

# SONNING COMMON NEIGHBOURHOOD DEVELOPMENT PLAN

## Revision Consultation Statement

December 2021

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# Introduction

## Purpose

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This Consultation Statement supports the revised Sonning Common Neighbourhood Development Plan (SCNDP) and has been prepared to fulfil the legal requirements defined in Part 5, paragraphs 14 and 15 (2) of The Neighbourhood Planning (General) Regulations 2012.

A Consultation Statement is defined in paragraph 15 (2) as a document which:

- contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan
- explains how they were consulted
- summarises the main issues and concerns raised by the persons consulted
- describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan

In February 2018 Sonning Common parish council commissioned a working party to revise the Sonning Common Neighbourhood Development Plan approved in 2016. The proposed revision was submitted to South Oxfordshire District Council on 10 December 2021. It is accompanied by this Consultation Statement which sets out:

- The background to preparation of the revision
- A summary of the engagement and consultation that has helped to shape and inform preparation of the revision
- Details of those consulted at the various stages of the revision and what was done to ensure the support and input from the local community; and
- A description of the changes made to policies in response to consultation, engagement and critical review

# Chapter One: Consultations 2019 to 2021

## Introduction

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From the outset, the priority for the revision working party, comprising volunteer residents and parish councillors, was how to reach out effectively and efficiently to the 1,595 households in the parish of Sonning Common, capture and sustain their interest and ultimately garner their support for the proposals in the revised plan.

The challenge became much more severe as a result of the decision by a government planning inspector in June 2021 to allow an appeal against the refusal of planning permission for a 'retirement village' comprising 133 apartments on a site known as Little Sparrows which lies within the AONB. This proved to be a tipping point for many residents. Much of the previously rock-solid support shown by the community for both the SCNDP and the concept of neighbourhood planning has been eroded by this decision.

During the initial plan preparations in 2012, the absence of either a dedicated website or email contact details, meant that publicity of events relied heavily on door-to-door leaflet drops, a banner across the frontage of the Village Hall and posters in the windows of local businesses and on parish notice boards.

Fortunately, Sonning Common boasts an excellent local magazine and six issues of some 30 pages each are delivered annually to every home in the village. Securing the agreement of its committee to use the magazine as the main vehicle to inform on the progress of our neighbourhood plan was a major benefit for the village. The value of this was particularly apparent when COVID-19 restrictions were in place during much of 2020 and 2021. See Appendix A.

The Henley Standard provides a further avenue for updates on our plan. There are regular reports on the progress of all neighbourhood development plans in the district and we have listed articles in which the Sonning Common Neighbourhood Development Plan has featured, hard copies of which are available in the Parish Office. See Appendix B.

Autumn 2012 saw the emergence of an email directory created with the permission of attendees of various public gatherings about the neighbourhood plan which meant that events and news could start to be sent electronically in 2013. And in the same year our Neighbourhood Plan website ([www.spcp-ndp.co.uk](http://www.spcp-ndp.co.uk)) was launched and is now a valuable tool to inform both in terms of events and supporting evidence in respect of plan proposals.

The engagement leading to the plan, from which many policies have been carried forward, is detailed in the Consultation Statement of January 2016 which is available on the district council's website <https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2019/06/Sonning-Common-Consultation-Statement-18-Jan-16-final.pdf>

The next part of this chapter sets out details of the public events the Neighbourhood Plan Working Party has hosted during the review process. How fortunate the team was in managing to host an important consultation meeting on 29 February 2020, a month before 'lockdown' took hold. Meetings held with landowners and their agents are also detailed.

## Public events 2019 to 2021

<b>Saturday 2 February 2019 am – Village Hall</b>		<b>169 attendees</b>
Publicity	E-mail invitation; posters – shop fronts & notice boards; Henley Standard; social media	
Purpose	Why our neighbourhood plan needed reviewing in the context of the emerging Local Plan The potential new sites put forward for development by landowners and SODC The next steps in the revision process	
Activities	‘Drop-in’ exhibition with Neighbourhood Plan Working Party available throughout <ul style="list-style-type: none"> <li>- Displays explained why it was necessary to review the plan; showed locations of potential new development sites, and the existing five sites under the current plan for 195 homes</li> <li>- Feedback displayed from the 2018 village-wide Community Survey used to inform the plan review</li> <li>- Volunteers were recruited to undertake Site Assessment and Landscape Setting surveys of the 11 potential development sites</li> </ul>	
Consultation evidence	Website: Community Survey – Sonning Common Magazine Aug/Sep 2018 Website: Publicity - Sonning Common Magazine Apr/May 2019 – follow-up article	

<b>Saturday 23 March 2019 am – Village Hall</b>		<b>65 attendees</b>
Publicity	E-mail invitation	
Purpose	Teach-in for volunteers who signed up to complete Site Assessment and Landscape Setting surveys on the new sites put forward for potential development	
Activities	Guidance as to completion of the two surveys required for each of the new sites; illustrative examples on display boards; maps and guidance notes provided	
Consultation evidence	Website: Site selection criteria – templates of surveys Website: Publicity - Sonning Common Magazine Apr/May 2019 – follow-up article Website: Publicity - Sonning Common Magazine Aug/Sep 2019 – update	

During the spring and summer of 2019 each of the new sites put forward for potential development were surveyed:

- by residents who volunteered for the task and by members of the Neighbourhood Plan Working Party
- 62 participants completed a total of 160 Site Assessment and Landscape Setting surveys
- 80 Site Assessments surveys were analysed by the Working Party and collated into a ‘traffic light’ grid and subsequently audited by a group of 12 residents
- residents were then consulted at public meetings in November 2019 and February 2020

<b>Saturday 9 November 2019 pm – Village Hall</b>		<b>12 attendees</b>
Publicity	E-mail invitation	
Purpose	'Audit' undertaken by volunteer residents of the 'interpretations/evaluations' afforded to the new sites by the Neighbourhood Plan Working Party mostly in the context of the Site Assessment surveys completed by residents	
Activities	<p>12 residents who had undertaken two Site Assessment Surveys were divided into pairs and the 'interpretations/evaluations' of each of the new sites were audited twice by different pairs; none of these residents was affiliated to either Sonning Common Parish Council or the Neighbourhood Plan Working Party.</p> <p>Suggested changes were duly considered by the working party and amendments made to the individual site evaluations following written discussions with each pair of auditors.</p>	
Consultation evidence	Website: Evidence -Site Assessment summaries	

<b>Thursday 14 November 2019 pm – Village Hall</b>		<b>106 attendees</b>
Publicity	E-mail invitation; posters – shop fronts & notice boards; Henley Standard; social media	
Presentations	<p>Presentations made by the Neighbourhood Plan Working Party included:</p> <ul style="list-style-type: none"> <li>- evaluation of each of the new sites relating to landscape, environment, location, access and sustainability criteria mostly using residents' completed Site Assessment surveys</li> <li>- the resulting composition of the overall 'traffic light' grid highlighting the development potential of each site</li> <li>- the conclusions of a landscape professional in a report covering the new sites</li> </ul>	
Activities	Attendees were asked to complete a questionnaire on the suitability of the new sites for housing development and to provide comments to reflect their answers	
Consultation evidence	<p>Website: Public Consultation – Power point presentation 14 November 2019</p> <p>Website: Evidence -Site Assessment summaries</p>	

Following the presentations, 66 attendees returned initial feedback forms on the suitability for development of the submitted new sites. SON 23 – Johnson Matthey car park was overwhelmingly the favourite with a YES vote of 68%. SON 12b – Blackmore Lane North (Upper) received the lowest with only 3% in favour of development.

More in-depth public consultations were held in the early part of 2020 before final decision making as to which sites were to be taken forward under the Neighbourhood Development Plan Review.

