

Background paper to present the case for the development of SONs 2/3

Recreation needs and use of SONs 2 & 3

1. The Case

This case for recreation needs and use of SONs 2+3 is a Background Paper to the Submission release of the Sonning Common Neighbourhood Plan (SCNDP) and an integral part of it.

For a combination of reasons, the SCNDP “working party” group (NDPWP) are including within our Neighbourhood Plan an area of AONB- designated land to provide vitally needed recreation land for the benefit of the local community and for some housing (50 homes). This area is designated as SON 2 and SON 3 in the SCNDP.

The circumstances for this are exceptional and indeed almost unique.

In liaison with the CCB and Mr White, its planning officer for the first 3 plus years of the evolution of our NDP, the NDPWP has taken guidance from and benefited from site visits by him throughout that period. That input has been absorbed into the evaluation of our sites and the options for choice.

The community of Sonning Common cherish the beautiful AONB and woodland character of their area. They are keen to conserve and enhance that natural beauty, respecting the rare gifts of their environment. They are prepared to accept some development but anxious that it should be marshalled and constrained from causing harm. Particularly they are keen to protect the wildlife flora and visual beauty of their area. However, they live in a settlement that grew from virtually nothing at the start of the 20th century and which developed without appropriate provision for recreation and village centre resources that older settlements often take for granted. In other words, Sonning Common has never been planned to be a truly sustainable development; this causes great challenges for any future plan that seeks to address sustainability in a serious way. In this instance the focus is on putting right some recreation deficits specifically large green open spaces for community use.

The NDPWP, firmly supported by the overall view of residents, seek development on our SON 2 NDP site for 50 homes. This site is 3.3 hectares in gross area and is intended to be for 2.0 hectares of Net Developable area and for 50 homes at 25 per NDH hectare. This net developable area allows necessary scope to screen thoroughly, with strategic landscape planting, stand off and shelter habitat areas and to provide appropriate informal and landscaped space outside the private plot areas; thereby conserving and enhancing the natural beauty of the wider AONB, its ecology, wildlife and the landscape setting of the village. Exceptionally this flat arable site is presently **surrounded on 3 sides by development**. It has housing estates on two sides and a farm complex on the third side.

Development of SON 2 will enable provision of recreation land for the community on the AONB SON 3 site and contribute 50 homes towards the Sonning common allocation of new homes from SODC. Our belief is that this recreation objective is a key one, both to ensure the **sustainable** nature of Sonning Common for the future and for the **well-being** of its residents. The NDPWP believe this to be clearly in the **public interest** and to have a priority, standing above routine allocations of housing to sites in the normal way.

SON 3 represents 5.3 hectares of gross area, but some 0.7 hectares along the western border will be retained by the Landowner with arrangements in place for it to be planted with trees as a significant landscape buffer and wild life movement corridor. SON 3 sits on Reade's Lane directly - opposite the local secondary school - Chiltern Edge. This location offers singular scope not only for much needed benefits for the wider community, but also scope for mutual win-win benefits in conjunction with the school and its pupils.

Development on SON 2 would be proposed under a strict **contractual** agreement between Sonning Common Parish Council and developers (and owner) that IF SONs 2 and 3 are included in the SCNDP as a selected combined site, and **if** at any time in the future planning permission for housing development on SON 2 is granted, **then** this will trigger an obligation by developers (who hold a legal form of option from the owner) to ensure that the net 4.4 hectare SON 3 site is transferred as a freehold to a local community Trust, for the recreation and well-being of the community, in perpetuity.

The NDPWP believe that the provision of SON 3 to the community is necessary to make SON 2 acceptable in planning terms. Its provision would uniquely achieve that result. The developer has confirmed that it would remain perfectly viable as an overall development – given the existing use of the land for sub-contracted arable farming.

The NDPWP believe that our proposal is the right one for both our community and the AONB area as a whole. It is the responsible option and ask the Examiner to endorse our assessment to enable us to proceed with confidence, having consulted closely in advance of this request.

2. The Policy context

a. Chilterns Conservation Board Objectives

The Board's purposes are given in Section 87 of the Countryside and Rights of Way Act 2000:

1. *It is the duty of a conservation board, in the exercise of their functions, to have regard to:*
 1. ***the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty, and***
 2. ***the purpose of increasing the understanding and enjoyment by the public of the special qualities of the area of outstanding natural beauty,***
but, if it appears to the board that there is a conflict between those purposes, they are to attach greater weight to the purpose mentioned in paragraph (a).
A conservation board, while having regard to the purposes mentioned in subsection (1), shall seek to foster the economic and social well-being of local communities within the area of outstanding natural beauty, but without incurring significant expenditure in doing so, and shall for that purpose co-operate with local authorities and public bodies whose functions include the promotion of economic or social development within the area of outstanding natural beauty.

The Board has a statutory duty to publish a Management Plan for the Chilterns Area of Outstanding Natural Beauty, and to promote its implementation by a wide range of organisations, including local authorities, government agencies, community groups and landowners.

SCNDP believes that our proposal and plan is thoroughly appropriate for the economic and social well-being of our local community.

b. Chilterns AONB Management Plan 2014-19.

The Board's Management Plan seeks to direct and balance the different aspects of its remit.

The NDPWP believe that our request is appropriate with particular reference to Section 2 Understanding and Enjoyment and Section 3 **Social and Economic well-being** of the Board's plan. The proposal is to retain SON 3 in perpetuity as a mostly green space enclosed by mature trees and hedgerow to be used for sporting and recreational purposes. SON 3 would provide a new publicly accessible space to counter current stark-deficits in this area (see section 3 and Appendix A). Our reading suggests that CCB management plan policies such as UE1, UE8, UE9, UE12 and UE20 are supportive in this. In addition, it is believed that this SON 3 proposal will help build links between the community and their natural environment and support human health through mental and physical well-being - together with offering scope to counter the threats of modern sedentary lifestyles and obesity. In these ways SON 3 can make an important contribution towards the sustainability of Sonning Common as a Larger Village and provide new opportunities for the community to come together for special events, such as summer fetes, on an accessible village green that this community has never had. The NDPWP's reading is that CCB management plan policies such as SE7 and SE6 are also supportive.

c. NPPF policy

Paragraphs 115 and 116 of the NPPF particularly cover the potential use of any nationally designated land. They are as follows.

115 says:-

Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.

116 says;

Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:

- *the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
- *the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and*
- *any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.*

Public interest. The NDPWP consider that our plan and proposals are appropriate in the **public interest** and are confident that this view is supported both by Sonning Common Parish Council and the overall view of residents as revealed through our NDP consultations.

The issues of **need**, and a careful review of **options** are all covered below. It is important to deliver a solution and our contention is that no other viable solution exists – as covered in policy above.

