 following its purchase by villagers.

We believe that SON 1 meets the requirements of the NPPF criteria listed above:

- (i) **Proximity:** SON 1 (Old Copse Field) is in close proximity to the community and readily accessible from the village centre being less than 1km distance
- (ii) **Special to a local community and holds a particular local significance:** It is crossed by PROW 350/5 and informal footpaths that provide the community with access to the AONB and open countryside. These routes and views have been used and enjoyed by the local community, including hikers and dog walkers for many years.

It is a route favoured by the 'Health Walks', which is now a national movement. Sonning Common is where the concept of health walks was created in recognition of the lack of recreation for health provision. Set up by a former GP at Sonning Common Health Centre, it aims

to improve people's fitness, both in body and mind, by encouraging them to walk in their local countryside.

Just to the north of SON 1 is the recently built Sonning Common skate park. Its location, at the edge of the Public Right of Way, was chosen by the parish council to enable safe access by children. Anecdotal evidence suggests that use of this footpath has tripled since the skate park was built.

(iii) **Local in character and not an extensive tract of land:** SON 1 is local in character as the village is surrounded with large arable fields. SON 1 is a large field and 5.3 ha. would remain as arable for food growing, while a section marked on the Concept statement to the east of the PROW, which has Old Copse Wood on its western side, could be used for amenity green space. This could provide the community with 2.5 ha of much-needed leisure and recreational area in the north west of the village as promoted in Community Rights.<sup>48</sup>

### Evidence

In February 2013, residents attended a meeting in the village hall and voted on the sites that were to be taken forward for further consideration as part of the Plan. SON 1 was identified by the SCNDP working party as potential amenity green space, a suggestion which was favoured by many of the residents who provided their comments. 29 agreed and 3 disagreed to the proposal. To put these numbers into context the highest votes on the other sites were 33 for and 6 against.

Importantly, a recent report,<sup>49</sup> commissioned by SODC, identified a current shortfall of amenity green space of up to 3.26 ha in Sonning Common:

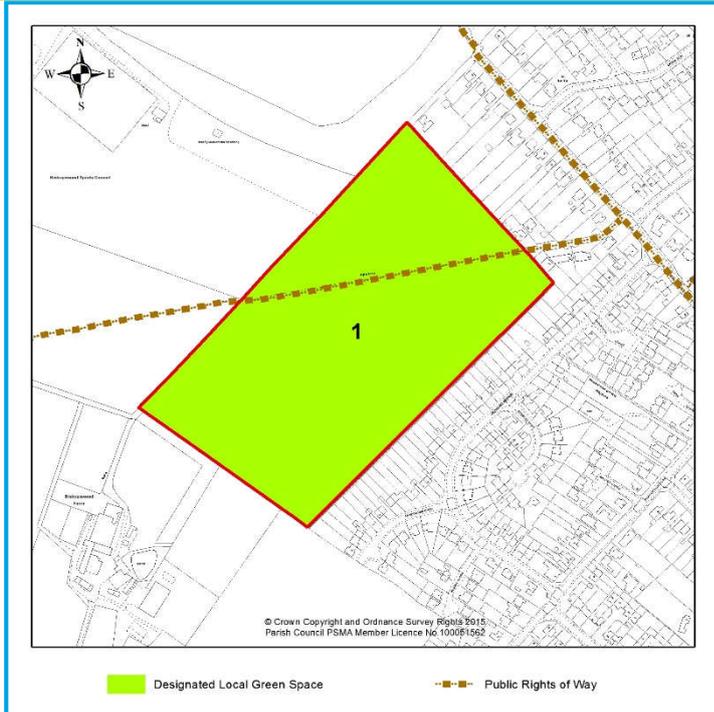
- *“It is clear that there is a deficit of amenity green space in Sonning Common Parish, and suggested provision by SCNP to the northwest of the current housing area (SON 1 site) would be an appropriate location to cover a gap in provision.”*

### Map 4.2: Outline of Designated Local Green Space for SON 1

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<sup>48</sup> Source: Localism Act 2011

<sup>49</sup> Source: Sonning Common: Local Needs Report, June 2015 by Nortoft



Concept statement SON 1



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- Legend**
- 'SON' boundary
  - Buffer zone
  - Open space / recreation
  - Residential
  - Community Recreation land
  - Pedestrian link
  - Vehicle access
  - Vehicle route
  - Overhead cable
  - Public Right of Way
  - Native woodland planting (wildlife corridor)

This diagram is not to scale.

## SON 2/3: Bishopswood Middle Field and Memorial Hall Field

**Homes: 50 on SON 2/3**

**Status: Allocated**

The South Oxfordshire Landscape Character Assessment Supplementary Planning Guidance (SPG) outlines a management approach to development:

*“Large scale development of any kind will be inappropriate within open countryside areas but particularly within the AONB. The ability of the landscape to accommodate smaller scale development will depend upon:*

- *the potential impacts on distinctive landscape and settlement character*
- *the potential impacts on intrinsic landscape quality and valued features and the overall sensitivity of the landscape to change*
- *the visual sensitivity of the receiving landscape.”*

The SPG highlights that most forms of new development *“will have an adverse impact on the AONB.”* The assessment advises that *“special attention should be paid to creating strong landscape edges to settlement to reduce the urbanising influences of development on adjacent countryside.”*

In 2013 the parish council commissioned a landscape assessment<sup>50</sup> of all the SHLAA sites available for development. For SON 2/3 it concluded there to be no apparent reason why this site should not be developed. SODC have since commissioned and published a landscape and visual impact assessment in respect of the larger villages<sup>51</sup> which found the site to have an overall medium landscape sensitivity and a medium to low landscape capacity. It recommends that only a reduced area (up to 50%) should be considered for homes on the grounds of landscape and visual concerns. While there are differences in the location of homes on SON 2/3, both surveys evidence the fact that appropriate mitigations could be implemented. Evidence of these mitigations can be seen on Site policy, HS1.

Nonetheless a comprehensive landscape and visual impact assessment will be required as part of the formal planning application process to inform the final capacity of the site, before the Design Brief is developed for SON2/3.

Collectively SONs 1 and 2/3, all of which are designated as AONB, already have a strong landscape screening from the wider AONB on their western boundaries. SONs 2 and 3 are allocated **together**: SON 2 for a development of up to 50 homes and SON 3 for community, sport and recreation uses.

Although SON 2 has AONB designation, it is already surrounded by housing development on two sides and the farm complex on the third side. Development of this arable field, which is in a highly sustainable location, would have limited impact on the wider AONB as it is well screened.

SON 3 is the only viable, sustainable and accessible location within the parish for the provision of its community outdoor sport and recreation facilities. Situated opposite Chiltern Edge School it is expected to encourage shared use of facilities and to provide a parking drop-off for buses and cars at the beginning and end of the school day.

<sup>50</sup> Source: SCNDP Landscape Assessment – Potterton Associates Ltd

<sup>51</sup> Source: [www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/evidence-studies](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/evidence-studies)

Particular sensitivity is required in terms of landscaping, building design, materials and heights, lighting and road/parking areas to mitigate the impact on the AONB. This is reflected in the specified area for housing development and substantial landscape mitigation for SON 2 as well as the retained and then enhanced landscape buffer around SON 3 as shown on the Concept statement. Any built facility eg. changing rooms or community hall would be in line with recommendations in the following guide in order to ensure appropriate design and implementation on a site within the AONB, reference should be made to the Chilterns Building Design Guide and the Chilterns AONB Management Plan 2014-2019 [www.chilternsaonb.org](http://www.chilternsaonb.org).

A detailed background paper for this development has been submitted to The Chilterns Conservation Board and can be viewed on [www.spc-ndp.gov.uk](http://www.spc-ndp.gov.uk).

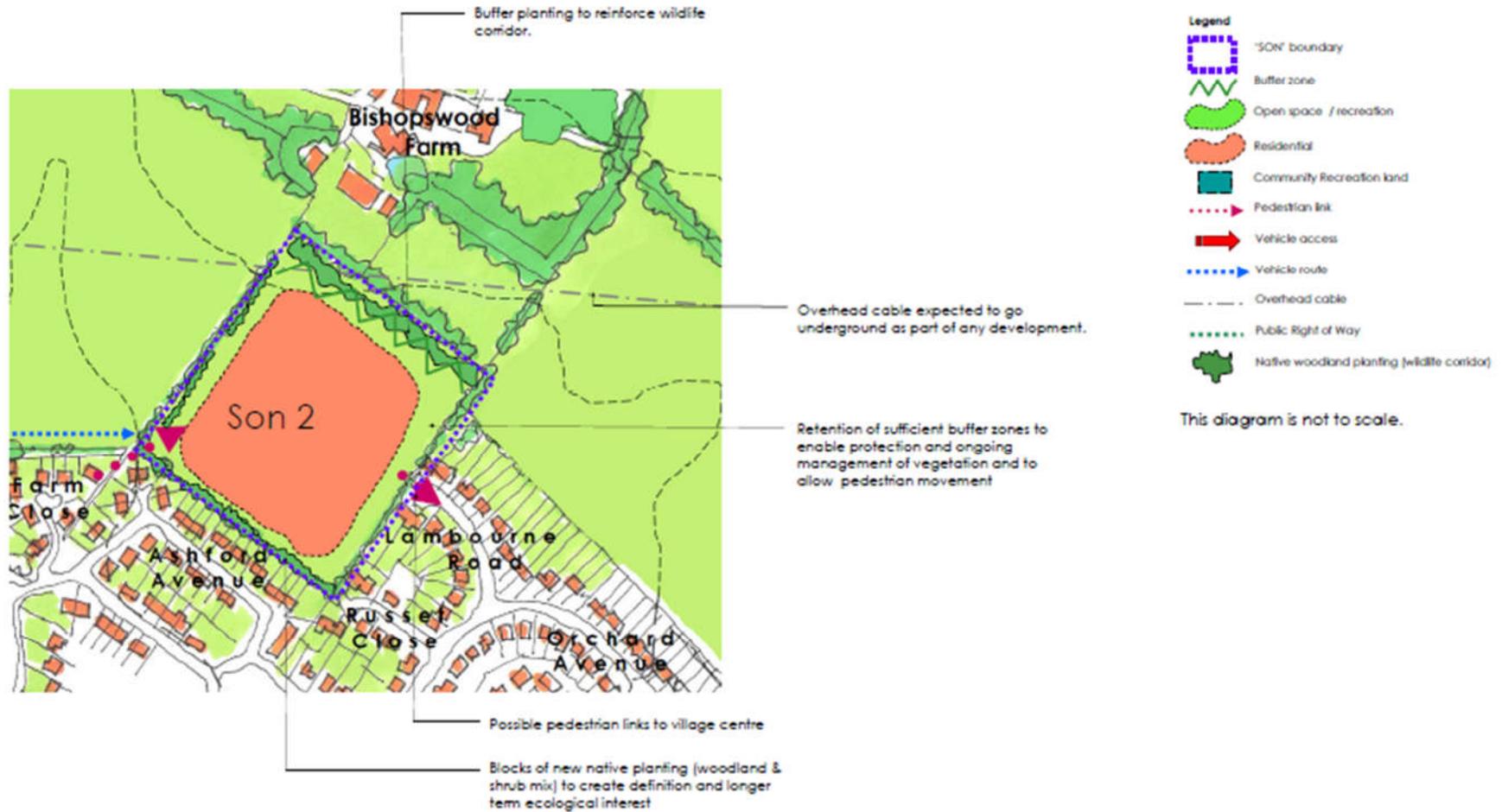
**Map 4.3: Aerial view of Bishopswood Middle Field and Memorial Hall Field** <sup>52</sup>