Saturday 29 February 2020 am – Village Hall		231 attendees
Publicity	E-mail invitation; posters – shop fronts & notice boards; Henley Standard; social media	
Purpose	<p>‘Drop-in’ exhibition with Neighbourhood Plan Working Party available throughout – displays included:</p> <ul style="list-style-type: none"> <li>- Reproduction of power point presentation shown in November 2019 evaluating the 11 new sites for development against various criteria</li> <li>- Summary of responses to feedback from attendees at the November meeting</li> <li>- Recommendations of Neighbourhood Plan Working Party as to site suitability</li> </ul>	
Activities	<p>As part of the review of the Neighbourhood Plan, a public consultation was launched at the exhibition and residents were asked to complete surveys either online or in written format in order to gauge their views on:</p> <ul style="list-style-type: none"> <li>- the suitability of the 11 new sites for residential development</li> <li>- priorities for development generally in the village</li> <li>- the strategy for the Neighbourhood Plan review</li> </ul> <p>Landowners and their agents were also consulted (as above) and their views sought</p>	
Consultation evidence	<p>Website: Public Exhibition                      Website: Residents’ Survey                      Website: Publicity - Sonning Common Magazine Apr/May 2020 – follow-up article                      Website: Publicity - Sonning Common Magazine Aug/Sep 2020 – update                      Website: Publicity - Sonning Common Magazine Feb/Mar 2021 – update</p>	

The public consultation resulted in 131 surveys being returned. These were collated and analysed by an independent third party and the subsequent report can be found on the Neighbourhood Plan Review website under Residents’ Survey.

In short, SON 23 – Johnson Matthey car park was thought the most suitable site for development by 69% of respondents. The least suitable sites were SON 24 – Land behind Widmore Pond, now referred to as Little Sparrows (89 % No) and SON 12b - Blackmore Lane North (Upper) (87% No).

Elsewhere in the survey, 94% of respondents were in favour of two-three bedroom homes, and 2% wanted to see four plus bedroom homes. 66% of respondents felt that some extra-care accommodation should be provided.

Saturday 6 November 2021 am – Village Hall		90 attendees
Publicity	Posters – shop fronts & notice boards; social media	
Purpose	‘Drop-in’ exhibition as part of the six-week public consultation (20 October until 1 December 2021) on the Draft Neighbourhood Development Plan Pre-Submission version - displays featured: - the objectives, policies and supporting text Neighbourhood plan working party members were available throughout	
Activities	On entry to the hall, attendees were given a copy of a Residents’ Feedback Form requesting their views and comments on key aspects of the draft plan. The importance of its completion was emphasised	
Consultation evidence	E-mail invitation to comment – October 2021 Henley Standard – November 2021 Letterbox leaflet delivery to all households requesting completion of the feedback form - November 2021 Website: Publicity - Sonning Common Magazine Dec/Jan 2021 – follow-up article	

The publicity for this event was low key given the importance of renewed COVID safety awareness. And to this end attendees were asked not to complete feedback forms whilst at the exhibition but to use them for reference purposes only. Online completion was encouraged but printed versions were available from the Parish Office and elsewhere in the village.

## Meetings with landowners, agents, developers

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Site – landowner/agent
<b>SON 8 (Kennylands Gymnastics) - Mr &amp; Mrs R Newton</b>
11 October 2018
19 March 2019
8 October 2019
6 August 2020
9 November 2020
1 April 2021
<b>SON 15 (Chiltern Edge Top) - Maiden Erlegh Chiltern Edge / Agents Savills</b>
5 June 2019
4 October 2019
15 January 2020
31 January 2020
24 February 2020
26 March 2020
27 April 2020
14 January 2021
5 February 2021
13 April 2021
8 November 2021
<b>SON 23 (Johnson Matthey car park) - Johnson Matthey Plc</b>
13 March 2019
22 May 2019
15 October 2019
15 January 2020
11 February 2020

## Chapter Two: Pre-submission consultations

Details of the public consultation events have been provided in Chapter One. Publicity was organised by means of poster displays, coverage in the Sonning Common Magazine and the Henley Standard (see appendices A and B) dissemination through the email database and, in the case of the statutory six week pre-submission consultation period, which ended on 1 December 2021, a leaflet delivery to every household in the village.

The public consultation on the Draft Revised Sonning Common Neighbourhood Development Plan ran for a six-week period from 20 October to 1 December 2021.

The public consultation was launched by emailing statutory consultees, landowners and local / businesses and organisations (listed in the table below) to inform them that the Draft Plan was available to consult, by a range of means at different locations, and inviting their comments on it.

The Regulation 14 statement, the Council's Privacy Notice and a copy of the Draft Plan itself were attached to this email.

Additionally, residents were notified of the consultation via an email to the 600 plus Neighbourhood Plan database, a public exhibition in the Village Hall on 6 November 2021, a notification on the Parish Council's Facebook page, notices throughout the village which included the Regulation 14 Statement and the Council's Privacy Notice) and via publicity in Sonning Common Magazine and the Henley Standard.

A Residents' Survey was launched at the public exhibition on 06 November. A flyer, publicising the survey, was distributed to approximately 2,000 village households, explaining how to view the Draft Plan and how to access and complete the survey, either online or in written format.

The survey, with explanatory text, was posted on the Sonning Common Parish Council and Neighbourhood Development Plan websites. The email sent to statutory consultees, landowners / agents and local businesses and organisation can be seen in Appendix D.

Organisation	Response Received
Oxfordshire County Council (Planning)	Yes
Oxfordshire County Council (Cllr David Bartholomew)	No
South Oxfordshire District Council (Neighbourhood Planning)	Yes
Vale of White Horse District Council	No
Reading Borough Council	No
South Oxfordshire District Council (Councillor Leigh Rawlins)	No
Kidmore End Parish Council	No
Eye and Dunsden Parish Council	No
Binfield Heath Parish Council	No
Rotherfield Peppard Parish Council	No
The Coal Authority	Informed we had no responsibility to consult
Homes England	No
Natural England	Yes
Environment Agency	No
English Heritage	No
Chilterns Conservation Board	Yes
Historic England	Yes
Network Rail	No
Highways Agency	No
Highways England	No
Network Rail	No
Homes and Communities Agency	No
The Coal Authority	No
Marine Management Organisation	No
BT	No
EE	No
Three	No
EMF Enquiries - Vodaphone & O2	No
Oxfordshire Clinical Commissioning Group	No
Oxfordshire Primary Care Trust	No
Oxford Health NHS Foundation Trust	No
NHS Property Services	No
NHS England	No
Avison Young on behalf of National Grid	Yes
Cadent	No
Scottish and Southern Energy Power	Yes
UK Power Networks	No
Southern Gas Networks	Yes
MONO Consultants Ltd. for Mobile Operators Association MOA	No

Organisation	Response Received
Oxfordshire Local Enterprise Partnership (OLEP)	Yes
Sport England	Yes
Thames Valley Police	No
Sonning Common Library	No
Sonning Common Health Centre	No
Wood Lane Dentistry	No
FISH	No
Graham Payne (landowner)	Yes by DLP Planning (Agent)
Johnson Matthey (landowner)	Yes by Vail Williams (Agent)
Roger Newton (landowner)	Yes
Gary Webb (landowner)	No
David Youngman (landowner)	No
Barton Willmore (agent)	Yes
Sonning Common Primary School	No
Maiden Erlegh Chiltern Edge School	Yes by Savills (Agent)
Sonning Common Pre-school	No
Bishopswood Special School	No
St Michael's RC Church	No
Christ the King Church	No
Chiltern Evangelical Church	No
Kidby's Yard	No
Herb Farm	No
Butcher's Arms	No

# Chapter Three: Overview of feedback

## Residents' Feedback

Residents who attended the consultation exhibition in the Village Hall on 6 November 2021 and who were circulated by means of the village leaflet drop were asked to complete a questionnaire available in paper form and online via the parish council and NDP Review websites to give their views. They were asked to provide a view for each of the policies and site allocations, and to provide general or specific comments at the end. For reasons already suggested, the response was limited compared with 2016. 86 filled in the questionnaire online and 9 on paper.