NDPWP believe that seeking to deliver our community's need for SON 3 on another site would

- **either** have a much larger impact on setting of the AONB and its scenic beauty on the other site (which would be in the AONB)
- **or** would remove extremely expensive potential real estate non-AONB land from being available to accept our allocation of new housing (although in reality recreation use would be priced out) – thus forcing that housing onto other AONB sites

- **or** would be on fragmented sites which would not deliver the needed resources because they would not comply with Sport England standards (which is important for funding and fitness-for-purpose); thus we believe that any such an alternative would be strongly sub-optimal, both in landscape and economic/cost terms, to the extent that it would not be deliverable.

It needs to be noted that the character of the Larger Village of Sonning Common is that it is closely hemmed in by other settlements, including Emmer Green, an outlying suburb of Reading, Chalkhouse Green, Kidmore End, Gallowstree Common and Rotherfield Peppard. SODC have already assessed Peppard Common as forming part of the Larger Village of Sonning Common and its built form. Thus development scope for Sonning common is tightly constrained. Probably the greatest threat to the local AONB is for development sprawl to bring the very large town (really a City by scale) of Reading into the Chilterns AONB.

It is believed that, given the options, net **detrimental** effects would be modest. Far from reducing recreational opportunities this proposal would address serious deficits therein. When the AONB boundary was designated in 1965 its edge along SONs 1,2 and 3 was the edge of a building site and a very “hard edge” remains to this day. The use of SONs 2 and 3 would provide the opportunity to enhance the boundary of the AONB through planting and screening. Thereby the current ‘hard edge’ would be softened and the current detrimental effect reduced. SON 3 would be protected in a largely green use in perpetuity. Furthermore, SON 2 itself is starkly atypical of AONB land. It is extremely unusual to find a small area of AONB land which is surrounded on **three sides by development**. So its loss if it became a housing development would surely be acceptable in terms of planning terms when considered against the community gain of SON 3, as green-use land to held in perpetual protective trust? The landscape planting area in the 0.7 hectares of SON3 on its western edge to be retained and planted with trees as a strong landscape buffer and wildlife movement corridor would add to the AONB. SON 2 currently also suffers from relatively hard edges along the fence-lines of existing housing. The Site Policy for SON 2 takes full account of the need for a strategic landscape buffer for the benefit of the wider AONB and for wildlife. In terms of proximity to the village centre and schools, SON 2 is clearly a **highly sustainable** site. Recreation on SON 3 would be closely linked to the secondary school and highly accessible for villagers.

d. **SODC policy**

SODC Policy CSEN1 particularly covers the potential use of any key countryside or nationally designated land. It says;

Policy CSEN1 Landscape

The district's distinct **landscape character and key features** will be protected against inappropriate development and **where possible enhanced**.

- (i) Where development is acceptable in principle, measures will be sought to **integrate** it into the landscape character of the area.
- (ii) High priority will be given to conservation and enhancement of the Chilterns and North Wessex Downs Areas of Outstanding Natural Beauty (AONBs) and planning decisions will have regard to their **setting**. **Proposals which support the economies and social well-being of the AONBs and their communities, including affordable housing schemes, will be encouraged provided they do not conflict with the aims of conservation and enhancement.**
- (iii) The landscapes and waterscapes of the River Thames corridor will be maintained and where possible enhanced as will the setting and heritage of the river for its overall amenity and recreation use.

Landscape character, key features and integration; within the NDP Plan, the Concept design statement and the site policy for SON 2 detail the requirements on any developer to have due regard for landscape character and key features to the wider AONB. It also incorporates measures to integrate the development with structured landscape planting and protection for wildlife movement and potential habitat areas. Care has been taken to integrate changes into the future landscape and the landscape setting of the village.

Economic and social well being; throughout the development process of the Neighbourhood Plan the NDPWP, strongly supported by residents, has been motivated to provide for the economic and social well-being of this community. Sonning Common barely existed as a settlement prior to the 20th century and did not reserve communal land from enclosures in the 19th century. Housing development in Sonning Common really mushroomed in the second half of the 20th Century – particularly in the 1960s and 70s. Leisure and recreation space and activities was not part of the provision and the result is a significant deficit. It is part of the NDP Vision that this should be redressed for the 21st century.

As noted above in the NPPF section, the proposal provides some real benefits in terms of long-term **conservation** and **enhancement**. Overall the impact is not considered to be in conflict with policy.

3. The Need for Recreation land in Sonning Common

Sonning Common has a clear lack of and wish for recreation land.

a. History and evolution of Sonning Common

There was very little development in Sonning Common at the start of the 20th century and its Common lands had been enclosed and lost in the 1820s. Whilst Reddish Manor dates back to Tudor times in the earliest 1500s, evolving from a farmhouse there are few very old properties. The local historian Fred Richens notes in his book “The Village that never was” that by 1820 there were only 9 dwellings and by 1902 only 40. In 1902 William Fisher of Emmer green sells part of the land enclosed to the south of Wood Lane (and previously held by the Baskerville family until 1892) to Arthur Janes a builder and this land is then referred to as “The Reddish Farm Building Estate”. In 1907 Sonning Common appeared in Kelly’s Oxfordshire Directory – listed as a village for the first time. By 1913 there were 150 dwellings. As improved transport connections to Reading, water, electricity and other modern improvements developed to the benefit of Sonning Common, Arthur Janes continued to build until his retirement in 1939. Post war there was further building and by 1952 there were 1,450 people living in the village. In 1952 Sonning Common became a civil parish in its own right. In 1957 Chiltern Edge Secondary school was completed as a new build and welcomed its first pupils. In the early 1960s Sonning Common was selected for very substantial growth (Planning then being run from Oxfordshire). In 1963 and 1964 papers submitted to the council envisaged a growth in the population of the village to 4,050 with some 600 dwellings to be added. In practice this took until into the early 1970s. In 1965 the AONB area was designated for the first time. By the 1970s the school roll of Chiltern edge had boomed and additional (AONB) land going out to Gallowstree Common was gifted by a local family to provide extra playing fields. By 1977, Fred Richens, when writing his history, noted that Chiltern Edge school was celebrating its first 20 years - with a school roll that had grown to 1300 pupils. More generally, as an older resident, he comments on the boom in Sonning Common that it has become “a place in which younger people pre-dominate”. However, many of the incoming residents liked it and stayed on - so that the boom wave has rippled through subsequent decades as that cohort has aged. It will mostly resolve during this plan period. It is reflected at the end of Appendix C of the paper where at 2011, the mix of people aged 72 or more was some 59% greater than in South Oxfordshire as a whole. Temporarily Sonning Common currently has an older mix due to the 60s/70s boom, but during the plan period the homes of that older cohort will come to market and cause a correction in the age mix. The cohort of ages from 35-65 at 2011 census date were very much in line with the overall South Oxfordshire age mix for that group; so the combination of a larger number of home sales plus new completions are likely to have a significant rejuvenating impact. Unlike erroneous suggestions in the Nortoft report based on incorrect OCC forecast data. Much of the development approved in Sonning common did not make extra provision for the village centre nor for recreation. Miss Sibella Bonham-Carter (a niece of Asquith) was a resident and prominent figure in the history and development of Sonning Common; often stepping in as a benefactor with private funds to try to make improvements in the village. She provided land to

enable more car parking behind the Village hall, money for play areas for younger children and for the Millennium Green – as well as many other projects frequently promoting and supporting the planting of trees at every opportunity. She was often outspokenly critical of the planning failures of those times - as growth was not supported with sustainable provision or facilities. For a long time, she supported and inspired the Sonning Common Society – promoting village life and its rural character.