<sup>52</sup> Source: 'Imagery ©2015 DigitalGlobe, Getmapping plc, Infoterra Ltd & Bluesky, The GeoInformation Group, Map data ©2015 Google'

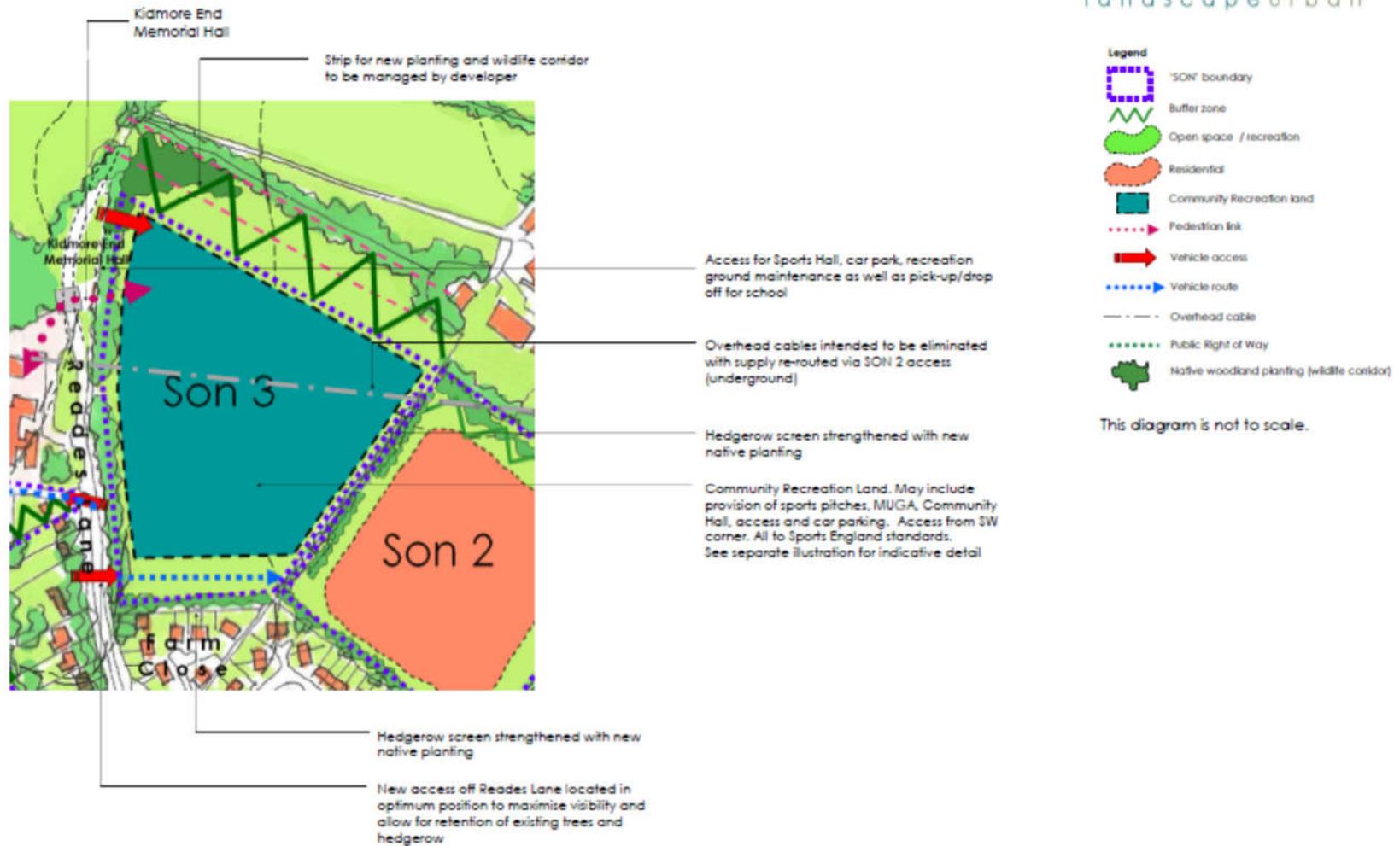
Concept statement SON 2

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Concept statement SON 3

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Bishopswood Middle Field & Memorial Hall Field	Policy HS1	
	Site reference:	SON 2/3
	Gross area of site:	7.7 hectares
	Number of homes:	50
	Affordable homes:	40%

SON 2/3 comprises 7.7 hectares. The land shaded blue on Map 4.4 is allocated for 50 houses. The land shaded green on Map 4.4 is allocated for public recreation. Circa 0.9 hectares of land will provide a buffer along the north western edge of the site as shown on Map 4.4 to be managed by the developers.

The recreational area will be laid out and provided, together with suitable public access, prior to the sale of the first market house on site SON2/3.

Planning applications should be accompanied by a Design Brief setting out the principles for development. Applicants are strongly encouraged to discuss, and gain support for the Design brief from the Parish Council and encouraged to follow the pre-application protocol found at the end of Part Four.

The **Design Brief** should demonstrate how the proposed development includes the following:

#### **Landscape**

- A Landscape Visual Impact Assessment should be prepared and submitted with the planning application;
- A significant and structured landscape buffer zone to be extended along the NW boundaries to provide a screen against the visual impact on the Chilterns AONB;
- Further boundaries to be maintained and reinforced include the existing field boundaries, especially the hedges between SONs 2/3 and alongside the road adjacent to Farm Close and the Reade's Lane boundary.

#### **Open space and infrastructure**

- Provide green space on the northern part of the site adjacent to Bishopswood Farm to protect a significant wildlife area, in addition to the central, publicly accessible, open space.

#### **Access**

- Provide a single vehicular access for the residential development area from Reade's Lane. This vehicular access road should follow the eastern edge of the site until reaching the residential development area;
- Provide safe pedestrian and cycle access across the site from Reade's Lane to the village centre via Farm Close and Lambourne Road. From Reade's Lane to the residential development area this pedestrian and cycle access should be located alongside the vehicular access;
- No vehicular connection to the site from Ashford Avenue or Lambourne Road.

**Layout and design**

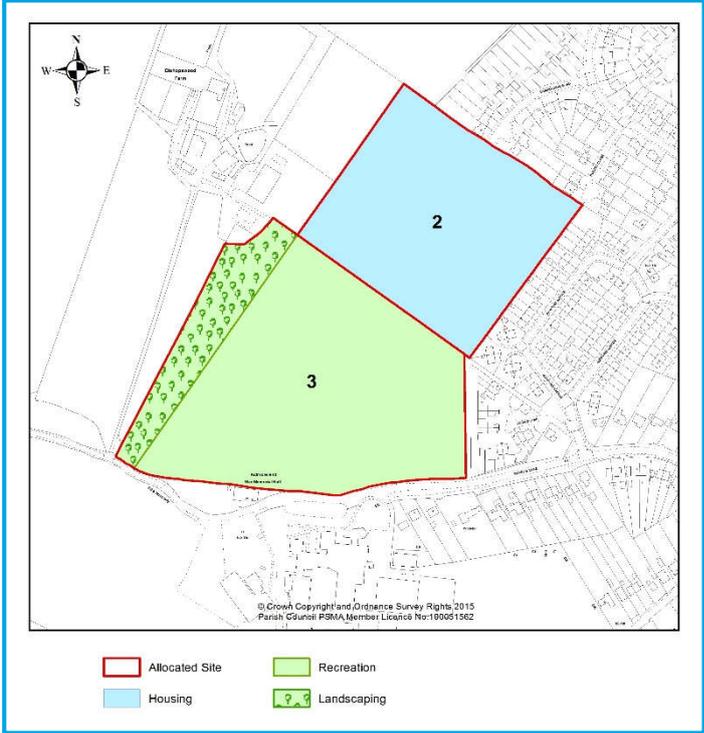
- Homes built on SON 2 that are adjacent to SON 3 along the south western boundary should provide natural surveillance of the recreation land;
- Ensure that all existing electricity cables are located underground;
- Ensure that the proposed dwellings are designed to minimise the visual impact of the development on the AONB. Particular consideration should be given to the ridge heights of the proposed dwellings and to the colour of building materials.

In addition to ensuring the provision of a public recreation area, the long term aim for the recreation space is to have a community leisure/sports space to be delivered by the parish council using monies collected through the Community Infrastructure Levy (CIL priority policy) and other means including major grants. The development of this space must reflect and respect the AONB and rural surroundings and will include the following:

- a community sports hall located in the south western corner of the site that in its design and materials will minimise visual impact on the AONB and rural situation
- vehicular access for the community leisure/sports space from Reade's Lane at the western end of the site alongside Kidmore End Memorial Hall
- a car park of at least 60 spaces, including an appropriate landscape strategy to soften its appearance
- lighting designed to minimise light pollution

All of this work will be phased in over a long period of time and every opportunity will be sought to elicit matched funding.

**Map 4.4: Outline of development area for SON 2/3**



**SON 15a: Chiltern Edge Top****Homes: 37****Status: Allocated**

Chiltern Edge School has received formal government approval for the sale of the land known as SON 15a. The site boundary for SON 15a has been defined by containment behind the existing line of school buildings to minimise the impact on the open countryside and long distance views from the AONB. It provides scope for dense landscape planting above the ridgeline to provide full screening. The allocation and development of SON 15a is intended to provide funds to enable the school to achieve urgently needed improvements to its infrastructure and facilities thereby ensuring its future viability. This site would be considered to be in the overall interest of the community.