## Residents' Feedback Form - Results

86 online responses, plus 9 completed on paper - 95 in total.

A six week consultation took place on the draft revision of Sonning Common's Neighbourhood Development Plan (NDP) finishing on 1 December 2021.

*Setting the Scene; Revising the NDP; Village, Vision and Development Strategy (Parts 1 to 3, pages 5 to 21). These sections broadly restate content from the original plan, and also explain the revision process.*

Q1	Do you broadly agree with the content, principles and aims set out in the revised draft Plan?	
	88 (95%)	Yes
	5 (5%)	No

*Settlement boundary (pages 22 to 25)*

Q2	Do you broadly agree with the proposal to establish a settlement boundary for Sonning Common?	
	92 (99%)	Yes
	1 (1%)	No

*Housing (pages 26 & 27)*

Q3	Do you think the proposed housing objectives and policies are about right for Sonning Common?	
	87(93%)	Yes
	7 (7%)	No

*Design (pages 28 & 29)*

Q4	Are you in favour of the proposed design objectives and policies?	
	91 (98%)	Yes
	2 (2%)	No

*Village centre (pages 29 to 31)*

Q5	Are you in favour of the proposed village centre objectives and policies?	
	84 (91%)	Yes
	8 (9%)	No

*Employment (page 32)*

<b>Q6</b>	<b>Are you in favour of the proposed employment objectives and policies?</b>	
	89 (96%)	Yes
	4 (4%)	No

*Community, health and social (pages 33 & 34)*

<b>Q7</b>	<b>Are you in favour of the community, health and social objectives and policies?</b>	
	90 (97%)	Yes
	3 (3%)	No

*Transport and parking (pages 34 to 36)*

<b>Q8</b>	<b>Are you in favour of the transport and parking objectives and policies?</b>	
	87 (94%)	Yes
	6 (6%)	No

*Environment (pages 36 to 39)*

<b>Q9</b>	<b>Are you in favour of the environment objectives and policies?</b>	
	92 (98%)	Yes
	2 (2%)	No

*Delivery (page 40)*

<b>Q10</b>	<b>Are you in favour of the delivery objective and policies?</b>	
	89 (98%)	Yes
	2 (2%)	No

*Site allocations (pages 41 to 48)*

<b>Q11</b>	<b>Do you support these allocations?</b>				
	<b>Strongly Agree</b>	<b>Agree</b>	<b>No Strong Views</b>	<b>Disagree</b>	<b>Strongly Disagree</b>
SON 23: Johnson Matthey car park as reserve site - Housing 20+ homes	28 (30%)	43 (46%)	8 (9%)	3 (3%)	11 (12%)
SON 15: Chiltern Edge Top as revised allocation - Increase from 37 to 50 homes	24 (26%)	43 (47%)	8 (9%)	7 (8%)	10 (11%)
SON 8: Kennylands Gymnastics as retained reserve site - Housing 14 homes	26 (28%)	41 (45%)	15 (16%)	4 (4%)	6 (7%)

*Public Consultation*

<b>Q12</b>	<b>Do you agree that residents have been consulted well during the revision process, given the considerable constraints resulting from the COVID-19 pandemic?</b>	
	83 (91%)	Yes
	8 (9%)	No

*Overall View*

<b>Q13</b>	<b>Do you broadly support the draft revision of Sonning Common's NDP?</b>	
	87 (94%)	Yes
	6 (6%)	No

*General Comments*

<b>Q14</b>	<b>Please use this box to make any specific comments on policies, issues and general comments about the draft revised Plan as a whole.</b>	
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The comments are reproduced in full in Appendix C.

## Summary

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There were 17 completed Specific Response sections in the feedback forms. Some of these were very lengthy and related to matters which should come under the Planning Authority and / or National Policy rather than the Neighbourhood Plan.

In general, there was significant support for the Revised SNDP and the hard work of the working party, though one responder said that it was not fit for purpose as it is 'too lengthy, verbose, and navigation of the document is challenging.'

As might be expected, a large proportion of comments referred to the proposed Little Sparrows development being inappropriate in the AONB and overloading the village facilities such as the Health Centre.

The village centre, its proposed revision, lack of clarity, road crossings, parking, access for cycling, disability scooter and wheelchairs all featured significantly, with numerous suggestions for improvements from parking enforcement, double yellow lines through to 'employing Dutch consultants as they know how to do it.' Also important is to retain the No 25 bus service to Reading.

Reducing speed limits on Kennylands Road / Reade's Lane past Maiden Erlegh Chiltern Edge (MECE) school in particular and reducing the 40mph limit on the B481 Peppard Road past the Lea Meadow development were also suggested.

Many responders referred to the need to retain the AONB, the rural setting of the village, and protect the green spaces and woodland. The Settlement Boundary was approved in this regard. Two referred to SON 1 asking for clarification of its designation and whether it could be used for recreation, similar to the Millennium Green. One responder wanted the Local Green Space designation removed as the owner intends to use it for agricultural purposes and not to allow any wider usage.

Pedestrian/cycle routes to Emmer Green and from Gallowstree Common to MECE school were supported or suggested.

More than two objections to the increase in housing numbers on SON 15 were included, with another regretting the loss of playing fields at the school without a definitive agreement to replace it with joint usage of the school and the Memorial Park.

Not enough smaller homes were definitely included in the NDP. Affordable homes tend to be for renting or shared ownership whereas small private homes for downsizers were required.

One responder raised concerns that the 100 homes required could not be clearly identified.

Two responders thought the SNDP was not strong enough on EV charging facilities at new homes or in the village centre. One thought that the SNDP should state that new homes should have heat pumps and not gas supplies.

One responder wanted no further employment at Kidby's Yard as there was 'too much traffic parked along Kennylands Road by people using the existing facilities and dog walking.'

Any further development at SON 26, over and above that already approved, is to be strongly resisted said one responder.

One responder was critical of SODC's lack of a five year housing supply in relation to the Little Sparrows appeal.

Two responders said that the Johnson Matthey car park was unfit for housing due to its poor access and proximity to the AONB.

## Statutory Consultees' Feedback

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1. **South Oxfordshire District Council** – provided a detailed commentary on the proposals, suggesting numerous changes and some additions and deletions with a view to bring the revision into alignment with LP2035 and the NPPF. Overall, the recommendations were extremely helpful and almost all were adopted as can be seen in the chapter covering policy changes. Of particular value was the advice to include the allocation of SON 1 (Old Copse Field) as a designated Local Green Space. There were no outstanding issues of disagreement apart from the recommendation that the allocation of SON 23 (Johnson Matthey car park) as a reserve site for housing should be deleted which was not accepted by the working party.
2. **Oxfordshire County Council** - offered strategic comments on issues including transport, walking, cycling, parking and the need for a policy on the historic environment, and specific comments on policies associated with these issues which are referred to in detail in the chapter on policy changes.
3. **Chilterns Conservation Board** – commented in general and in detail, expressing approval for the revised plan's vision and spatial strategy, and its narrative style and approach. It also expressed welcome support for the allocation of SON 23 as a reserve housing site.
4. **Sport England** – commented on the allocation of SON 15 (Chiltern Edge Top) for 50 homes (as opposed to 37 in the 2016 NDP) saying that it would object to a planning application if a suitable mitigation plan for the loss of playing fields were not presented by MECE.
5. **Scottish and Southern Electricity** – no comment beyond those made in 2015 with reference to housing allocations made in the 2016 NDP.
6. **Environment Agency** – reported itself unable to review the revised plan owing to 'resourcing issues.'