b. Evaluation of recreation and leisure deficits and needs (with input from SODC's 2008 audit)

Appendix A details the deficits of recreation provision locally – using SODC standards and the detailed facilities audit work from SODC's 2008 audit publication. **Account has been taken of current and expected local population together with changes in facilities since that audit work.** It clearly shows the extent of the lack of provision locally and that collectively the degree of lack is very substantial indeed.

c. School facilities

Chiltern Edge School faces considerable investment challenges. Its school roll is much reduced from its peak and, although the 1960s/70s boom in Sonning Common fuelled it in the past, subsequently the evolving age imbalance has caused many local family homes to be under-occupied and to generate fewer pupils than previously. The expansion and relative proximity of Highdown School has also had an effect - retaining more Reading students from Caversham, Caversham Heights, Emmer Green and Caversham Park Village. Also a greater percentage of pupils now attend fee-paying schools in the wider SE England area than was the paradigm in past decades. Chiltern Edge now has foundation status and is run by its Governors and Headmaster. There seems no prospect of the school having a school roll remotely as high as once applied in the peak 1977 era (1300). The school has an assured future, has ongoing support from Reading for pupil demand from Reading suburbs and is achieving good academic results. In order to support the best facilities with investment it is proposing to develop the SON 15a site for housing. There are a wide range of investment and refurbishment needs. The SON 15a development will remove existing asphalt tennis courts and a playing field area; these might be provided on SON 3 thus providing scope for school and community use. Whilst the Department for Education (DfE) formulas for retained land are safely fulfilled by the land which the school will keep, there are investment needs and facilities which could potentially be created with the community to support some shared-use by time-slots. The existing school changing rooms alongside its pitches and gym are far too small and in clear need for major refurbishment. There is potential for joint use of community facilities if these were to be provided on SON 3, including changing room capacity.

The Head and Governors have made very clear the strict limitations of any shared use of the existing school facilities and of course there are important safeguarding challenges, given that the facilities were never designed or built with shared use in mind. For these reasons they support the proposal for SON 3 to provide a better basis for shared use on a time-use basis with less conflicts with extra-curricular school sports and usage.

Currently Reade's Lane is often clogged around school pick-up and drop-off time by cars and school buses. Development of a car park in the SW corner of SON 3 would provide for school buses and parents' cars to use that car park at an off-peak (community use) time to free congestion on Reade's Lane. This would both improve an existing problem and prevent any exacerbation from the necessary housing development. The provision of SON 3 for recreation would enable a joined-up partnership between the community and the school to provide school, youth and adult recreation whilst recognising safeguarding constraints over use of pitches and security constraints.

d. Community wish

i. Parish council support

The Parish Council are sponsors of this NDP and fully support the need for SON 3 and for improved provision; this includes working in partnership with Chiltern Edge School. This includes the development proposals for SON 3. Sports development of SON 3 will be effected module-by-module in sensible planned stages. Funding is expected from parish council development land, 25% of CIL, parish funds together with grants and matched-fund applications to trusts. In addition, Chiltern Edge School have indicated that they would be content to invest funds for aspects of the SON 3 development of particular interest and mutual benefit to them; in particular, this may include changing facilities, MUGA and tennis courts and any all-weather football pitches. As SODC have consistently advised, including at Town and Parish events, a freehold interest in land is a vital first step in accessing funds from grant-awarding bodies. The development would proceed as outlined in 6 below.

ii. Resident feedback in NDP consultations

Feedback from residents during the NDP process has been overwhelmingly positive for addressing the recreation deficits and providing new facilities. To be fair some residents – particularly from Reade’s Lane have asked questions about the potential traffic and impacts of development on Reade’s Lane and have not been enthusiastic and even outright opposed to any development of either of SON 15a or of SONs 2/3.

However, others in Reade’s Lane and Kidmore lane have been more receptive and simply concerned that the proposals are thought through for the benefit of the village. The wider village is strongly in favour for a variety of reasons. These very much include the need for recreation but also for balancing housing development around the village. Equally important is the retention and rural feel of Sonning Common together with a desire not to sprawl towards Reading.

iii. OYB Survey

One significant recreation event that takes place every year is the “On Your Bike”. This is a family event where riders of every age ride a 6, 12 or 20, mile course around the lovely local countryside. An entrance fee is paid, sponsors support the event and money is raised for the Primary school and a nominated charity for the year. The event has run since 2006, raised some £25,000 for charity and has grown participant numbers in most years. Some 546 people participated in the 2014 event, when the questionnaire was completed and the results are shown in that Appendix B. Interestingly this demographic was on average somewhat younger than the ones attending the NDP meetings, but equally supportive. Most families only returned one response, but the response obtained was overwhelmingly positive for addressing the local recreation deficits. The response was particularly positive for a Sports hall and fitness gym, outdoor pitches including for football and cricket and for a MUGA/ asphalt courts.

e. Potential recreation site

As noted above the site identified to address some of the deficits is the NDP site SON 3, just to the north of Reade’s Lane. This site has a number of strategic advantages over any other site which could have been considered;

- It is visually contained within strong hedgerows including close growing mature trees, including oaks.
- It has scope for vehicular access from Reade’s Lane and the access points chosen have been validated both with SODC Forestry as regards trees and also OCC Highways as regards standards, vision and safety.
- It is a large field (gross 5.3 Hectares, but now reduced by the owner to some 4.4 hectares, with provision of a tree-planted landscape screen and wildlife movement corridor on the western edge) offering some flexibility of use.