**Map 4.5: Aerial view of Chiltern Edge Top**<sup>53</sup>

<sup>53</sup> Source: 'Imagery ©2015 DigitalGlobe, Getmapping plc, Infoterra Ltd & Bluesky, The GeoInformation Group, Map data ©2015 Google'

Concept statement SON 15a

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## Chiltern Edge Top

## Policy HS2

Site reference	SON 15a
Gross area of site:	2.1 hectares
Number of homes:	37
Affordable homes:	40%

SON 15a is allocated for 37 homes within the site area of 2.1 hectares shown on Map 4.6 shaded in blue and edged in red.

Planning applications should be accompanied by a Design Brief setting out the principles for development. Applicants are strongly encouraged to discuss, and gain support for the Design brief from the Parish Council and encouraged to follow the pre-application protocol found at the end of Part Four.

The **Design Brief** should demonstrate how the proposed development includes the following:

#### Landscape

- A Landscape Visual Impact Assessment should be prepared and submitted with the planning application;
- Incorporate and reinforce existing landscape with hedgerow screening around the site;
- Encourage biodiversity features including existing wildlife corridors, and allow adequate root protection zones for existing trees and hedgerows;
- The four trees lining the western side of the current access road could be removed in order to improve access to the site.

#### Open space and infrastructure

- It is vital to protect Kidmore Lane from surface water run-off. All necessary arrangements including Sustainable Urban Drainage Systems (SUDS) should be made to prevent this occurrence.

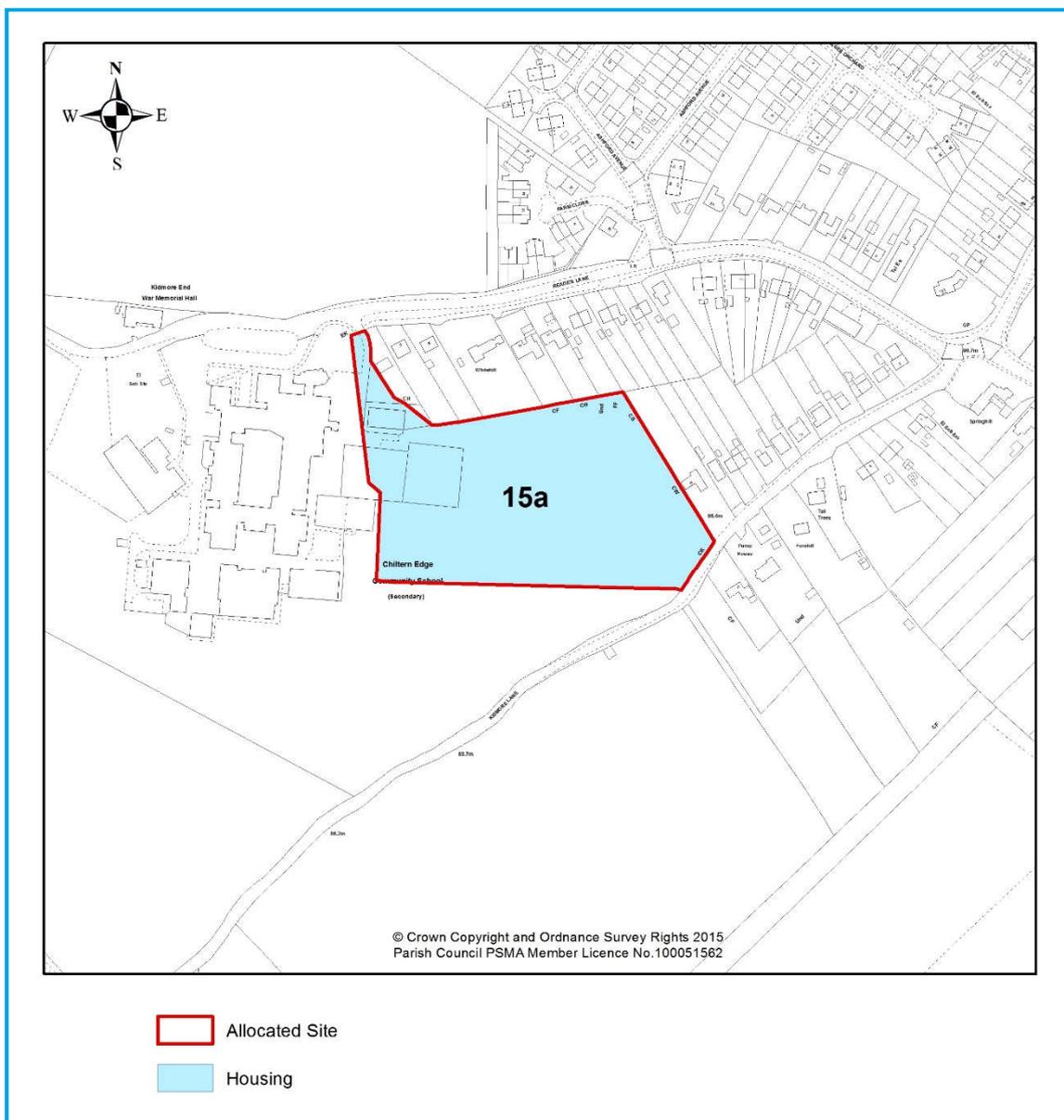
#### Access

- Provide vehicular access for the residential development area from Reade's Lane – the indicative location of the vehicular access is shown on the Concept statement;
- Provide safe pedestrian and cycle access across the site from Reade's Lane;
- The caretaker's house to be retained with a slight reduction in the garden in order to accommodate the access road.

### Layout and design

- Ensure that the proposed dwellings are designed to minimise the visual impact of the development on the AONB and neighbouring properties. Particular consideration should be given to the ridge heights of the proposed dwellings and to the colour of building materials;
- Make appropriate arrangements to respect existing residents' prescriptive rights of way from the Reade's Lane rear garden gates to maintain their hedges. Details to be confirmed with residents at planning stage. Any arrangements must ensure that the safeguarding policy at Chiltern Edge School and any statutory requirements in respect of this are fully complied with to ensure pupil safety;
- Ensure that existing properties around the site will be well screened and their privacy respected.

**Map 4.6: Outline of development area for SON 15a**



## Southern sites

The southern sites are all in the 'setting' of the AONB. The Chilterns Conservation Board Position Statement provides guidance to local planning authorities, landowners, developers and other interested parties in connection with the need to consider the impacts on the AONB of development and land management proposals which lie outside it but with its 'setting'. The CCB noted that the southern sites, "while not in the AONB, form part of the setting of the Chilterns AONB and have a reduced capacity for development e.g. SON 6 and SON 9, which does appear to have been taken on board in the proposed allocated numbers."<sup>54</sup> This reduction in the number of homes now also applies to SON 5.

This group includes SON 5, SON 6, SON 7/7a, SON 8 and SON 9. SON 8 includes a privately-run gymnastics centre and is the subject of an SODC restrictive covenant to remain for recreation purposes.

The southern sites will retain the eastern edge of the village as SON 9 will complete the development along the B481. SON 5 extends the current built line up to the orchard of Alpen Rose. This will provide the furthest edge towards Kidmore End and south towards Reading. SON 6 completes the line of building along Kennylands Road.

In the absence of any other opportunity for pedestrian, cycling and wildlife corridor links between Peppard Road and Kennylands Road towards the south of the village, an integrated approach to landscape and movement (both human and animal) in particular is crucial.

The village has an elongated form, shaped by the AONB dry valleys on either side. These sites are a vital link between the east and west AONB and principal roads. Applications will therefore be expected to demonstrate how development of each site contributes to a coherent overall concept.

The key principles for overall development include the need to:

- produce a clear planted boundary line to the settlement at the rear of SON 6
- protect the rural and wooded quality of Kennylands Road
- deal sensitively with the boundary to the east towards the AONB
- take account of the topography
- avoid any additional vehicular access between Kennylands and Peppard Roads
- retain and enhance the existing landscape structure
- provide appropriately located footpath and cycle way between SON 9 and Kennylands Road
- create wildlife corridors from east to west and north to south

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<sup>54</sup> Source: CCB feedback 9 June 2015

Concept statement SONs 5, 6, 7/7a, 8 and 9



**pottertonplace**  
landscapeurban

- Legend**
- SON boundary
  - Bufferzone
  - Open space / recreation
  - Residential
  - Community Recreation land
  - Pedestrian link
  - Vehicle access
  - Vehicle route
  - Overhead cable
  - Public Right of Way
  - Native woodland planting (wildlife corridor)

This diagram is not to scale

### SON 5: Kennylands Paddock

**Homes: 22**

**Status: Allocated**

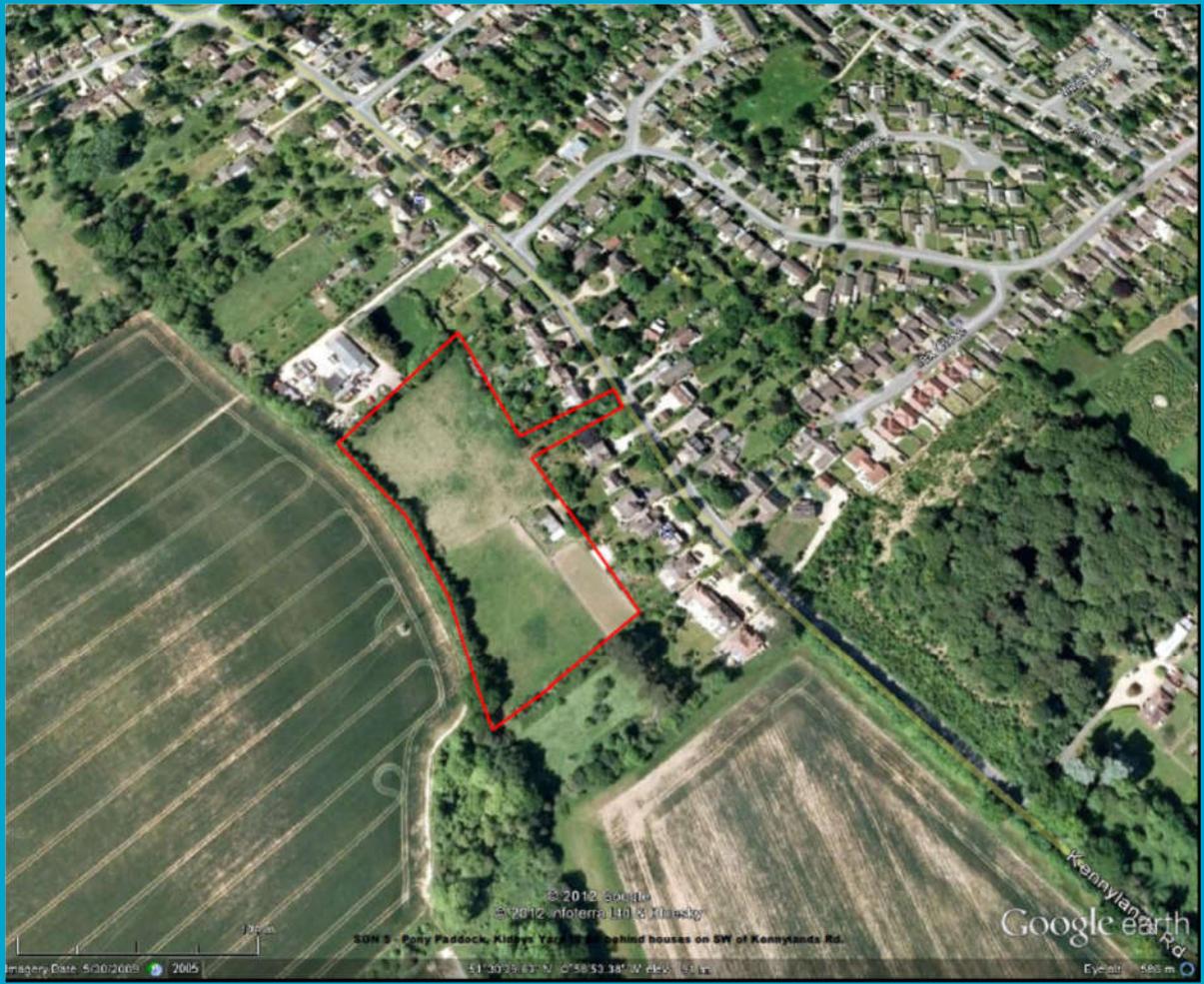
This site is within the setting of the AONB and any development of this site will further widen the linear settlement along the south western side of the village. The original SON 5 SHLAA site extended from Kidby's Yard southwards to include the orchard of Alpen Rose, 54 Kennylands Road. One of the most important policies of the Neighbourhood Development Plan is to retain the gap between Sonning Common and Kidmore End to the west and Reading to the south.