7. **Historic England** – expressed understanding for the inclusion of SON 23 as a reserve site, but recommended identifying the brick-and-flint wall separating the car park from Blounts Court Rd as a ‘non-designated heritage asset.’
8. **Scotia Gas Networks** – commented that the site allocations proposed were robust and did not pose a risk to the operation or capacity of the gas system ‘at this time.’

## Landowner / Agent Feedback

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1. **Barton Willmore** (on behalf of L&Q Estates) with reference to SON 26 (Rudgings Plantation) – referred to the previous allocation of SON 6 for up to 26 homes in a linear development along Kennylands Road. Barton Willmore (BW) stated that it wished to see the land behind the existing allocated SON 6 for a further 25 dwellings (approx.) and asserted that the comments made in the Residents’ Surveys on the larger SON 26 (which was submitted for consideration) supported this allocation. BW further argued that the allocation of SON 23 (Johnson Matthey car park) as a reserve site for housing was not justified because the NPPF condition for development in the AONB ‘other than in exceptional circumstances’ had not been met. Commenting on the uplift from 37 to 50 on SON 15 (Chiltern edge Top) BW said there was no indication of it being delivered in the ‘short-medium term’ and that it could result in a ‘greater adverse effect on the AONB.’
2. **DLP Planning** (on behalf of Inspired Villages) with reference to SON 24 (Little Sparrows). DLP considered the Vision as too conservative and not responding sufficiently to population trends and demographic changes. It wanted to see the Settlement Boundary amended to include SON 24 and Housing Policy RH1 amended to ‘make realistic provision for the delivery of new housing’ and to include recognition of the Little Sparrows site. DLP also raised objections to other specific policies which are referred to later in the chapter covering policy changes.
3. **Roger Newton** (owner of SON 8 - Kennylands Gymnastics) – argued that SON 8 should be allocated as a site for residential development, and that if it is to remain as a reserve site a time frame for delivery should be set. Mr Newton also objected to the reference in the revision to discussions with the parish council not achieving a final outcome, asking that the words ‘because the parish council withdrew from those discussions’ to be added.
4. **Savills** (on behalf of Maiden Erlegh/Chiltern Edge Academy) with reference to SON 15 (Chiltern edge Top) - argued that the settlement boundary proposed should include the whole of SON 15 rather than just the part to be developed for housing and that the wording of the allocation be amended to refer to it as a ‘2.5 hectare site (to include 2.1ha for built development and 0.4ha for drainage).’
5. **Martin Allwright** (on behalf of Johnson Matthey) – commented on the omission from the revised plan of any reference to Johnson Matthey’s plans to provide a new staff car park on the same side of Blounts Court Rd as the rest of the complex.

# Chapter Four: Changes to revised plan

## Part One: Setting the scene – Pages 5 to 10

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There have been no substantive comments about this section and no significant changes to the text have been made.

## Part Two: Revising the neighbourhood plan – Pages 11 to 14

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Page 11: On advice from SODC the wording of the first paragraph under the heading 'The Process begins' was changed to make it clear that the housing target was 96 as laid down in LP2035.

Two missing sites from the list of 11 submitted for consideration have been added.

Relevant documents have been added to the SCNDP Review website.

Page 13: The wording of the second paragraph has been changed in accordance with advice from SODC to give more detail about the basis on which the guiding principles related to the character and shape of Sonning Common, and the location of new housing, were based.

The paragraph related to **SON 8** (Kennylands Gymnastics) was amended to include a reference to Policy CF4 in LP2035 dealing with the retention of recreation facilities. The approach from the owner of the site, Mr Roger Newton, asking that it be allocated for residential development, and that, if the Little Sparrows 'retirement village' does proceed in line with the government inspector's challenge and in spite of SODC's legal challenge to it, the development should be of one, two and three bedroom homes has been considered. In view of the continued uncertainty over the Little Sparrows legal challenge, as well as the issues arising from the covenants on the site and SODC's Policy CF4, the working party decided to retain the text on this page (apart from amendments already referred to).

Page 14: Last paragraph – the wording in the draft revision 'made the allocations agreed on by the working party largely redundant and unnecessary' has been changed on advice from SODC to 'made it necessary to revisit the strategy.'

## Part Three: Village, vision and development strategy – Pages 15 to 21

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Page 20: Vision – the submission from DLP Planning (representing Inspired Villages) was critical of the Vision for being conservative and lacking in ambition with regard to population trends and demographic changes. It is the view of the working party that the Vision is entirely appropriate to the needs and priorities of the village and, apart from a very minor change to the wording about traffic, it has been decided to retain it.

Page 21: On advice from SODC the first two bullet points at the foot of the page have been amended to reflect the wording in the relevant paragraph of the NPPF.

## Part Four: Revision objectives and policies – Pages 23 to 41

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### Settlement boundary - pages 23 to 25

SODC made extensive comments on both the Settlement Boundary Policy and the supporting text. Virtually all the recommended changes have been adopted. In general, they were designed to achieve full conformity with policies in LP2035, to improve clarity and to avoid wording that was too restrictive.

**Policy RSPB1** has been reworded to state ‘The defined settlement boundary for Sonning Common is shown on Map 1.1’. SODC suggested that the red line delineating the boundary was too thick and might be regarded as unclear. Given the time constraints on the working party and the limited technical resources, the working party has not been able to produce a clearer map.

**Policy RSPB2** has been reworded to read ‘In accordance with development plan policies, open green spaces, the Millennium Green and valued woodland that lie within settlement boundary will be protected from development.’ This has been done to achieve to achieve conformity with strategic policies in LP2035.

DLP Planning (representing Inspired Villages) argued that the Settlement Boundary should be amended to include SON 24 (Little Sparrows) on the grounds that, as a result of the government inspector’s decision, it has planning permission. The working party accepts that it is the case. But -as explained more fully later in this statement – in light of the extant legal challenge to the appeal decision, the working party considered that it would be inappropriate to include it within the proposed settlement boundary.

Savills (representing Maiden Erlegh/Chiltern Edge Academy) argued that the whole of SON 15 should be included within the Settlement Boundary. As proposed, the boundary encompasses the built for of the development. The working party understands that this is all one site but is of the view that the boundary as drawn will better serve the aim of defining the shape of the settlement and protecting against extension of the village towards Kidmore End.

### Housing - pages 26 to 28

SODC comments – the wording of **Policies RH1, 2 and 3** has been amended to improve clarity. The wording of the paragraph referring to SON 15 now makes clear that reference to accommodation for key workers has been agreed with the owners. The reference to allocating SON 23 as a reserve site is now for ‘approximately 20 smaller homes’ rather than ‘20+’. The paragraph relating to SON 8 states simply that it is a reserve site. RH2 is reworded to make the preference for small homes clearer and to allow for specialist needs to be met. RH3 is reworded to achieve alignment with Policy H16 in LP 2035. Policy RH4 has been amended to make it clear that the working party wishes to see a shared boundary and no gap between existing gardens and the gardens of new homes. In addition, a new policy, RH5, has been added to implement government policy on the First Homes affordable housing tenure.

Page 27 Supporting Text. Fourth paragraph – the wording has been amended to clarify the outstanding requirement of 96 new homes as laid down in LP2035.

Oxfordshire County Council comments on the need for the revised SNDP to ‘provide clarity on housing need figures and allocation totals.’ This is addressed in detail later in this document.

DLP Planning (representing Inspired Villages) comments that **Policy RH1** requires reappraisal to make a realistic provision for the delivery of new housing, and should include the allocation of the Little Sparrows site. For reasons explained fully later in this statement, the working party does not accept this comment and has decided against amending the policy as suggested.