- It is close to Chiltern Edge secondary school - offering scope for partnership and joint benefits.
- Use for recreation would secure its green use in perpetuity and, with the 0.7 hectare landscape screen, thereby buttress the AONB in the long-term.
- It has a small valley going across the southern part of the site dipping towards the SW corner. This corner already has tall and mature trees which support the strong screening of this corner. This would allow suitably mitigated facilities to be built there without having the ridge height have an impact in the wider countryside and AONB. It has also been suggested that a hall could be situated in the SE corner – again to take advantage of the topography. In any event this site is uniquely suited to provide a community/sports hall as needed in Sonning Common.
- There is some first floor surveillance from Farm Close. (Farm Close was a rural exception site development built in the SE corner of this field in around the year 2000). There would also be some modest first floor natural surveillance from properties built on SON 2 with windows facing to SON 3.
- Its proximity to Chiltern Edge School means that it will attract other natural surveillance to help it be a positive venue for recreation.
- Kidmore End Memorial Hall is a small wood built hall on the crescent of land outside SON 3 on the north side of Reade's Lane. It was built after the end of WW1 in the early 1920s. It is operated by a charitable trust and the trustees have noted that whilst they will do all they can, the building is approaching its end of life and cannot be sustained indefinitely. Some of its uses could naturally transfer to new facilities when built. In the meantime it could help support usage of the new recreation field. Full development of SON 3 may take a decade or more and will be planned in modular stages.
- As an AONB site this site would not be appropriate for residential development. Any site appropriate for residential development would attract a huge land value that would make the site cost-prohibitive for recreation use.

The site does have some issues to be resolved. These include

- The need for roadway to provide vehicular access to SON 2. This would go tightly behind the existing Farm Close properties, coming in from Reade's Lane opposite the Whitehill property – where there is a gap in the mature trees satisfactory to the SODC Tree Officer and where our Highways consultants and OCC Highways have identified the optimal vision splay to exist.
- There exists an (11kv) electricity cable running on poles from the Memorial hall across the site, across the corner of SON 2, across SON 1 and up to the Bishopswood area. These cables supply the farmhouse, the telephone masts and residents beyond including Beech Rise. The intent is for these to go under the new access drive to SON 2, together with other services; this has been agreed with the developer.

- The site is not level and will require some terracing. In part this is positive and will help locate a future sports hall discreetly. The site undulates from a ground level of some 95.5 metres in the northern apex down to around 91 metres in the lower middle of the site (going as low as 89 metres in a small area halfway up the Farm close boundary) before rising to around 93 metres in the S near Reade's Lane (91 in SE corner and 94 in SW corner). Transfer from the upper level at the apex and west to the central area will provide an acceptable playing surface for pitches. The area for pitches will thus be above the SE other sports area and access road to SON 2.

f. Alternatives and issues applicable

In the absence of use of SON 3 it is far from clear where the needed community recreation resources could possibly go – particularly with regards to the hall and changing facilities. Uniquely in this case there is a landowner and developer who are committed to support this provision and such support is of great importance.

Our work with the CCB and its former Planning officer has indicated sites around Sonning Common that are inappropriate for housing and it certainly follows that it would not be acceptable to build a large structure into that open landscape, which has been judged inappropriate even for housing! A four badminton court sized hall would have an internal clear height of 7.5 metres. By the time that we have a barrelled roof over that the ridge height might approach 10 metres and would certainly exceed 9 metres. Furthermore, the hall itself would have significant bulk. Plainly such a proposition could not sit comfortably in open landscape and requires an appropriately visually contained site – even with mitigations of colour, materials and extra planting around it. Indeed, planning policy would not support such a proposition.

On the other hand, if one were to consider sites which **are** likely to be acceptable for housing development, **then** the real estate value would then become so valuable as to completely preclude recreation use on cost and economic grounds!

Furthermore, a site further away from Chiltern Edge School would not enable the joint benefits envisaged.

It would not be appropriate to build a hall in the open landscape nor one that would be distant from ready access by the local community.

The result of the above is that there is and will only ever be one unique opportunity to address this strategic need for Sonning Common and it is on SON 3.

It is necessarily planned on that site for clear and compelling social and economic reasons. Although use of AONB land may not be ideal on simplistic policy grounds, policy only requires great weight to be applied to AONB land and careful consideration – taking due account of the factors provided for in policy why such use may in exceptional circumstances be necessary. Here it is plain that sustainable provision is essential and that any alternative would be highly

unlikely to achieve economic viability and would have much more adverse environmental impact.

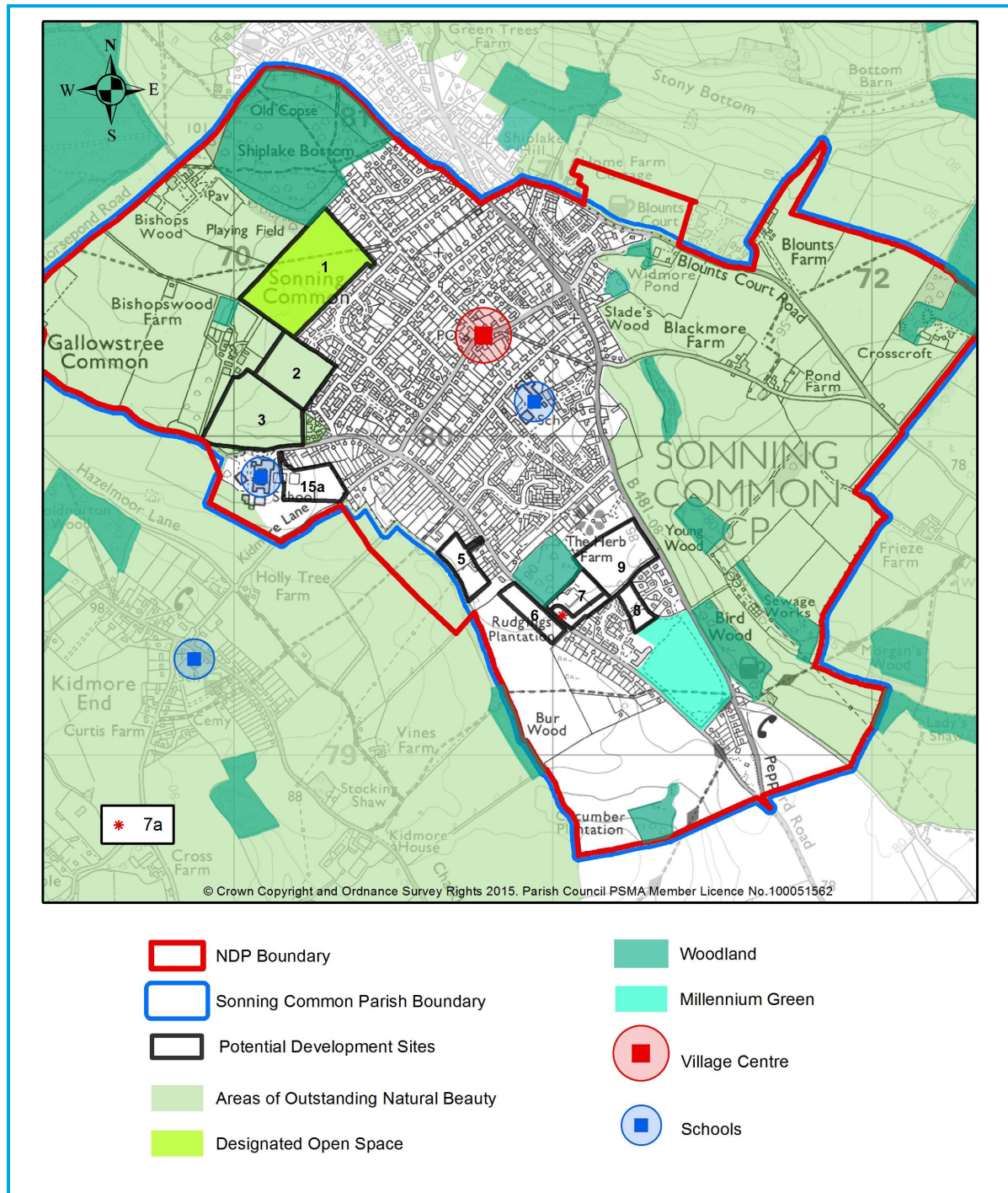
Clearly this proposition depends on the acceptability of some sensitive but enabling residential development on SON 2, which in this exceptional case and (additionally) given the pressure for housing development we regard as proportionate and reasonable. We believe that this site uniquely meets the NPPF paragraph 115/116 tests and those of SODC CSEN1 being in the public interest, supporting the well-being of a significant community within the AONB and necessary for social and economic reasons. SODC policy G5 notes that “In seeking to make the best use of land regard will be had, to the role and importance of **open space within settlements.**”