Negotiations have taken place between the SCNDP and the developers and an agreement has been reached with them as to the constraints outlined in the Site policy, HS3. The site is reduced to exclude the orchard at Alpen Rose and this will provide a natural break against any further sprawl towards Reading to the south. There will be a substantial green infrastructure link and landscape buffer to be created between the open landscape of the AONB and the village edge. This will lessen the impact on the views from the nearby Public Right of Way (PROW 350/12 - see Map 4.20). The rural nature of Kennylands Road needs to be preserved and when designing the road access care should be taken to avoid the loss of trees in order to maintain the wooded character.

**Map 4.7: Aerial view of Kennylands Paddock excluding the orchard**<sup>55</sup>

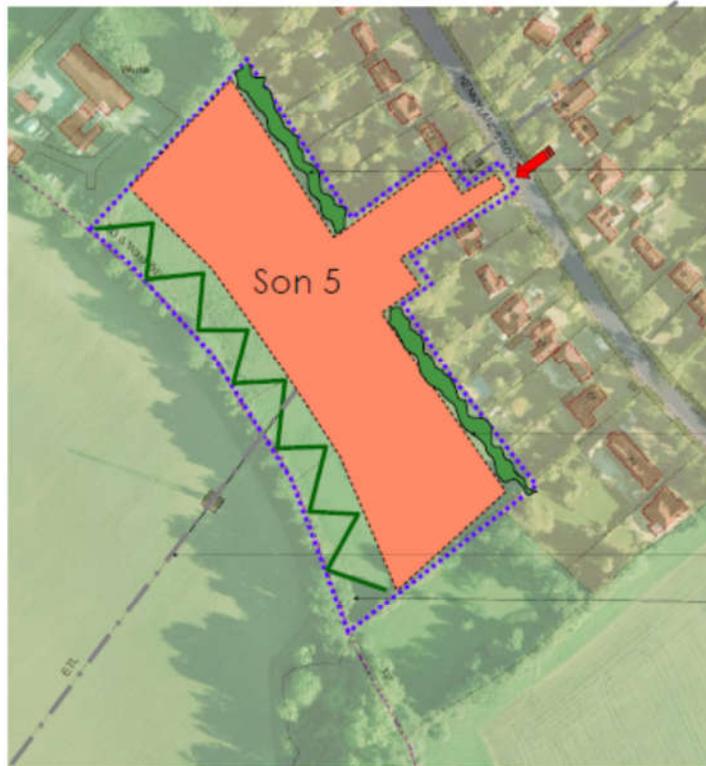
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<sup>55</sup> Source: 'Imagery ©2015 DigitalGlobe, Getmapping plc, Infoterra Ltd & Bluesky, The GeoInformation Group, Map data ©2015 Google'



### Concept statement SON 5

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Screen planting

Screen planting

Overhead cable & associated pylons

Buffer zone to perimeter to aid ongoing hedgerow management

- Legend**
- 'SON' boundary
  - Buffer zone
  - Open space / recreation
  - Residential
  - Community Recreation land
  - Pedestrian link
  - Vehicle access
  - Vehicle route
  - Overhead cable
  - Public Right of Way
  - Native woodland planting (wildlife corridor)

This diagram is not to scale.

This proposal incorporates comments from site neighbours.

Kennylands Paddock	Policy HS3	
	Site reference:	SON 5
	Gross area of site:	1.2 hectares
	Number of homes:	22
	Affordable homes:	40%

SON 5 is an allocated site for 22 homes within the site area of 0.976 hectares shown on Map 4.8 shaded in blue and edged in red.

Planning applications should be accompanied by a Design Brief setting out the principles for development. Applicants are strongly encouraged to discuss, and gain support for the Design brief from the Parish Council and encouraged to follow the pre-application protocol found at the end of Part Four.

The **Design Brief** should demonstrate how the proposed development includes the following:

#### **Landscape**

- A Landscape Visual Impact Assessment should be prepared and submitted with the planning application;
- A significant and structured landscape boundary, to supplement the existing hedgerow and outside of the gardens of the new homes, which will screen the AONB to the west alongside SON 4, with particular consideration for wildlife corridors;
- A root protection zone and understorey planting to complete the screen and protect the visual context of the Chilterns AONB;
- Due to evidence of subsidence, applications must be accompanied by a ground conditions survey and the recommendations of the survey shall be reflected in the application, to be secured as appropriate by condition.

#### **Open space and infrastructure**

- The developer must ensure that the existing power cable is sited underground from the pylon on SON 4 to the pylon at the proposed access road for SON 5, providing due access for any future maintenance or replacement.

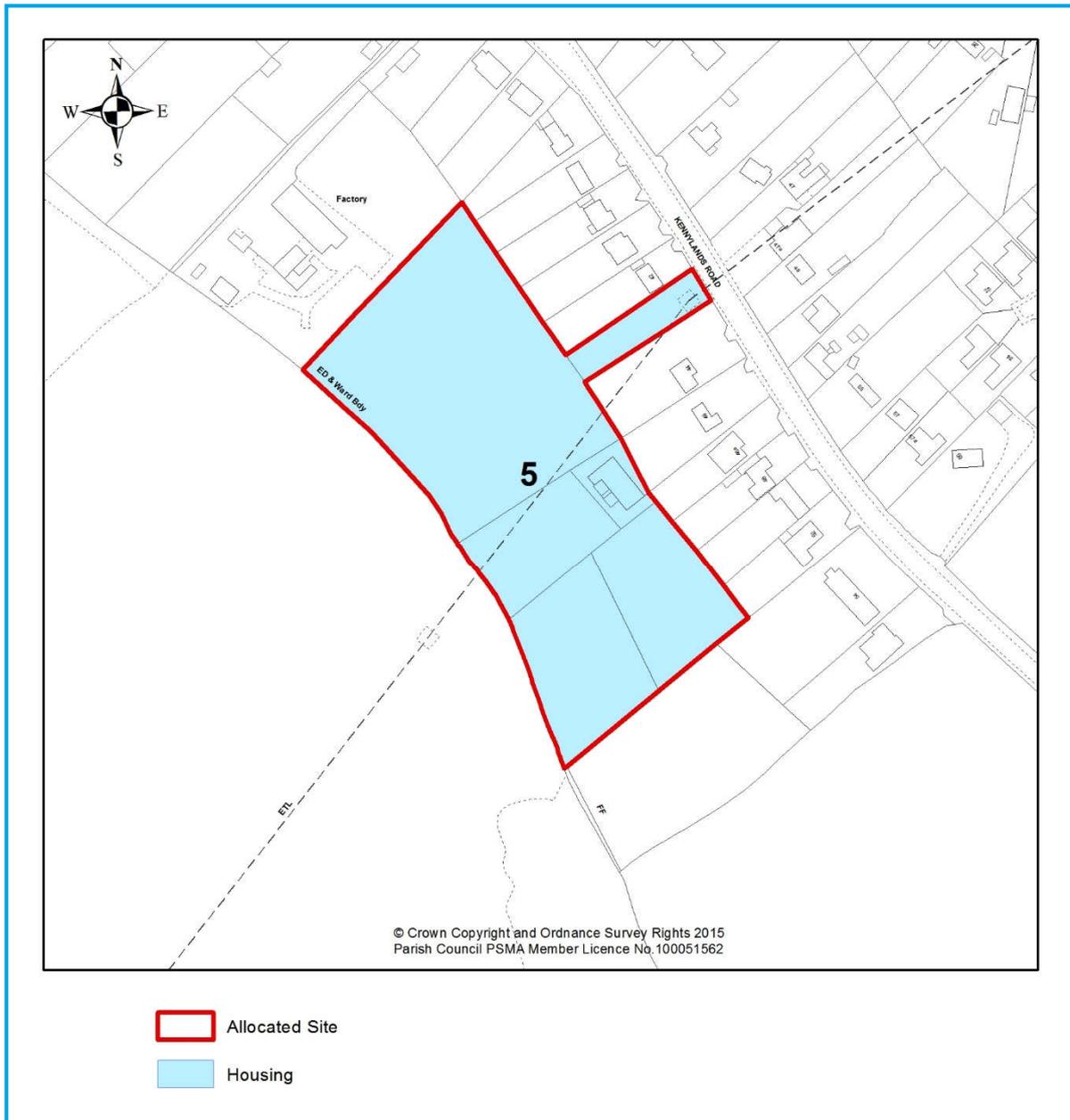
#### **Access**

- Provide a single vehicular access for the residential development area onto Kennylands Road;
- Provide safe pedestrian and cycle access across the site to Kennylands Road.