### Design - pages 28 & 29

**Policy RD1** has been amended to include a reference to solar panels along with electric vehicle charging points. It also now includes the words ‘where appropriate’ to avoid being too prescriptive. SODC also suggested amending **Policy RD2** to clarify why new dwellings should in general be no more than two storeys in height, the supporting text has been expanded to provide reasoning.

DLP Planning recommended that Policy RD1 be amended to reflect the distinction ‘between development typologies and C2 and C3 development’, and also that Policy RD2 should be amended because it was ‘too restrictive’. The working party does not accept either of these suggested changes.

#### **Village Centre** - pages 30 & 31

Oxfordshire County Council recommended that **Policy RVC2** should include a requirement for OCC parking standards to be met and this has been accepted.

#### **Employment** - page 33

SODC advised changes to **Policies RE1a and RE1b** to improve the clarity and remove duplication, and these changes have been adopted. **RE1b** has also been expanded to include criteria set out in LP 2035 policy EMP3 dealing with the retention of employment land.

#### **Community, health and social** - page 34

SODC advised amending **Policy RCSH3** to make it clearer and to introduce the requirement for development proposals affecting the Memorial Park to conform with other development plan policies. These changes were adopted.

#### **Transport and parking** - pages 35 & 36

SODC recommended the deletion of **Policy RTP4**, referring to proposals for lower speed limits, on the grounds that it was not a planning matter, and this was accepted. Oxfordshire County Council recommended the addition of a reference to its parking standards in **Policy RTP1** and the substitution of ‘detrimental impact on’ for ‘unacceptable reduction in’ in **Policy RTP3** and these have been accepted.

#### **Environment** - pages 37 to 39

SODC made a series of recommendations for amending the Environment policies, aimed at making them clearer and less prescriptive, and enabling them to achieve full conformity with the relevant passages in the NPPF. These changes were all adopted. SODC also advised the deletion of **Policy RENV3** on the grounds that it implied a requirement for a Landscape and Visual Impact Statement, which a neighbourhood plan is not able to do; and of **Policy RENV7**, which was designed to support Sonning Common Parish Council’s Climate Change Committee, on the grounds that it was not a land use policy. These recommendations were also accepted.

SODC also asked for further explanation of the paragraph in the supporting text stating that, despite being within the AONB boundary, SON 23 (Johnson Matthey Car Park) shared none of the accepted characteristics of the AONB, and was in effect a brownfield site, and therefore that its allocation as a reserved site for housing was justified under the ‘exceptional circumstances’ proviso in the NPPF. This is dealt with fully in the text supporting the allocation later in this document.

The Chilterns Conservation Board expressed support for the allocation of SON 23 as a reserve site for housing. It advised including protection for the brick and flint wall between the site and Blounts Court Road, and this has been followed. It advised also adding to **Policy RENV2** the words ‘and which deliver the key duties of conservation and enhancement of the special qualities of the AONB.’ The working party has adopted the wording and included it within a completely new RENV2 policy.

DLP Planning (representing Inspired Villages) objected to the original **Policy RENV2** on the grounds that it was negatively worded and departed from the NPPF. This original policy has been deleted. It also argued that **Policy RENV4**, dealing with the retention of mature trees, hedgerows, orchards and wildlife corridors, was unjustified and should be removed. The working party does not accept this view.

#### **Delivery - page 41**

SODC advised that the requirements in **Policy RDE1** on how prospective developers should engage with the parish council were too restrictive and not within the remit of a neighbourhood plan, and that these flaws were reflected in the supporting text. The policy and the text have been redrafted to take account of these comments. The same comment was made by DLP Planning.

## **Part Four: Revision site allocations – Pages 41 to 50**

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#### **2016 SNDP allocations - pages 42 to 44**

SODC advised that a policy should be included to carry over the designation on SON 1 (Old Copse Field) as a Local Green Space. This has been followed, as shown later in this section. Otherwise there have been no substantive comments.

#### **New allocation (SON 23 Johnson Matthey car park) - pages 45 & 46**

Both SODC and Oxfordshire County Council questioned whether this allocated reserve site could be regarded as deliverable, in view of the fact that the plan does not address the matter of alternative parking provision. The same question was raised by DLP Planning in its comment on **Policy RH1**.

The working party does regard this site as deliverable. This view has been formed as a result of extensive discussions with Johnson Matthey (JM), which has submitted a planning application to build a new Customer Innovation Centre as part of the main complex on the east side of Blounts Court Road (outside the SCNDP boundary). The application involves providing a new car park on that side of the road. The effect of that would be to make the existing car park surplus to requirements – hence the decision by JM to submit it as a site to the SNDP revision.

In the Site Assessment surveys of the submitted sites carried out by residents, SON 23 came out clearly as the most favoured site for development. The report of our landscape consultants, Terra Firma, confirmed its suitability. The fact that it is in the AONB was considered of lesser importance in view of it being a car park and therefore in effect a brownfield site - a view shared by the Chilterns Conservation Board.

At that time, it was suggested to the working party during informal discussions with SODC that we should consider allocating the proposed site for the new JM car park as an employment site in the revised plan. This was agreed with Rotherfield Peppard Parish Council (the land in question, also in the AONB, is in the parish of Rotherfield Peppard). We were happy to do this, as both Sonning Common Parish Council and Rotherfield Peppard Parish Council were on record as strongly supporting the JM Customer Innovation Centre project.

Then Inspired Villages submitted its planning application for a ‘retirement village’ of 133 apartments on SON 24, which is in the AONB, almost opposite the Johnson Matthey complex, and immediately next to SON 23. The effect of

this application, its refusal by SODC, and the subsequent planning inquiry leading to approval for the development, was to bring the revision of our neighbourhood plan grinding to a halt.

The Inspired Villages proposal was (and still is) bitterly opposed by the village, the working party and the parish council. Because the number of apartments proposed comfortably exceeded the housing requirement set by SODC for Sonning Common, it was evident to the working party that continuing to work on allocating housing sites would result in much more growth than anticipated which in the view of the working party would not be supported by the local community. We were and indeed remain convinced that the village would not under any circumstances accept an additional 96 new homes on top of the 133 retirement apartments.

The decision to allow the Inspired Villages appeal was made last summer. By that stage we had done little work on the revised SNDP for several months; energies and resources having been focussed on the village's representation at the inquiry. After the decision we went back to the revision, mindful that we had until 10 December 2021 to submit it.

We faced extremely difficult choices. The further complicating factor has been SODC's decision to try to challenge the Little Sparrows development through the judicial review process, a process that is still active. Had it not been for the 10 December deadline to submit our revision (as stipulated in LP2035) we would have continued to monitor the situation and would have responded as necessary to the outcome of the Judicial Review challenge. But that was not possible. We are very well aware that the outcome of the judicial review challenge will have implications for how our plan will evolve. We remain ready to continue to engage with the process to achieve the best possible plan for the village.

Reverting to SON 23, the Johnson Matthey (JM) car park site, we decided to include it as a reserve allocation for smaller homes to underline what has been one of our guiding principles throughout, founded on a wealth of evidence demonstrating that this is what Sonning Common really needs. We have every confidence that JM will proceed with their Customer Innovation Centre.

and that this will result in the release of the existing car park within the neighbourhood plan period. Against this background, we have decided to retain the allocation, although the supporting text has been revised to take account of the submissions from both Chilterns Conservation Board and Historic England suggesting that the brick-and-flint wall between the site and Blounts Court Road should be regarded as a non-designated heritage asset.

#### **Revised allocation (SON 15 Chiltern Edge Top) - pages 47 & 48**

Savills (representing Maiden Erlegh Chiltern Edge, the owners of the site) recommended amendments to make it clear that the allocated site is 2.5ha, with 0.4ha of that area designated for drainage, and that the drainage system would be incorporated into the landscaping / amenity area or be underground, minimising its visual impact. These changes have been adopted.