The fact is plainly established that the larger Village of Sonning common has grown up without suitable open space and recreation provision. The errors of the past should not be exacerbated by endorsing even further growth without fixing this issue.

SON 2 does not represent land which closely fits the character of AONB land. It does not represent very special landscape value being essentially a small flat ploughed field which is already enclosed on 3 sides by development (two sides of housing estates with very hard fenced edges and one side of the Bishopswood Farm complex). SON 2 is already virtually invisible from the wider landscape and this invisibility will be further reinforced by the careful layout plan and extra planting envisaged. SON 2 presents as being virtually part of the built form already. Landscape and Visual Impact Assessments (LVIA) have underlined these facts.

By contrast to the NDP proposal for 50 homes concentrated on the inner area of SON 2, the SODC LVIA (which solely considered housing and not the wider needs) suggests capacity for 56 homes spread across SONs 2+3 standing out into these sites. Taking the wider view, it is evident that 50 homes on SON 2 can be very well screened to the point of near invisibility from the wider landscape and that this is an appropriate route forward. As landscape SON 3 has more merit. It is still essentially a plain ploughed field, but is strongly enclosed by close planted mature trees of an architectural scale and effective supplementary hedgerow. These sites differ starkly from the much more open and rolling countryside represented for example by SONs 4 and 10; these are AONB landscape of the very highest visual beauty, strongly emphasized by their topography and openness. These are the calibre of landscapes that residents most strongly supported in surveys. Residents have strongly supported use of SONs 2+3 in the exceptional use planned.

4. Development needs, allocations of new Homes and Sites



Map 1.1: Sonning Common – Strategy, sites and environment

a. Allocations and sites within the NDP

This document is a background paper and an integral part of the Submission consultation release of the SCNDP Plan. The map opposite illustrates the potential sites for development and the current built environment and shape, of the village. A brief review of the sites and allocations in the Plan including comment on reserve and excluded sites is provided in Appendix C.

This does not attempt to cover every nuance or detail of the site selections, but simply to give an indication of some key points sufficient to indicate the broad outlines. It should be noted that that SON 2, in terms of proximity to the congested village centre and schools is highly sustainable. The key willingness of the owner of SONs 2 and 3 with a view to the benefit of the village is also a key factor.

Given the reality of additional SHMA obligations we feel that the choices made are clear and that there is scant scope for us to deliver securely or in a more sensitive manner than proposed.

In terms of the detail of delivery and subject to our LP2031 obligations, we do not feel that development on SONs 2 and 15a should proceed at the same time. In fact, there is some potential benefit of SON 2/3 happening first – particularly to the extent that it might enable better congestion relief from school drop-off and pick-up arrangements. Likewise, in other parts of the village it is important that the disruption of development be phased such that temporary conflicts are managed and mitigated.

b. Options

The NDP process, which began in January 2012, has now being going for 4 long years - taking many thousands of hours of work by residents, skilled volunteers and expert consultants. During this period and until the agreed cut-off every opportunity has been taken to call for any likely sites to come forward – even if not previously on the SHLAA. Other than the Chiltern Edge School site none have done so. Effort has also been made to explore any scope that might exist for sites within the existing built up area or for relocation of anything existing.

Blue sky options were explored to consider for example the relocation of the existing primary school, but that did not appear viable, nor on careful review did it appear to yield any sustainability gain. It was not supported by OCC or the school itself. No alternative internal sites appear to offer any opportunity. Where there are (modestly) large gardens it is very much the typology of Sonning Common that they hold numerous trees which themselves contribute to sustainability and the environment. Consideration of aerial photography of Sonning Common emphasizes its strongly wooded and leafy character.

Because of location and topography, the SHLAA SON 5 represented a significant risk both to opening up sprawl towards Reading and significant adverse impacts on the very high visual beauty of the AONB SON 4 site. Residents significantly opposed this.

Ultimately, a strong landscape planting regime and elimination of the Orchard area to the south of this site have resulted in a compromise where the site is enabled to accept 22 homes with clear constraints on ridge-heights so as to protect key objectives whilst taking a contribution from this sensitive site. This approach also avoids the loss of a hedgerow along the Orchard and provides better scope for established wildlife movement corridors along the old and important outer hedgerow along the border with the AONB.

The pure infill area of SON 6 is already allocated for 26 homes, subject to a suitable landscape planting buffer, which will be required, as recommended by all the LVIA studies to fit in with the pattern of the landscape setting. SON 9 is already allocated for 60 homes, subject to recognition of its topography and exposed adjacency to the high visual beauty and AONB character of SON 10; this is in line with the SODC LVIA and capacity assessment. SON 15a would provide and enable important benefits for an important community asset, the secondary school, Chiltern Edge. Its site sits within an existing enclave in the built form and would not represent an overall advance of the wider settlement shape.

Although it will require the planting of a suitably deep landscape buffer, once planted and grown it will not be overlooked from any part of the surrounding landscape and will if anything positively enhance the landscape setting and view from the AONB. Currently, although dedicated to gymnastics, the gym on SON 8, which when sold (from being the previous Kennylands School gymnasium) was protected in recreation use by a planning covenant in 1983. It is clear that the gym should not be lost at the very least until a new Sports England compliant facility with public access can be provided on SON 3. It is a reserve site for 4 homes as the owners have represented that land profit from these could help with capital refurbishment of that gym and would be so invested.