### Layout and design

- Particular consideration should be given to the ridge heights of the proposed dwellings at the highest part of the site (possibly with bungalows) and the colour of the building materials to minimise the visual impact on the AONB;
- Ensure that existing properties of Kennylands Road will be well screened with a 3m buffer and their privacy respected.

**Map 4.8: Outline of development area for SON 5**



## SON 6: Kennylands Infill

**Homes: 26**

**Status: Allocated**

The original SHLAA submission for SON 6 included 2.1 hectares. Because of the significance of the current built line in this area of the village, it was decided to allocate only 1.5 hectares and for this to be a linear development close to the road so as to achieve genuine infill.

Although this site is in a reasonably prominent location on one of the main roads into Sonning Common, the surrounding trees and native hedges screen the site from long distance views and allow only glimpses into the site from Kennylands Road. The trees and hedgerow that form the front of the site make an important contribution to the rural character of the area. Planning applications are expected to meet the requirements of the linear layout.

The principle of development is of a series of plots along a one way single track access road (behind the tree line) to reinforce the 'plotland' pattern described in the Sonning Common Character Assessment and Design Statement 2013 and the adjacent character of Kennylands Road. Buildings are expected to be in a linear pattern respecting the existing form of development so width and character will constrain the number of dwellings. However, a key requirement for the 26 homes will be for the plots to be segmented to allow each home a private garden.

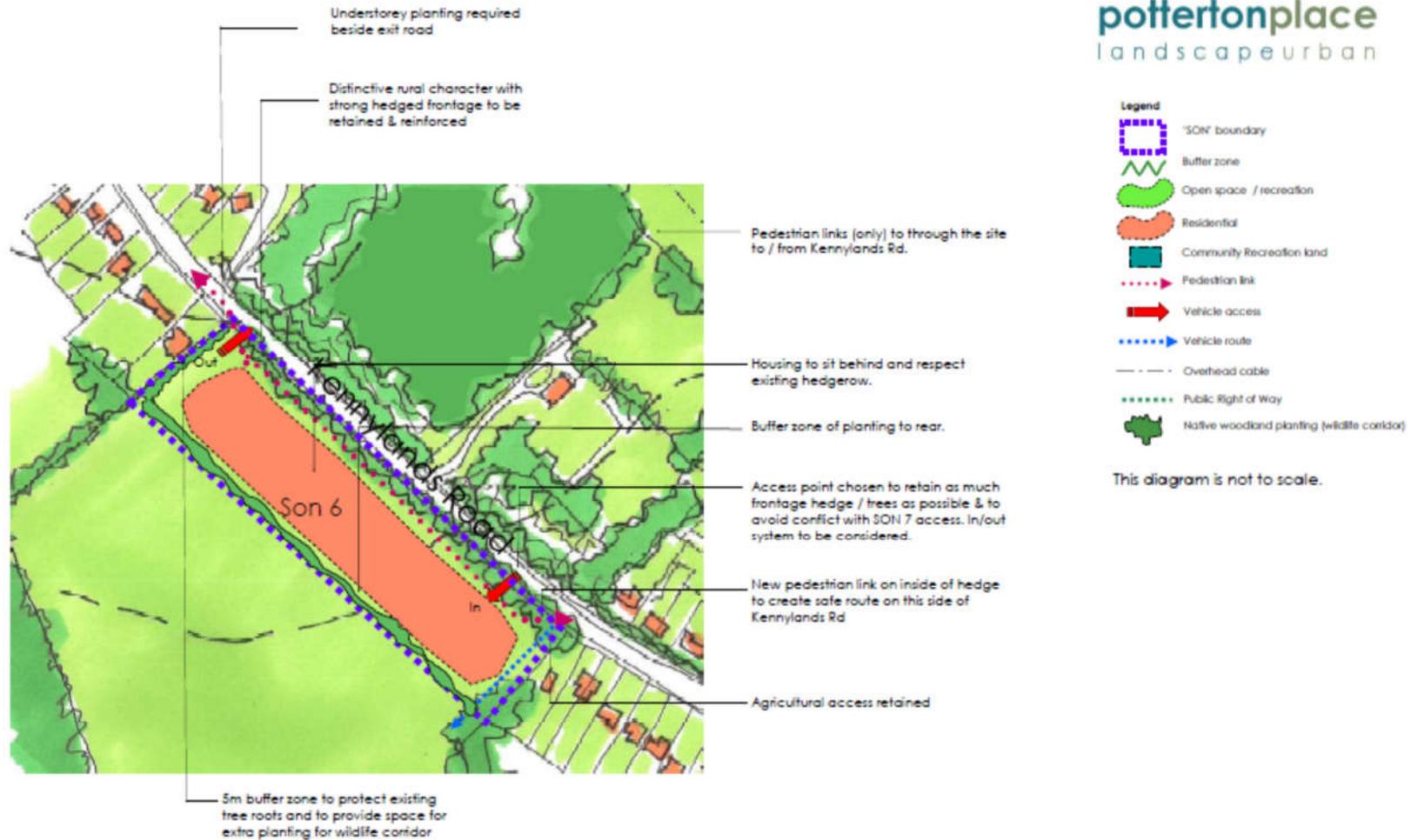
The site is a genuine infill between house numbers 56 and 80 Kennylands Road.

### Map 4.9: Aerial view of Kennylands Infill <sup>56</sup>



<sup>56</sup> Source: 'Imagery ©2015 DigitalGlobe, Getmapping plc, Infoterra Ltd & Bluesky, The GeoInformation Group, Map data ©2015 Google'

Concept statement SON 6



## Kennylands Infill

Policy HS4

Site reference: SON 6

Gross area of site: 1.5 hectares

Number of homes: 26

Affordable homes: 40%

SON 6 is allocated for 26 homes within the site area of 1.5 hectares shown on Map 4.10 shaded in blue and edged in red.

Planning applications should be accompanied by a Design Brief setting out the principles for development. Applicants are strongly encouraged to discuss, and gain support for the Design brief from the Parish Council and encouraged to follow the pre-application protocol found at the end of Part Four.

The **Design Brief** should demonstrate how the proposed development includes the following:

#### Landscape

- A Landscape Visual Impact Assessment should be prepared and submitted with the planning application;
- Create a new structured landscape boundary outside of the gardens of the new homes which will screen the AONB to the west, with particular consideration for wildlife corridors;
- The current tree line along Kennylands Road must be reinstated through replacement planting, roots protected and understorey planting completed in order to preserve the rural view from the road.

#### Open space and infrastructure

- Provide a suitable 8 metre wide access for agricultural vehicles from Kennylands Road to the farmland south west of the site, as shown on the Concept statement;
- This access should be appropriately screened with trees and hedgerows to separate it from the rest of the site.

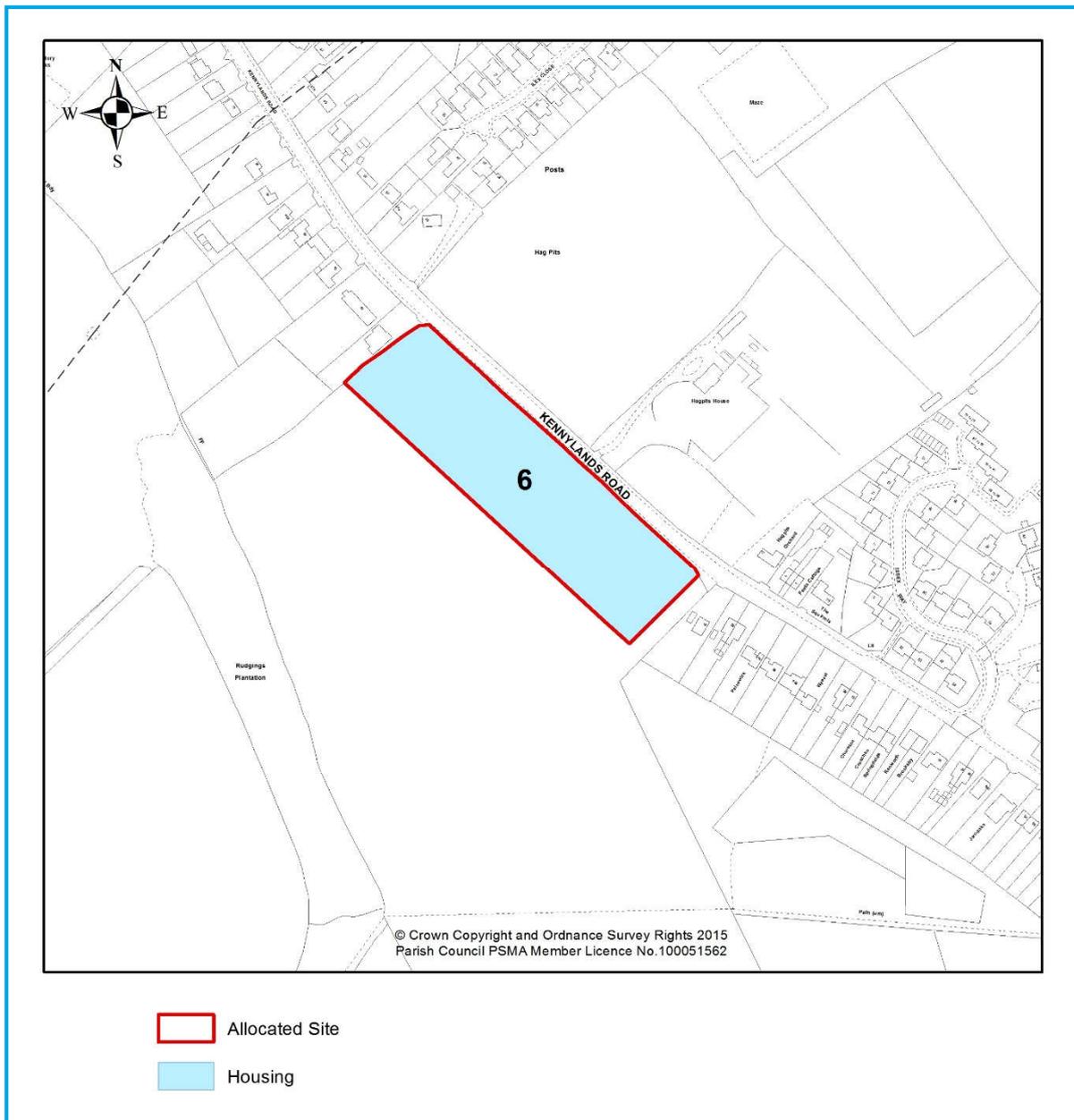
#### Access

- Provide residential vehicular access, ideally a one way single road, from the eastern corner of the site to the northern corner running parallel with Kennylands Road, adjacent to the existing landscaping. The location is shown on the Concept statement and access has been agreed with Oxfordshire County Council Highways;
- Provide safe pedestrian and cycle access adjacent to the vehicular access.