#### **Retained allocations - pages 48 to 50**

##### **SON 1 Old Copse Field**

SODC advised that this should be included in order to carry over the designation as Local Green Space made in the existing NDP. This advice has been followed.

##### **SON 8 Kennylands Gymnastics**

On the advice of SODC this has been extensively amended to make it clear that the constraints on this site include SODC's Policy CF4 on the protection, maintenance and enhancement of recreation facilities.

As explained above in the section on SON 23, the decision to grant planning permission for the Little Sparrows 'retirement village' had major implications for the allocation of this site for assisted living apartments, as originally intended. In the end the working party decided that – in view of the suitability of the site for development – the reserved allocation status in the existing SNDP should be retained.

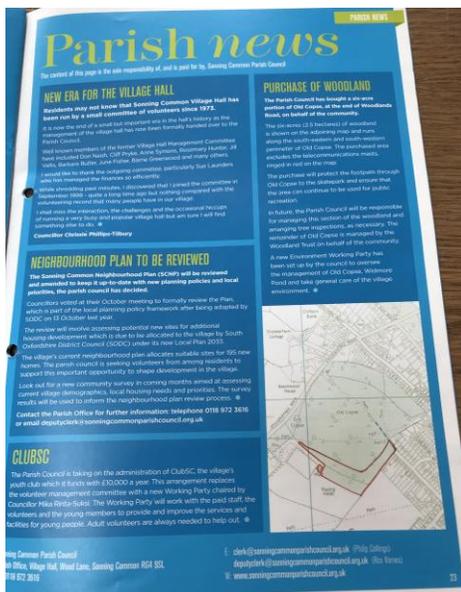
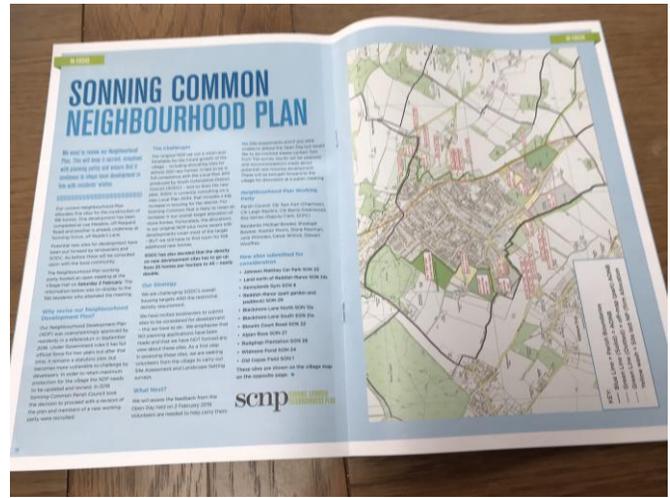
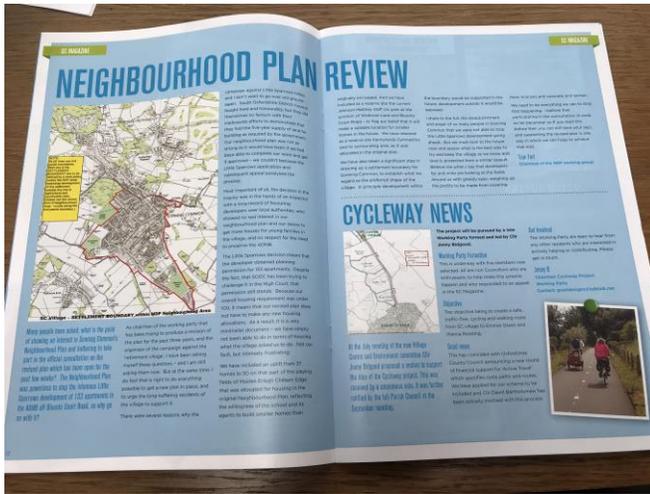
The owner, Mr Roger Newton, argued that it should simply be allocated as a site for housing. But in the view of the working party, this would have required significant progress in resolving the issues arising from the covenants and from SODC Policy CF4 which has not happened. However, Mr Newton's request that any reference to creating a buffer edge between SON 8 and the Millennium Green be deleted has been followed.

### **Infrastructure spending**

SODC's Infrastructure Implementation Officer has encouraged the inclusion of a list of spending priorities that might be funded by CIL contributions and this advice has been followed as far as possible given the severe time constraints.

# Appendix A: Sonning Common magazine coverage

1. Dec/Jan 2017/18 page 23
2. Aug/Sep 2018 page 6
3. Apr/May 2019 centre pages 18 & 19
4. Aug/Sep 2019 page 6
5. Apr/May 2020 page 18
6. Aug/Sep 2020 centre pages 18 & 19
7. Feb/Mar 2021 page 6
8. Apr/May 2021 centre pages 18 & 19
9. Aug/Sep 2021 page 12
10. Oct/Nov 2021 page 31
11. Dec/Jan 2021/22 pages 12 & 13



## Appendix B: Henley Standard coverage

**2017** (1 article)

29 October

**2018** (12 articles)

12 February

5 March

26 March

9 April

16 April

23 April

10 May

4 June

30 July

6 August

20 August

17 September

**2019** (6 articles)

7 January

4 February

11 February

18 March

15 November

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25 November

**2020** (2 articles)

7 February

6 March

**2021** (12 articles)

15 March

14 May

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2 July

Page 1

2 July

Page 21

9 July

Page 10 (letter)

16 July

Page 10 (letter)

23 July

30 July

Page 10 (letter)

6 August

13 August

13 August

Page 10 (letter)

12 November

## Henley Standard 6 August 2018

### Residents want more new homes for first-time buyers

**THE revision of Sonning Common neighbourhood plan has begun.**

Residents responded to a community survey saying they wanted more homes for first-time buyers, more parking and less back garden development.

They also want to see the village's rural identity protected and raised concerns about the village centre and the quality of the roads.

The neighbourhood plan, which allocated sites for 200 new homes in the village to be built by 2027, passed a referendum in September 2016 with 94 per cent of voters supporting it.

Development has already started on two of the sites with 60 homes being built at Lea Meadow, off Peppard Road, and another 50 at Sonning Grove, off Reades Lane.

However, under the new South Oxfordshire Local Plan, the village could have to find room for another 150 homes by 2033.

The survey was delivered to every household in April and May as well as being inserted in the parish magazine.

Exactly 776 — about half of the total — responded, of whom almost a third were aged 71 or older.

Most respondents still supported the main principles of the plan. Parish councillor Tom Fort, who chairs the Sonning Common neighbourhood plan working party, said: "The responses very much support the overall strategy and that the plan should continue to decide the way housing is being provided in the village.

"It's difficult to distill the suggestions into new policies but it's a valuable reminder of what is important in people's minds. It's useful for the context of what we are trying to do rather than something that can be used to write the policies."

Other findings were:

- Ninety-eight per cent of respondents agreed that the Chilterns Area of Outstanding Natural Beauty around the village should be protected.
- Ninety-six per cent favoured the village being kept separate from Reading and other villages.
- Ninety-six per cent supported the priority of preserving the village's rural character.

Most respondents wanted the new housing to be suitable for first-time buyers. Only nine per cent wanted larger homes, of four or more bedrooms, while 84 per cent supported two-bedroom homes.

Almost half of respondents said they felt proximity to the village centre, within 1km, was a key factor in choosing new sites.

Councillor Fort said he favoured infill and smaller developments if suitable locations were available.

He said: "Infill is a tricky subject as when I joined the [parish council's] planning committee we were against it and backland development.

“Personally, I have come to think building where we can in the existing shape of the village is right.

“People who live in these houses will contribute more to and derive more from the village.”

He said the parish council was trying to persuade South Oxfordshire District Council, the planning authority, to change its policy on infill housing.

Currently, new infill homes do not count towards housing allocations but Cllr Fort thinks they should.