There is some dispute over access with Sonning Common Millennium Trust who are the owning trustees of the Millennium Green and of the land providing access-way to SON 8; although the owners of SON 8 have certain rights of access the nature and extent of these is disputed by the parties, but it is judged that this modest number of homes on the back part of the site may well be possible under existing access arrangements. Finally, it is plainly clear that SON 7/7a would not have adverse impact on the wider landscape. It has complications over whether or not to retain the existing large house and some detail concerning trees because some are desirable for retention.

There are no other options that make any sense at all.

5. Landscape and ecology evidence

The NDP have commissioned an Ecology and a Landscape and Visual Impact Assessment review of sites. Informed by these with extra consideration of mapped hedgerows, known habitats and other survey evidence, an indicative map of key wildlife corridors in the surrounding area has been established. This is shown at Appendix C. The Ecology and LVIA reports appear on the website www.scpc-ndp.co.uk to be found under the evidence tab.

6. Scope for and envisaged use of SON 3

There is a long list of deficits and SON 3 will perform a vital role in addressing these. The deficits include a substantial area of Amenity Greenspace. In the ideal this would be provided separately to formal sports usage. There is always some conflict with the pastoral and more reflective use of Amenity Greenspace and the more active use of formal sports and activity recreation space.

Furthermore, there are some potential conflicts between dog-walkers and sports pitches. SON 1 has been designated as Local Green Space and there is an aspiration to explore scope for some Amenity Greenspace adjacent to the ancient woodland of Old Copse there in the future, although presently the landowner is not content to progress that. Indeed, whilst at one stage the landowner, had informed the NDP that she did not seek any housing development on SON 1 and was opposed to it, more recently, a representation by agents acting for her have opposed designation as Local Greenspace, apparently now in the hope of future housing development profits from this AONB land.

The character of this land is that it reaches out into the countryside, is adjacent to the cherished ancient woodland of Old Copse – which villagers subscribed to buy and place under the protection of the Woodland Trust and is diagonally divided by a very well-used Public Right of Way. The footpath is now even more heavily used for access to the new Sonning Common skate-park. This land is more exposed to the wider AONB, has limited screening on its western edge and is highly prized by residents – hence its designation proposal.

An indicative layout for SON 3, Appendix E(i), shows how the space could work and that it would comply to Sports England standards for pitches and a hall to be combined. It also provides for different sports activities. It illustrates the potential area where a future hall and facilities could be discreetly built as well as access and parking areas. In the short-term the Parish would need to assess the balance of ground use between the indicated activities and the need for amenity space. What is clear is that the site can provide a long-term future for facilities with scope for staged development.

The access road to SON 2 and planting/services is considered separate and to form part of the SON 2 development. An alternative layout has been proposed by Nortoft and this is illustrated at Appendix E(ii), which is not one that the NDP support. However, Nortoft agreed that there is a clear need to address recreation deficits and that SON 3 is the appropriate place for their provision. The developers Linden Homes have also suggested that location of the community/Sports Hall in the SE corner of the site be considered to utilise the lower ground there and to help minimise the effect of ridge-height (also applies to the SW corner). This would also to somewhat simplify the extent of terracing and earth movement required on the site. This is illustrated at Appendix E(iii). What is clear is that SON 3 provides the capacity to fulfil the need in Sonning Common and that planned well, with a modular design, this site can cope with all the community sports hall needs that are likely to emerge in future. Nortoft, based on their population figures, question whether there is an immediate need for a 4 court Sports Hall. It is accepted that a 4 court hall cannot be provided on a fast-track basis and that it is appropriate to develop in stages. However, based on correct population numbers and taking other factors into account that were unknown or mistakes by Nortoft there is a real potential need for a 4-court sized hall in future. What makes sense is to future-proof plans by designing-in modular options; it is about thinking ahead, or planning!

The SON 3 area will need a number of stages and delivery will necessarily need to be phased. There will be stages of development and of funding.

Phase 1

Terrace ground to provide an acceptably flat area where pitches would be. Re-route existing overhead electricity cable from running on wooden poles via underground route beneath new SON 2 access road.

Phase 2

Develop a **design** and layout for a future hall and facilities such that it can be developed and built in modular stages as funds permit. The design should envisage stages including;

- Car parking
- Toilets, showers and changing facilities
- Sports equipment storage
- A 2 badminton court size hall
- Scope for extension to a 4 court size hall
- Ancillary development (e.g. refreshment area, fitness suite, office.) Ensure design follows principles agreed with CCB

Phase 3

Provide vehicular access for the recreation area with drains and scope for services. Layout and provide parking area with permeable surface and suitable drainage.

Phases 4+

Modular built developments in accord with the design agreed from Phase 2

The understanding with the landowners and the developers (Linden Homes) is explicitly that on approval of a planning application for the specified housing development on SON 2, the freehold ownership of the SON 3 site will be transferred for a nominal £1 into a community sports and recreation trust in perpetuity. This agreement will be formalised as a security for residents before the final version of the SCNDP.

7. Design principles and proposals with mitigations

Following evidence and discussions with the CCB, the following is proposed on SON 3, to:

- Strengthen existing planting, including
 - understorey along Reade's Lane
 - extra planting along the western edge to screen and allow a wildlife corridor, and
 - extra planting along the border with SON 2
- Recognise some first floor surveillance from properties in Farm Close and on SON 2 with windows looking onto SON 3.
- To screen parking areas with low hedge planting and some trees.
- To treat the access from the road discreetly and with appropriate planting.
- As regards the design of a sports hall, to follow the CCB design guide for agricultural buildings. To position it broadly in the southern area of the site probably in the SW corner of SON 3 to benefit its screening from the trees in the borders of the site and to benefit from using the existing natural valley in the site so as to contain the effective bulk and ridge height within lower ground. To supplement with tree (perhaps flagpole variety) planting around the hall site. To adopt a barrelled (or dutch) barn style for the roof and to use cladding materials with a permanent green colour to blend into the landscape.

8. CCB advice

This document has been written in the format agreed with the former Planning Officer at the CCB. His advice over the first 3+ years of this plan extended beyond detailed meetings with the SC NDPWP and included a detailed walk of and photography of all the sites and further included a meeting with Linden homes – the potential developer for SONs 2 & 3, advising and clarifying to them the planting and screening and layout considerations that would be required by the CCB. Having worked so closely and diligently with the CCB for the first 3+ formative years of our NDP and been supported in the very detailed and meticulous way, the recent change of guidance has been a very great disappointment.

9. A review of the Nortoft report of June 2015

Without reference to the SCNDPWP, SODC asked Nortoft to provide some analysis of the sports, leisure and recreation aspects of the Sonning Common NDP. Evidence is forever developing and Nortoft identified some minor changes from the NDPs work but further changes have taken place since. Comments refer to each numbered point in the Nortoft analysis.