### Layout and design

- Ensure that the proposed dwellings are designed to minimise the visual impact of the development on the AONB. Particular consideration should be given to the ridge heights of the proposed dwellings and the colour of the building materials;
- Provide a linear development to reflect that it is infilling between 56 and 80 Kennylands Road.

**Map 4.10: Outline of development area for SON 6**



## SON 7/7a

The original SHLAA site known as SON 7 includes two areas of land under different ownerships.

### SON 7: Hagpits House

**Homes: 25**

**Status: Reserve**

The landowners of this site currently reside in Hagpits House, located next to Hagpits Wood and demolition of the house is required as part of the development. Hagpits Wood will remain.

There are a large number of trees on the site and consequently further detailed site survey information is required to clarify issues such as TPOs.

This site is designated as a Reserve site as the landowners do not seek immediate development. It is clear that this site has potential as it would enable a more coherent development in conjunction with SON 7a – with particular regard to pedestrian links and access.

### SON 7a: Hagpits Orchard

**Homes: 5 (2 for self-build)**

**Status: Reserve**

This Reserve site links from the edge of SON 9 through to Kennylands Road, with a strip of land along the road itself. The existence of a significant area of trees makes it inappropriate to develop homes in the stretch of land parallel to Essex Way rear gardens towards SON 9.

To retain the rural character of the village the front screen of trees along Kennylands Road is to be reinforced. Consequently, access to the homes would have to be via SON 7 by agreement.

SON 7a is designated as a Reserve site since its access is reliant upon agreement with the landowners of SON 7 and is dependent on the timing of the development of SON 7 (Hagpits House).

Map 4.11: Aerial view of SON 7/7a<sup>57</sup>



<sup>57</sup> Source: 'Imagery ©2015 DigitalGlobe, Getmapping plc, Infoterra Ltd & Bluesky, The GeoInformation Group, Map data ©2015 Google'

Concept statement SON 7

**pottertonplace**  
landscapeurban



Concept statement SON 7a



- Legend**
- 'SON' boundary
  - Buffer zone
  - Open space / recreation
  - Residential
  - Community Recreation land
  - Pedestrian link
  - Vehicle access
  - Vehicle route
  - Overhead cable
  - Public Right of Way
  - Native woodland planting (wildlife corridor)

This diagram is not to scale.

Important wildlife corridors to be retained and enhanced.

Area of significant trees to be retained

Development area

Distinctive rural character with strong hedge & tree frontage to be retained & reinforced

**Policy HS5 Site Policy reference: SON 7****Hagpits House****Area of site: 1.3 hectares****Number of homes: 25****Affordable homes: 40%****Site Policy reference: SON 7a****Hagpits Orchard****Area of site: 0.2 hectares****Number of homes: 5 (2 self-build)**

SON 7 is a Reserve site allocated for 25 homes within the site area of 1.3 hectares shown on Map 4.12 shaded in blue and edged in red. SON 7a is a Reserve site allocated for up to 5 homes within the site area of 0.2 hectares as shown on the map and has a different landowner.

Planning applications should be accompanied by a Design Brief setting out the principles for development. Applicants are strongly encouraged to discuss, and gain support for the Design brief from the Parish Council and encouraged to follow the pre-application protocol found at the end of Part Four.

The **Design Brief** should demonstrate how the proposed development includes the following:

**Landscape**

- A Landscape Visual Impact Assessment should be prepared and submitted with the planning application;
- A full arboricultural survey needs to be undertaken on this site;
- Significant trees on this site should be retained as dominant landscape features that will enhance the development;
- Incorporate and reinforce existing landscape and biodiversity features, including existing wildlife corridors and adequate root protection zones for retained trees and hedgerows;
- Hagpits Wood and the tree screen along Kennylands Road must be retained;
- Structured landscape buffers of trees and hedgerow will provide a screen along the north east border with SON 9;
- Retain the trees along the south eastern boundary to screen Essex Way properties.

**Open space and infrastructure**

- Retain the start of the existing logging track entering Hagpits Wood.

### Access

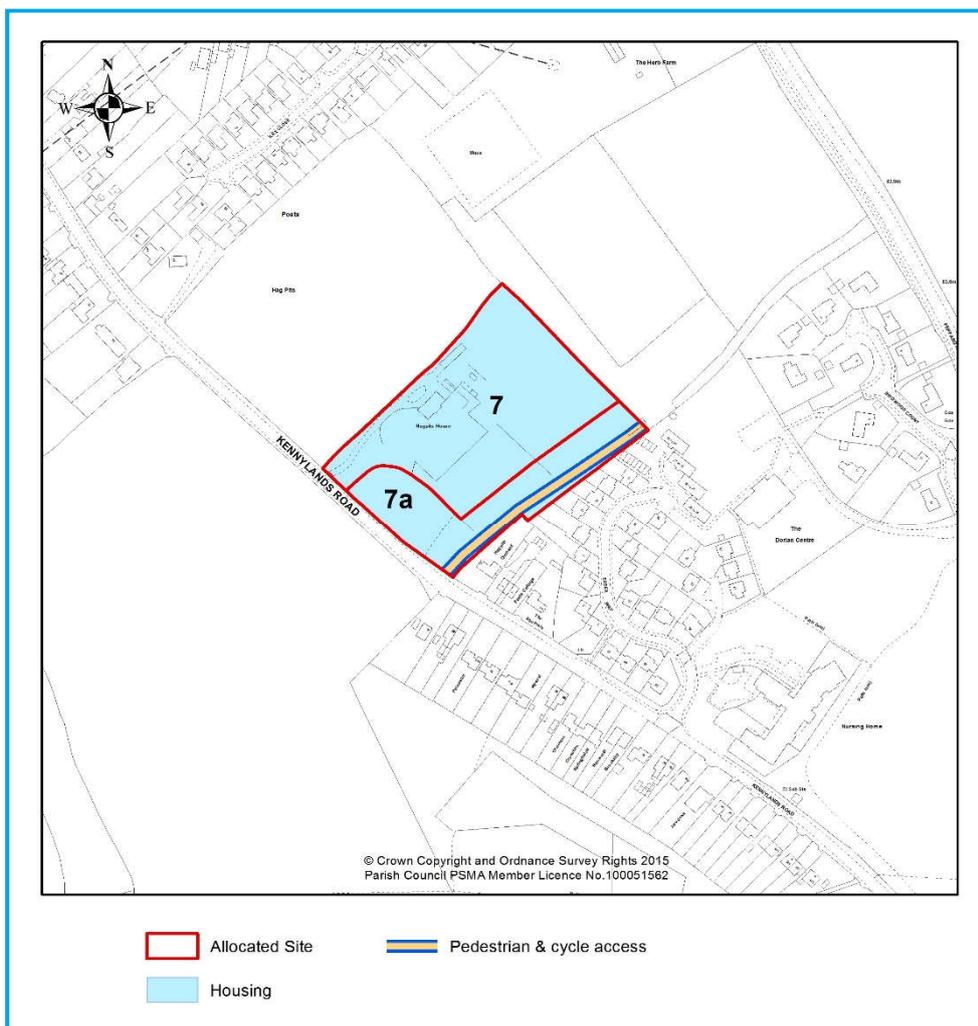
- Provide a single vehicular access from Kennylands Road using the existing access point with any required improvements. This road will provide access to both SON 7 and SON 7a. This must also include provision for separate access into Hagpits Wood for its management and maintenance;
- There must be no vehicular access through the site onto the B481 Peppard Road.

### Layout and design

- Ensure that proposed dwellings adjacent to SON 9 are designed to minimise the visual impact of the development on the AONB to the north east. Particular consideration should be given to the ridge heights of these dwellings;
- It is presently a very rural and tranquil wooded area and its transition to a built site should be accomplished sensitively.

It is a requirement that these two sites are developed together.

**Map 4.12: Outline of development area for SON 7 and SON 7a**



### SON 8: Kennylands Gymnastics

**Homes: 4**

**Status: Reserve**

The site known as SON 8 is part of the gap between the main village and its southern extremity. It is set between housing to the north east and south west. It is not widely visible but there are sensitive view receptors in the adjacent Millennium Green and it would be necessary to create a buffer edge between the green and the built-up area.

This Reserve site will be considered for possible development in two phases:

**Phase 1:** 4 homes on the part of the site located adjacent to SON 9 and behind the gymnastics facility. The proceeds from this development would be invested into the infrastructure of Kennylands Gymnastics. The landowners are concerned that without this investment the life of the facility is limited.

The village has a deficit of recreational facilities and until this is addressed with new additional land and ideally a community/sports hall, Kennylands Gymnastics needs to remain in operation. If at some future date this need is supplanted, then Phase 2 could be put in place.

**Phase 2:** The remainder of SON 8 may be developed for a maximum of 10 homes. A lower density of dwellings may be necessary to avoid visual intrusion from the built form and the potential impact on Millennium Green, and this would necessitate a further full landscape visual impact assessment to inform the capacity of SON 8.

It is very important that care should be taken in upgrading existing road access to avoid any impact on Millennium Green. Furthermore, there are differing views about the ownership of the land beneath the access road surface.

Map 4.13: Aerial view of Kennylands Gymnastics<sup>58</sup>



<sup>58</sup> Source: 'Imagery ©2015 DigitalGlobe, Getmapping plc, Infoterra Ltd & Bluesky, The GeoInformation Group, Map data ©2015 Google'

Concept statement SON 8

**pottertonplace**  
landscapeurban



- Legend**
-  'SON' boundary
  -  Buffer zone
  -  Open space / recreation
  -  Residential
  -  Community Recreation land
  -  Pedestrian link
  -  Vehicle access
  -  Vehicle route
  -  Overhead cable
  -  Public Right of Way
  -  Native woodland planting (wildlife corridor)

This diagram is not to scale

## Kennylands Gymnastics

Policy HS6

Site Reference: SON 8

Gross area of site: 0.2 hectares

Number of Homes: 4 + 10 (Phase 2)

Site SON 8 is a Reserve site to be allocated in two phases.

### Phase 1

This phase is to be made available for 4 homes within the northern part of the site area of 0.2 hectares shown on Map 4.14 shaded in blue and edged in red. The development is to support investment in the infrastructure of the gymnastics facility. The mound to the western side of the site must remain and be planted with screening to protect the residents from overlooking by the adjacent apartments.

### Phase 2

The remainder of SON 8 to be made available as a Reserve site for development **only when and if** the parish council is able to source an equivalent facility on SON 3 (Memorial Hall Field) which, ultimately, could substitute for the use of Kennylands Gymnastics. This development would be for a maximum of 10 homes.