“For example, if the village was allocated 150 houses and 25 of those built are infill then those should go against the 150,” he said.

“We are having an argument with the district council about it and they say it is difficult to project forward on infill numbers. A lot of people still don’t like it.” The next step in the revision of the plan will be to find out what new potential development sites are available. The parish office is already preparing to contact landowners.

Cllr Fort said: “We will then sit down and look at the available sites and see what we think is possible, what we like and what we don’t like. Then we will go to the village with it.”

The plan received a boost last month when planning inspector Roger Stone dismissed an appeal by Gallagher Estates, of Warwick, on a proposed development of 95 homes off Kennylands Road. Part of the site is earmarked for just 26 homes in the document.

Cllr Fort said: “That makes the whole business of revising the plan seem a lot more worthwhile. Had the decision gone against us we would have had to do some serious soul-searching.”

The working party includes Cllr Fort and fellow parish councillors Barrie Greenwood and Leigh Rawlins as well as residents Diana Pearman, Julia Whitelaw and Alastair Morris, who were all original members.

The new members are villagers Michael and Sheelagh Bowker, Stewart Woolfrey and Derek Wilmot.

## Henley Standard 4 February 2019

### Homes update

**THE Sonning Common neighbourhood plan revision working party will hold an open day at the village hall tomorrow (Saturday) from 10am to 1pm.**

This is designed to keep residents informed and to find volunteers to survey potential new development sites.

The current plan allocates five sites for the construction of 195 homes.

## Henley Standard 15 March 2021

### Fighting fund hits target

**AN appeal to raise £7,500 to help stop a new “retirement village” in Sonning Common has exceeded its target.**

Inspired Villages has appealed after being refused planning permission for 110 flats on a field in Blounts Court Road so an inquiry will be held, beginning on April 27.

The appeal has reached £8,000 to go towards the cost of a barrister and planning consultant to represent the parish council at the public hearing.

They are expected to cost a total of about £30,000 and Sonning Common Parish Council will make up the difference.

Parish councillor Tom Fort, who is leading the campaign against the development and also chairs the council’s neighbourhood plan revision working party, was pleased with the response to the appeal.

He said: “We’ve made a huge effort. We did leaflet drops around 2,000 houses in the village and saw a huge surge in donations.

“We’ve had cheques sent in from people who didn’t want to give money online so we don’t even know the full total amount yet.

“We set a £7,500 target as we thought it was achievable and we did it.

“However, it’s not just about the money, which is tremendously useful in helping us in a very expensive process, but also the incredible support in the comments of the campaign.

“It’s nice to know you have that support when you’re conducting a campaign that’s time consuming and energy consuming and you are always aware it may not succeed.

“We know very well that the real battle lies ahead.”

To make a donation online, visit [www.crowdfunder.co.uk/save-our-village-from-developer-greed](http://www.crowdfunder.co.uk/save-our-village-from-developer-greed)

# Appendix C: Report on public consultation

## Public Consultation on the Draft Revised Sonning Common Neighbourhood Development Plan 2021 Report on Findings

### Introduction

The Neighbourhood Plan Working Party decided, on advice from the Local Planning Authority, to put out the revised Draft Neighbourhood Development Plan to public consultation.

### Methodology

A six week consultation took place on the draft revision of Sonning Common's Neighbourhood Development Plan (SNDP) that started on 20 October 2021 and ended on 1 December 2021.

The draft revised Plan was made available for inspection at the Library in Grove Road or, by appointment, at the Parish Office.

Access to the survey and Plan was via:

- the Parish Council's website
- the Neighbourhood Development Plan website
- scanning a QR code or using the link to the survey provided

A public exhibition of the plans took place on Saturday 6 November 2021.

Printed versions of the survey were made available at Heath and Watkins hardware shop and the Parish Office in Wood Lane. The completed forms could also be returned to both locations also.

Responses could also be emailed to: [ndp@sonningcommonparishcouncil.gov.uk](mailto:ndp@sonningcommonparishcouncil.gov.uk)

## Results

86 online responses were received, plus 9 completed on paper - 95 in total.

- 85% of residents agree with the content, principles and aims set out in the revised draft Plan.
- 99% of residents agree with the proposal to establish a settlement boundary for Sonning Common.
- 93% of residents feel the proposed housing objectives and policies are about right for Sonning Common.
- 98% of residents are in favour of the proposed design objectives and policies.
- 91% of residents are in favour of the proposed village centre objectives and policies.
- 96% of residents are in favour of the proposed employment objectives and policies.
- 97% of residents are in favour of the community, health and social objectives and policies.
- 94% of residents are in favour of the transport and parking objectives and policies.
- 98% of residents are in favour of the environment objectives and policies.
- 98% of residents are in favour of the delivery objective and policies.
- 74% of residents strongly agree or agree with the allocation for SON 23: Johnson Matthey car park as reserve site - Housing 20+ homes. 15% disagree.
- 73% of residents strongly agree or agree with the allocation for SON 15: Chiltern Edge Top as revised allocation - Increase from 37 to 50 homes. 19% disagree.
- 73% of residents strongly agree or agree with the allocation for SON 8: Kennylands Gymnastics as retained reserve site - Housing 14 homes.
- 91% of residents agree that residents have been consulted well during the revision process, given the considerable constraints resulting from the COVID-19 pandemic.
- 94% of residents broadly support the draft revision of Sonning Common's NDP.

## Results in Tables

*Setting the Scene; Revising the NDP; Village, Vision and Development Strategy (Parts 1 to 3, pages 5 to 21). These sections broadly restate content from the original plan, and also explain the revision process.*

<b>Q1</b>	<b>Do you broadly agree with the content, principles and aims set out in the revised draft Plan?</b>	
	88 (95%)	Yes
	5 (5%)	No

*Settlement boundary (pages 22 to 25)*

<b>Q2</b>	<b>Do you broadly agree with the proposal to establish a settlement boundary for Sonning Common?</b>	
	92 (99%)	Yes
	1 (1%)	No

*Housing (pages 26 & 27)*

<b>Q3</b>	<b>Do you think the proposed housing objectives and policies are about right for Sonning Common?</b>	
	87(93%)	Yes
	7 (7%)	No

*Design (pages 28 & 29)*

<b>Q4</b>	<b>Are you in favour of the proposed design objectives and policies?</b>	
	91 (98%)	Yes
	2 (2%)	No

*Village centre (pages 29 to 31)*

<b>Q5</b>	<b>Are you in favour of the proposed village centre objectives and policies?</b>	
	84 (91%)	Yes
	8 (9%)	No

*Employment (page 32)*

<b>Q6</b>	<b>Are you in favour of the proposed employment objectives and policies?</b>	
	89 (96%)	Yes
	4 (4%)	No

*Community, health and social (pages 33 & 34)*

<b>Q7</b>	<b>Are you in favour of the community, health and social objectives and policies?</b>	
	90 (97%)	Yes
	3 (3%)	No

*Transport and parking (pages 34 to 36)*

<b>Q8</b>	<b>Are you in favour of the transport and parking objectives and policies?</b>	
	87 (94%)	Yes
	6 (6%)	No

*Environment (pages 36 to 39)*

<b>Q9</b>	<b>Are you in favour of the environment objectives and policies?</b>	
	92 (98%)	Yes
	2 (2%)	No

*Delivery (page 40)*

<b>Q10</b>	<b>Are you in favour of the delivery objective and policies?</b>	
	89 (98%)	Yes
	2 (2%)	No

*Site allocations (pages 41 to 48)*

<b>Q11</b>	<b>Do you support these allocations?</b>				
	<b>Strongly Agree</b>	<b>Agree</b>	<b>No Strong Views</b>	<b>Disagree</b>	<b>Strongly Disagree</b>
SON 23: Johnson Matthey car park as reserve site - Housing 20+ homes	28 (30%)	43 (46%)	8 (9%)	3 (3%)	11 (12%)
SON 15: Chiltern Edge Top as revised allocation - Increase from 37 to 50 homes	24 (26%)	43 (47%)	8 (9%)	7 (8%)	10 (11%)
SON 8: Kennylands Gymnastics as retained reserve site - Housing 14 homes	26 (28%)	41 (45%)	15 (16%)	4 (4%)	6 (7%)

*Public Consultation*

<b>Q12</b>	<b>Do you agree that residents have been consulted well during the revision process, given the considerable constraints resulting from the COVID-19 pandemic?</b>	
	83 (91%)	Yes
	8 (9%)	No

*Overall View*

<b>Q13</b>	<b>Do you broadly support the draft revision of Sonning Common's NDP?</b>	
	87 (94%)	Yes
	6 (6%)	No

*General Comments*

<b>Q14</b>	<b>Please use this box to make any specific comments on policies, issues and general comments about the draft revised Plan as a whole.</b>
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There were 58 comments received online. This list does not include those received on paper.