2. The SCNDP is being lodged under the SODC Core Strategy. The standard used by the NDP are those applicable in the Core Strategy and not some possibly changed standards for LP2031 that at early January 2016 have still to be published on the SODC website. The NDP acknowledges that audit facts have moved on from the 2008 audit and 2011 SODC document, but we believe that we have fully recognised the changes where they apply. It should be noted that there were some inconsistencies in the 2008 and 2011 work with confusions between parish, larger village and ward (combined parishes of Sonning Common and Rotherfield Peppard). Ironically the SODC ward has since changed and the old ward no longer applies with Sonning Common and Rotherfield Peppard now in different wards! In fact, SODC define the “larger village” of Sonning Common to include a large part of the Rotherfield Peppard parish – essentially the whole of Peppard Common, but not the Stevens Lane development, Kingwood Common or Rotherfield Peppard proper. This issue has significance because traditionally the lowest level to which OCC produce estimated and forecast population data between censuses is at SODC ward level!

3. The population data used by Nortoft differs from our analysis – see below.

4/5/6. Clearly the NDPWP agree with the findings at 4 and 5. At 6 we agree that a Sports and activity hall is needed as soon as possible, but for reasons explained below we believe that it is likely that a 4-court facility will be appropriate in the foreseeable future and that planning and design should provide scope to get to that position in modular steps. Whilst seeing merit in a 3G artificial grass pitch with football grade turf it appears that this is not driven by standards but to provide facilities to RUFC and Chiltern Edge? We agree that MUGA and tennis facilities make sense (with changing facilities in due course) for provision to the community and for the

benefit of Chiltern Edge School. There is potential conflict between MUGA and Tennis use and the Chiltern Edge school tennis courts will be lost through housing development. A cricket pitch with at least 9 wickets is essential. Nortoft has noted that RUFC would prefer youth/mini provision on SON 3. There is a scope for some debate here and the NDP view is that we will work together with Chiltern Edge and RUFC to arrange the best deployment of pitches to provide maximum overall accessibility. What is clear is that SON 3 should be a multi-sports venue which complies with the mix and pitch adjacency required by Sport England. This is correct on its own merits and essential for gaining funding from grant-awarding bodies. Nortoft support a fitness trail/outdoor gym and for sufficient parking to support the hall and mutual school use at peak times.

11/12. The exact catchment is a matter of some debate and whilst one could argue to include the settlement of Rotherfield Peppard one could also argue to include Gallowstree Common or indeed Kidmore End! The essential fact is that the larger village of Sonning Common is very badly provided for in recreation facilities. Older parishes with a longer rural tradition have secured some provision over time with access to land and built facilities. Sonning Common falls in a geographic hole in which there is inadequate provision. The probable reason that Nortoft plumped for a “ward” source for population data is that they used the data provided by OCC.

The reason it is inaccurate is that OCC do not build up their estimates nor forecasts at local level from dwellings and housing completions!! Instead general algorithms and past patterns are used to estimate the future! The fact is that in the past, within SODC most housing development went to Didcot and allocation to other towns were limited and non-existent to larger villages. With the advent of the Core Strategy significant allocations were made from the beginning to the towns and from 2017 onwards to the “larger villages”. In the period 2001-2011 average household sizes were stable. Whereas OCC assume that they will fall in future – there was some evidence of this in older data in past censuses, but it was not borne out in the 2001-2011 period.

- **In 2001** the combined Census population of Sonning Common and Rotherfield Peppard was 5,251 (3,778 + 1,473) and the communal population was 38 (38 + 0), so the household population was 5,213. In 2001 the combined number of dwellings was 2,219 (1586 + 633), but of those 96 were vacant and 16 were 2nd homes giving a net number of occupied households of 2,107 (1530+577). Thus **the average household size was** $5213/2107 = 2.47$.
- **In 2011** the combined Census population of Sonning Common and Rotherfield Peppard was 5,433 (3,784 + 1,649) and the communal population was 43 (43 + 0), so the household population was 5,390. In 2011 the combined number of dwellings was **2,273** (1595 + 678), but of those 89 were vacant and 0 were 2nd homes - giving a net number of occupied households of 2,184 (1547+637). Thus **the average household size was** $5390/2184 = 2.47$.

- So the true average household size remained flat at 2.47.
 - If we considered total population over total dwellings – without adjustment for communal populations and unoccupied/2nd homes – the average population per dwelling in 2001 was 2.37 and this **increased in 2011 to 2.39**.
 - It is plain that we should assume the population per dwelling for the future to be flat and that an increase in dwellings will increase the overall population! This is exactly not what the OCC population data assumes – they ignore the increase in dwellings and assume a decreasing ratio of people per dwelling!
 - By now it will be clear that the overall OCC assumption that a population of **5,433 in 2011** falling to 5,396 by 2015 and further down to 5,181 by 2031 is unlikely! Previously our submission assumed new dwellings of 138 homes allocated within Sonning Common plus 96 infill/windfalls in the period out to 2027. An extra **234** dwellings. If we had been considering the ward, we would have needed to add in the number of infill/windfalls that would happen in the parish of Rotherfield Peppard – perhaps 30 or 40 more? If we extended to 2031 the number of infills would be perhaps another 33 dwellings? So to 2031 we might assume (say) 302 extra dwellings at 2.39 people each. So by 2031 the proper forecast population might be more like **6,155** (being say the 2011 population of 5,433 plus 722 (302 dwellings x 2.39)). By contrast Nortoft and OCC are using a ward population of **ONLY 5,181** – understated by 974 people!! (This is before extra allocations included in the current final Submission update to the SC NDP plan!)
- 13/14. The narrative of the SC NDP material explains how Sonning Common boomed in the 60s and 70s and that many of the people who then came have stayed. So a boomer wave has passed through every Census since and at 2011 showed in that people aged 72+ were 59% higher as a mix compared with the South Oxfordshire mix overall. During the course of the plan this boom will pass through and that housing will come to market in addition to the new dwellings.
- The age cohort of 35-65 year olds at 2011 were virtually the same as the South Oxfordshire mix overall.
 - Common sense suggests that the overall effect of this new availability of housing will have a rejuvenating impact on the age mix of the population and will bring in more 35-45 year olds with families?

15. The difference that Nortoft referenced relates to Carling's Orchard which in our NDP analysis was considered part of Stevens Lane/Kingwood Common and outside the "Larger Village", as defined by SODC planning in viewing the larger village as being the 1595 dwellings of Sonning Common at 2011. Our revised allocation number rises from a minimum of 138 homes from the Core Strategy to become 195 to take account of SHMA and LP2031 expectations. This will increase the provision required based on the standards.