The gymnastics facility on SON 8 to be retained until Phase 2 above becomes active.

Planning applications should be accompanied by a Design Brief setting out the principles for development. Applicants are strongly encouraged to discuss, and gain support for the Design brief from the Parish Council and encouraged to follow the pre-application protocol found at the end of Part Four.

The **Design Brief** should demonstrate how the proposed development includes the following:

### Landscape

- A Landscape Visual Impact Assessment should be prepared and submitted with the planning application;
- Create a new structured landscape boundary outside of the gardens of the new homes which will screen the gymnastics facility and enhance wildlife corridors.

**Open space and infrastructure**

- The Phase 1 site should be appropriately screened with trees and hedgerows to separate it from the Kennylands Gymnastics building, its visitors and Essex Way residents;
- Enhance the existing landscaping to screen Millennium Green.

**Access**

- Access to SON 8 shall be via Bird Wood Court which feeds into the B481 Peppard Road;
- The existing walkway Naish Way, which runs through SON 8, must be retained;
- A safe pedestrian access to the bus route on Kennylands Road should be via Naish Way, providing the security of Essex Way homes is respected by users.

**Layout and design**

- Ensure that the proposed dwellings are designed to minimise the visual impact of the development on the adjacent dwellings which could be achieved with single storey homes;
- Ensure that existing properties in Essex Way and Bird Wood Court are well screened and their privacy respected.

There is a restrictive covenant in place (31 March 1983 Title No. ON89504). This states that “the site shall not at any time hereafter be used other than as open space for recreation and amenity purposes.”

While the gymnastics facility is still in operation a new car park may be required at the front of the site.



**SON 9: Lea Meadow****Homes: 60****Status: Allocated**

This site, allocated for housing, is very close to the AONB, requiring care with the boundary to the landscape beyond the Peppard Road. There are at present no landscape divisions within the site yet it is steeply sloping down to the Peppard Road. The landform continues to fall on the east side of the Peppard Road before rising again on the opposite side in the AONB.

This topography is an important consideration for screening the AONB and for drainage. There are some significant trees on this site notably along what is believed to be an 'old green lane' along its southern boundary. It is considered important to provide wildlife connections through this site.

**Map 4.15: Aerial view of Lea Meadow**<sup>59</sup>

<sup>59</sup> Source: 'Imagery ©2015 DigitalGlobe, Getmapping plc, Infoterra Ltd & Bluesky, The GeoInformation Group, Map data ©2015 Google'



SON 9 is allocated for 60 homes within the site area of 3.2 hectares shown on Map 4.16 shaded in blue and edged in red.

Planning applications should be accompanied by a Design Brief setting out the principles for development. Applicants are strongly encouraged to discuss, and gain support for the Design brief from the Parish Council and encouraged to follow the pre-application protocol found at the end of Part Four.

The **Design Brief** should demonstrate how the proposed development includes the following:

**Landscape**

- A Landscape Visual Impact Assessment should be prepared and submitted with the planning application;
- Incorporate and reinforce existing landscape and biodiversity features, including adequate root protection zones for existing trees and hedgerows around the site;
- Protect existing wildlife corridors that cross the site and connect to adjacent woodland, countryside and open spaces;
- Retain, augment and widen the area of trees and hedgerows along the Peppard Road frontage to screen the lower part of the site from the AONB;
- Strategic planting of lateral screening woodland belts midway up the rising site to minimise visual impact of development from the AONB as shown on the Concept statement.

**Open space and infrastructure**

- Provide green space that is multi-functional (for a range of age groups) readily accessible to the residents of the development and well overlooked;
- The installation of an integrated Sustainable Urban Drainage System (SUDS) or an acceptable alternative.

Lea Meadow	Policy HS7
	Site reference SON 9
	Gross area of site: 3.2 hectares
	Number of homes: 60
	Affordable homes: 40%

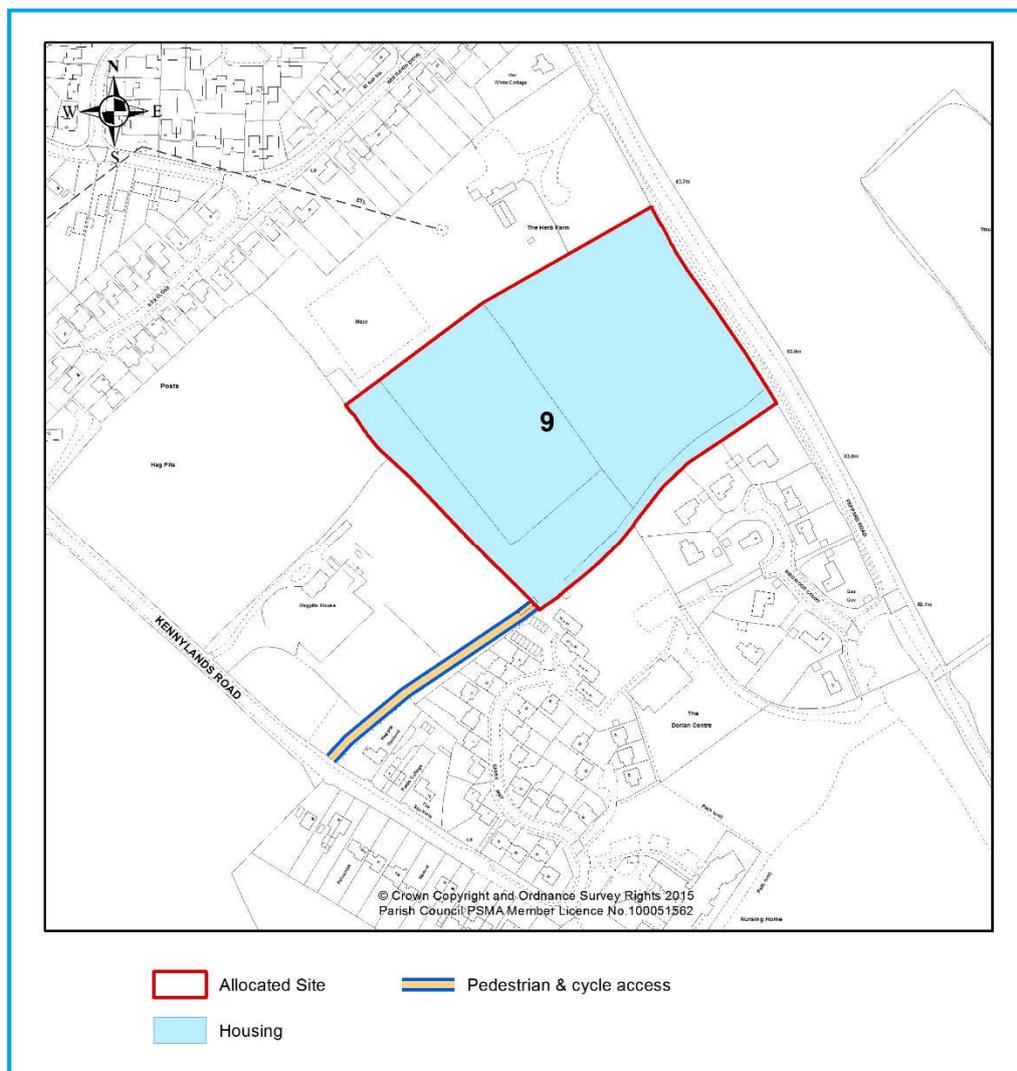
### Access

- Provide a single centrally located vehicular access from Peppard Road;
- Provide safe pedestrian and cycle access from the site to Kennylands Road;
- Any footpath/cycle route connecting the site to Kennylands Road that passes to the rear of Essex Way and Bird Wood Court properties must be adequately screened and be fenced to give privacy to the residents.

### Layout and design

- Ensure that the proposed dwellings are designed to minimise their visual impact on the AONB. Particular consideration should be given to the ridge heights of the proposed dwellings and the colour of the building materials used.

**Map 4.16: Outline development area for SON 9**



## Employment site

Kidby's Yard	Policy:	EMP 1
	Site ref:	Kidby's Yard
	Gross area of site:	0.4 hectares
	New site:	0.1 hectares

**Kidby's Yard** site, as shown on Map 4.18, is allocated for continued use as an **Employment** site with:

- Potential for reorganisation of the yard; and
- An extension area (0.1 hectares) adjacent to and contiguous with the yard.

### Existing employment use:

Office, vehicle storage and light industrial workshops on the existing yard.

### Proposed scope:

Any new development on this site will be B1 use. Where planning permission is required applications for change of use from B1 uses to non B1 uses will be refused.

Planning applications should be accompanied by a Design Brief setting out the principles for development. Applicants are strongly encouraged to discuss, and gain support for the Design brief from the Parish Council and encouraged to follow the pre-application protocol found at the end of Part Four.

The **Design Brief** should demonstrate how the proposed development includes the following:

### Landscape

- Strategic planting/buffer zones, where needed, to protect the AONB. This should include lateral planting to screen prominent areas resulting from rising topography.

### Access

- The potential to have a circular internal road to improve access and movement around the site.

### Layout and design

- Ensure that the proposed buildings are designed to minimise their visual impact on the AONB. Particular consideration should be given to the ridge heights of the proposed buildings, preferably single storey and the colour of the building materials used;
- Provide an appropriate number of car parking spaces in order to discourage on-road parking on Kennylands Road.

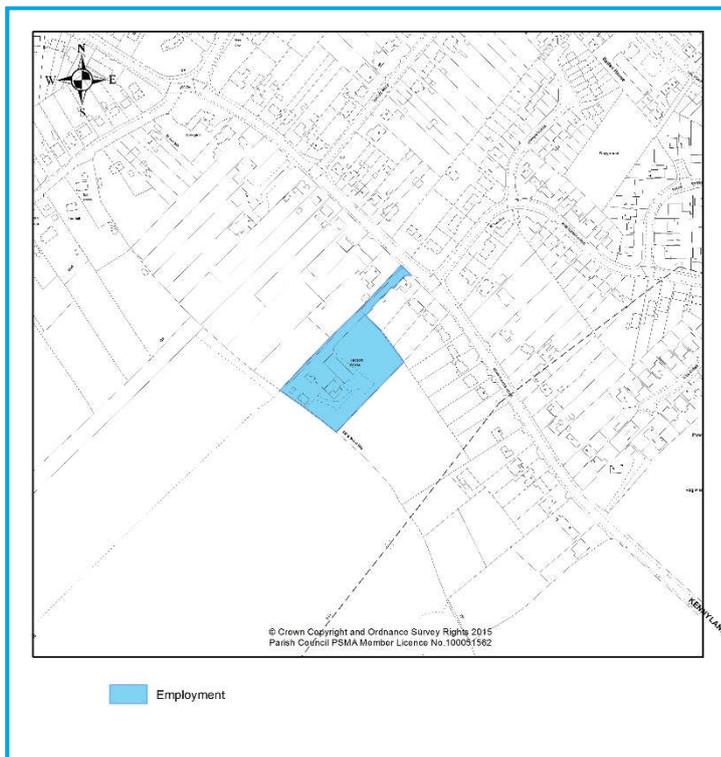
### Operations

- The following restrictions on visitors and workers to the site are not before 8am and after 8pm from Monday to Friday, before 8am and after 1pm on a Saturday and anytime on a Sunday or Bank Holiday.