16. SON 1 – agreed.

18. Note the inclusion of the Herb Farm previously in 2008 audit.

26-29. Nortoft population figures using 5,181 are misleading as no proper account is being taken of growth. The Peppard tennis club on "top common" at Rotherfield Peppard is not conveniently located for Sonning Common and the Bishopswood courts have no changing facilities. Nortoft have not taken account of Chiltern Edge school's need here.

33. Note that since the NDP analysis RUFC have removed their larger teenage/youth pitch to make it a full size adult pitch to gain lettings income from 3rd parties facing frustrated demand for local pitch capacity. The motivation for the change was income.

34. see 33 above. Yes, the changing provision is grossly inadequate. The isolation of this area has left it prey to some vandalism. The upper area near to Gallowstree Road has good quality ground. The lower area is of poor quality and often waterlogs. The further from the road and the nearer to SON 1 the worse the quality of the ground.

36. RUFC say that in 2015-16 they have offered a "bursary" scheme to enable disadvantaged children the scope to join the club. As yet the numbers receiving the bursary are unknown, but the subscriptions are significant.

37/38. It is known that the FA has large sums of funding seeking suitable projects. Plainly proper changing facilities are a vital first stage.

39/40 As demonstrated the Nortoft population data, in our view, is flawed.

41. The landowner concerned, further along the Gallowstree road next to the higher ground pitches is not interested in any such sale. Equally, no purchaser for the poorer quality lower ground can be envisaged. The lower ground will require drainage works.

42. Agreed. Given the wealth of funding in the FA there is unlikely to be significant conflict.

43. The suggested standards for pitches are not sensible. Pitches need to be close to demand and to provide “home” grounds. There is plainly frustrated demand which is not being fulfilled in localities. Provision needs to be localised. Pitches isolated, but under-utilised in some rural, small villages offset by frustrated demand in larger settlements is not a good proposition – neither for sustainability nor well-being.

47. There is indeed a need for a cricket pitch and any football use should not conflict with the cricket green itself – the 9+ wicket area. There need not be conflict on the outfield for dual use in different seasons of the year?

50-54. Nortoft suggest that RUFC should have the income from adult pitches let out whilst the parish provide a 3G artificial football turf pitch for use by RUFC? However, there is merit in a 3G pitch and this will be considered with Chiltern Edge and other parties like RUFC.

57. Nortoft do not consider the standards for Community Halls. In fact, had that been done it would have been very clear on past standards that the larger village of Sonning Common – or indeed the (old) ward would qualify for TWO community halls!

58. A sports hall needs to address wider needs and car travel alone often does not work for a large segment of the population. All buses are now to cease between Sonning common and Henley (and Woodcote). Since the Nortoft report, LA Fitness with its private sport Hall, gym and swimming pool has announced closure – not due to lack of paying membership, but in order to harvest land profits from housing development. This demand is now frustrated seeking access to the already full Henley sports Centre. So Henley is difficult to access and grossly over-subscribed with unmet and frustrated demand.

59. The Head of Chiltern Edge has already made it clear that there is VERY limited capacity to use the Chiltern Edge School hall. The Chair of Governors would like to see some investment funds go into the tired school sports hall, but has clarified that she was mis-quoted in the Nortoft report, where there is some suggestion that a community sports hall is unnecessary! To be clear that is neither the position of either the Head nor the Chair of Governors! It is true that the school needs investment across a wide range of fundamental areas of infrastructure and hope to gain funding from development on SON 15a. In the past there has been a long history of Chiltern Edge School blocking access to community use. The current Head and Chair seek more of a partnership for the mutual benefit of pupils and residents. However even then there are clear markers as to the limited access that could be possible.

60. The Oratory School is a private school that offers access to its facilities to residents of the close Woodcote area as part of its relationship with its direct neighbours. Access is not open to the large number of potential members from Sonning Common nor is access easy. The claimed accessible provision does not exist. It is certainly not sensible to suggest that cycling in the dark on the lanes to Henley is likely to increase health and well-being!

61. There needs to be proper population forecasts taking due account of new dwellings and a sensible view of average occupancy.

62. At this point Nortoft note the need for TWO public Sports Halls

63. At this point Nortoft say – even on the inadequate data that shows a need for TWO halls it is also stated that there is not a need for a public sports hall in Sonning Common!

64. Correct and also conflicts with school sports on Saturdays!

66. This is indeed a sensible first aim. However smart design would future proof options by designing-in scope to extend to a four court hall later.

67. Only a few years ago the entire SODC analysis emphasized the vital need for height. Actually some aspects of the longevity of population would support badminton as a very appropriate sport. There is also a need to provide an environment in which active ball-sports do not cause damage and difficulty – for which clear court height is relevant.

68. The location and design of the hall has already factored in steps to minimise visual impact on the wider AONB.

69. Fails to mention the vital Sports England requirements, but of course these also rest on FA/ECB standards.

70. ALL the NDP material has indicated working with Chiltern Edge in an endeavour to maximise overall mutual gain for pupils and residents. We would expect to liaise with Chiltern Edge and others on the final layout once the overall shape of the NDP is agreed with the Examiner.

71. All this is well understood and already factored into and written up in our thinking.

Population appendix. Figure 5 makes it plain that Sonning common is at the centre of the “south-east sub area”. Henley lies right on the edge of the area enclosed by flood plain, river, and lowly occupied flood plain on the other side of the river in a different district! The population data for the SE sub area is not accurate. It is entirely foreseeable that population will exceed 28,000 and remain so in the course of the plan.

Participation. Lack of provision and frustrated demand in time-pressured lives is a great recipe for restraining participation. Access to swimming pools from Sonning Common? Poor and oversubscribed! So alternatives are important!

Other. Noted

Overall. However overall – and despite some important errors – the conclusions are strongly that the essence of the need for open space, recreation land and use of SON 3 are very well founded.

10. Conclusion

We submit that in this unique instance development of the SCNDP sites in the manner proposed is consistent with national policy and with the CCB’s broader objectives, is in the interest of the well-being of the Community and will substantially retain the landscape group of SONs 1, 2, and 3 in green use. There will be residential development on the smaller (and largely hidden) SON 2 site, but with appropriately sensitive treatment and planting. SON 3 in particular will continue to be mostly green, benefit from a new planted area to its west and to support both healthy activity and Chiltern Edge School. We therefore ask the Examiner to approve, subject to the conditions and commitments made in this request and in the NDP Plan.

Appendices

- A) Evaluation of recreation and leisure deficits and needs
- B) Sports and recreation survey
- C) Review and evaluation of allocations and sites
- D) SON 3
 - i. Indicative use layout for SON 3 (please also see materials in the main Plan including Concept statements).
 - ii. Indicative use layout for SON 3 (suggestion by Nortoft without considering Chiltern Edge mutual links)
 - iii. Indicative use layout for SON 3 (suggestion by developer)