Map 4.17: Kidby's Yard <sup>60</sup>

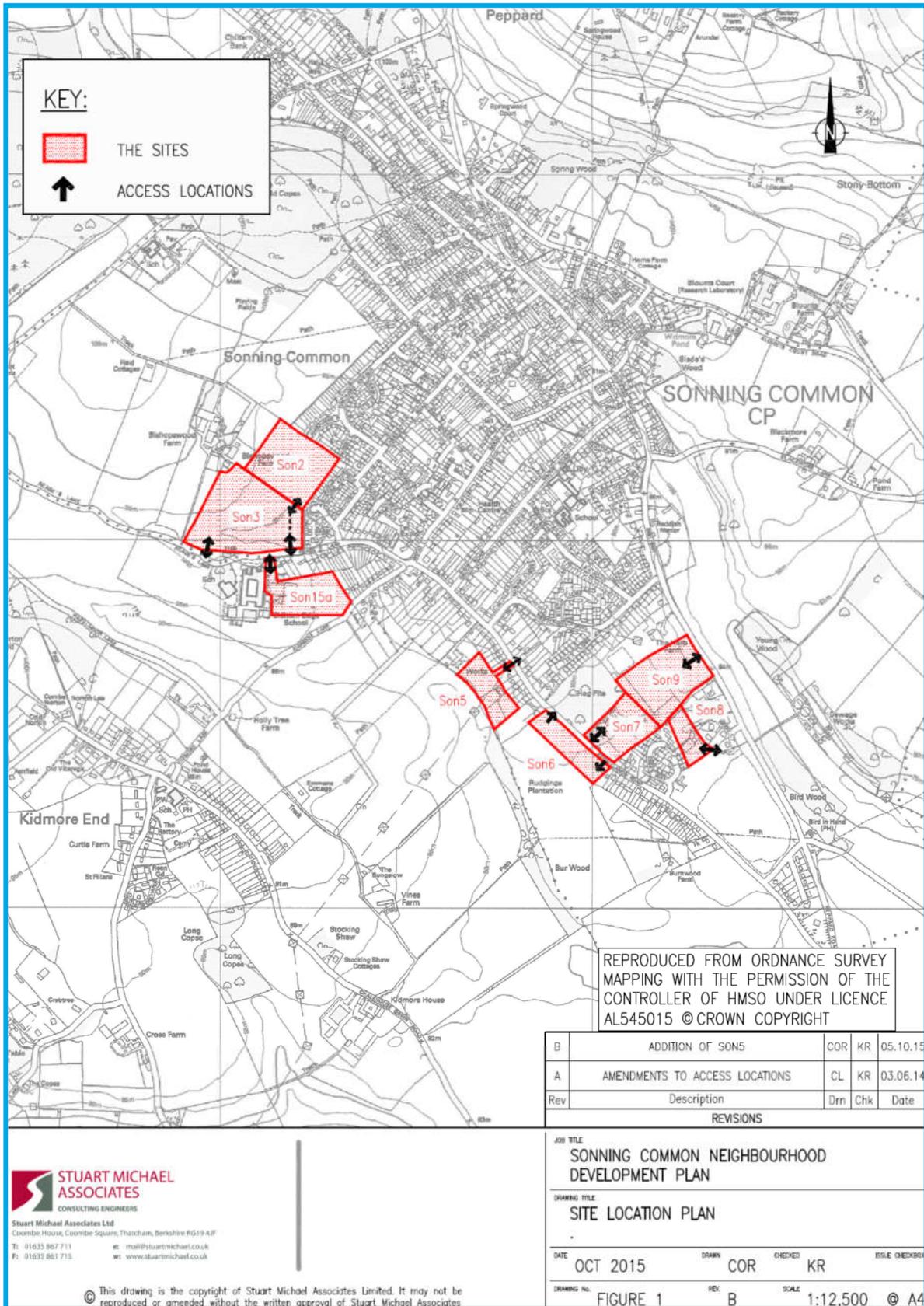


Map 4.18: Outline of Kidby's Yard



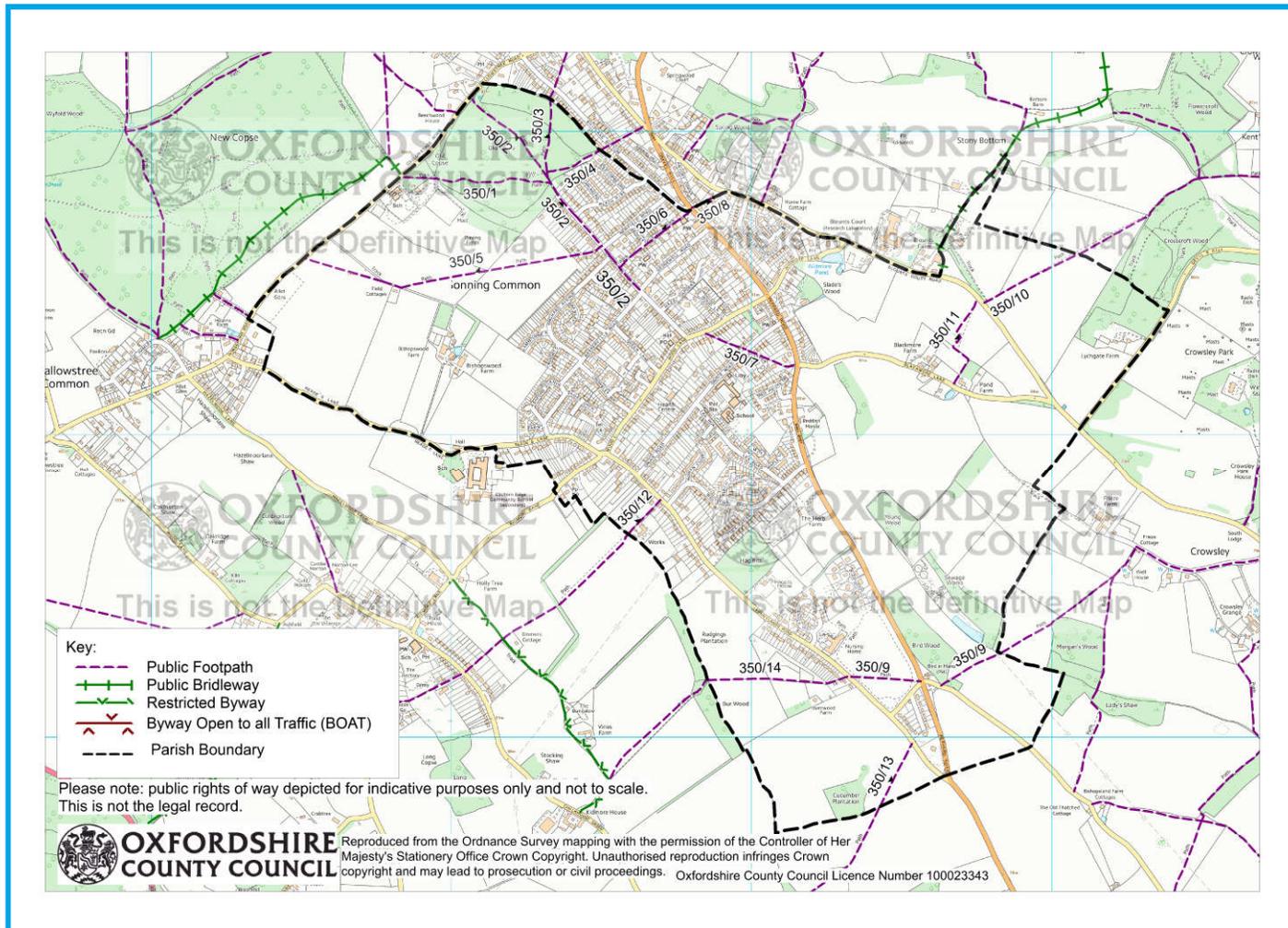
<sup>60</sup> Source: 'Imagery ©2015 DigitalGlobe, Getmapping plc, Infoterra Ltd & Bluesky, The GeoInformation Group, Map data ©2015 Google'

Map 4.19: Location of access points to allocated and reserve sites <sup>61</sup>



<sup>61</sup> Source: Stuart Michael Associates - consultants

Map 4.20: Sonning Common Public Rights of Way<sup>62</sup>



<sup>62</sup> Source: Recorded Public Rights of Way – OCC – Mar 2015

## Sonning Common Pre-Application Protocol

Any proposals **must accord with the Sonning Common Neighbourhood Development Plan** and with those of any higher level plans, notably those of South Oxfordshire District Council and Oxfordshire County Council, as well as all national policy. Because much of any engagement will be about overall and detailed design and character, particular attention is drawn to the Sonning Common Character Assessment and Design Statement because applicants will be required to demonstrate how their eventual proposals will add to the local distinctiveness of the village.

*Use of this Protocol is without prejudice to the eventual judgement of Sonning Common Parish Council on the merits of any final application, even if a good involvement process has been agreed and followed.*

### Context

The National Planning Policy Framework states that:

*“Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.”*

South Oxfordshire District Council’s “Statement of Community Involvement” also states that:

*“We would like applicants and developers to discuss proposals with neighbours in all cases, before making a formal application and recommend that they consult more extensively with the community for applications that are likely to have a wider effect. Town and parish councils may be a useful contact point for developers at the pre-application stage. In this way issues and local concerns can be identified and alternatives considered. This early involvement of local people can save time by reducing objections later.”*

The “10 Commitments for Effective Pre-application Engagement” published by a group representing planning, industry and community groups states that:

*“Early, collaborative discussions between developers, public sector agencies and the communities affected by a new development can help to shape better quality, more accepted schemes and ensure improved outcomes for the community. These discussions also avoid wasted effort and costs.”*

Sonning Common Parish Council fully support and endorse all of the above and will play their appropriate role in delivering high quality pre-application involvement with themselves and the wider Sonning Common community as proposals come forward.