<p>A good plan that merits being adopted.</p>
<p>A well thought out revised plan, covering all the main issues in our village.</p>
<p>A well-constructed plan for Sonning Common's development; as a village and not a satellite of Reading. Clearly, Little Sparrows is of concern to us all as it will impact detrimentally on traffic on Blounts Court Road and its environs and, importantly, it does nothing for housing needs of the village. I agree with the conclusions drawn by the working party and their recommendations on this matter.</p>
<p>Although the decision to provide affordable homes in SON15 is laudable, this should not automatically mean that the number of homes developed need be increased by 26% as the revision suggests; it could simply mean that a smaller area is developed. I note that the website for the Neighbourhood Plan suggests that the target of around 100 extra homes for Sonning Common was more than covered by the Little Sparrows' planning permission - if that is the case, then there is even less reason to increase the allocation of homes to SON15 by over a quarter in this revision of the plan. Indeed, the plan itself notes that the new homes allocation reduced from 108 to 100 due to infill, again a further reason to question the proposed increase of 13 homes in SON15. The revised plan itself states that Sonning Common has grown steadily since 2011, yet the principles which characterised the 2011 and 2016 plans were to [2011] protect the rural character of Sonning Common in relation to its surroundings and ease the traffic flow; [2016] the rural character and setting of Sonning Common should be conserved. Increasingly dense development, by an increase from 37 to 50 homes, in a green space on the edge of the village seems to run contrary to preserving that rural character. The plan itself notes a past survey where local people were strongly in favour of smaller developments - which I would suggest a 37 home development is closer to than a 50 home one. Considering the suggested development plan, for 50 homes in a gross site area of just 5.4 acres, and looking at the proposed plan as compared to the existing houses on Reades Lane, the proposed 50-house development is much denser and not in keeping with the rest of the housing in the area. A logical question is why the development could not extend further into the area to the south, currently not allocated for development, thereby providing more space around the homes (and more distance from the existing homes on Reades Lane). The decision to increase the number of homes will also only increase, rather than ease, traffic flow. This is particularly concerning when the proposed plan indicates just one small road (currently narrow) which will provide access to Reades Lane from the proposed development; of course 50 homes will mean a greater number of cars on Reades Lane than 37 homes would and add to the traffic in the centre, which the plan itself admits is congested already. This comes directly after the development of 50 new homes across the road, next to Memorial Field, also accessed from Reades Lane; putting at risk the rural feel of homes which up until now have been at the edge of the village. A further question raised by this proposed increase in the number of proposed homes is whether there is any connected increase in the amenities and services in the village to support that increase in homes. Selling off school playing fields to refurbish the school while planning to increase the number of students at the school raises the question of whether, without those fields there will be enough provision of playing fields for students. I would also be concerned that any proposed development of SON15 might damage trees on or around the boundary with the homes on Reades Lane and so would want assurance that this would not be the case, particularly given that those trees may be all that shields the existing residents from seeing any works if the site is developed, and help to provide privacy to homes previously backing onto an empty field.</p>
<p>Any development on or around the Johnson Mathew site is both short sighted and detrimental to the development of the village. We do not need a development on that side of the village which impinges on the AOB area. The proposed development is on top of a hill, outside the village and not served by any public transport links. It is a disaster.</p>

As a passionate supporter of Sonning Common’s Neighbourhood Plan, I have witnessed first-hand the years of effort which have gone into its preparation first time round and in its current revision. Like hundreds of other volunteers and supporters I have also participated in two appeals to uphold the tenets of this hard-fought for plan. To this end, I have no qualms in stating how utterly betrayed I felt about the 5-Year Land Supply shenanigans played out in the recent Little Sparrows appeal during which the appellants’ barrister laid bare SODC’s unforgivable ineptness on such a crucial issue. Heartfelt thanks to the working party for somehow finding the will to pick themselves up after the appeal defeat to get the revision rewritten and ready for submission to the examiner. SODC owes the residents of Sonning Common a huge debt because of its failings during the appeal. And we can only hope that they have forensically examined the policies within our revised plan to ensure that they are absolutely watertight in the face of further onslaughts by developers looking to railroad the efforts of residents and local and district planning authorities in the pursuit of profit at any cost.

As one of the main affected residents of Reades Lane, we feel extremely let down by this parish council and working party, with no consideration of us being overrun from the excessive development encircling us. There should not be an approval to increase the housing allocation inflicted on residents of Reades Lane and other close-by areas. The excess development goes completely contradictory to the aims and objectives laid out in this document. This council has vehemently opposed all increases in development at other sites but has gone against residents of Reades Lane, in fact it feels like we were avoided through any planning and consultation process. Numerous attempts to discuss this matter have been turned away. This is the continued over development and urbanisation of Reades Lane with excessive street furniture and not a holistic planning strategy to protect the local area. Reades Lane is a country lane set adjoining and within the Chilterns Area of Outstanding Natural Beauty and should be considered in a sympathetic way to this along with the frame works that protect it. The additional housing and cars adding to Reades Lane less than 20 yards from other new developments makes for dangerous and overcrowding with cars against any climate strategy being discussed. We would like support and help from our local parish council against this increase.

At the time of the Lea Meadows site development being discussed I note that the Sonning Common Parish Council’s objections included the following: “Peppard Road speed limit should be changed to 30 mph by Oxfordshire County Council if the development goes ahead” I now live on Lea Meadows and overlook Peppard Road and daily witness the traffic speeding by, often well in excess of 40mph. It seems quite ridiculous that this very short stretch of road should be at 40mph as all it does is encourage drivers to speed up quite unnecessarily and often perform dangerous overtaking manoeuvres on the wider section of road opposite the entrance into Bay Tree Rise. I would like to see some positive action taken to address this situation before the inevitable accident happens.

Concerned that it taking so long to sort parking in the centre of the village.

Congratulations to the NDP working party on this very professional draft revision. There cannot be many others across the country with such a remarkably high standard. Thank you all.

Congratulations to the working party for producing a draft plan for review and thank you for aiming to get it to SODC before the 10th December this year. These are mostly cosmetic comments: p.12 Sites 26 and 27 are on the map, but not named p.14 refers to needing to allocate for 100 dwellings, but doesn't give numbers apart from the extra allocation at Chiltern Edge. Even when you take the numbers stated later in the plan for Kennylands Gym and Johnson Matthey Car Park, it still doesn't add up to 100. Would a table showing the exact number for each site be possible, plus how many are allocated for infill. Do SODC allow the plan to allow for infill? p.17 FISH has now moved to Lea Road. p.18 Transport and Parking - CPE has now been adopted. It would be useful to know how OCC are applying this in the villages as it's desperately needed in Sonning Common. p.27 Here and throughout, could it have the name of the site as well as the SON number for those people that aren't so familiar with the sites? p.28 Policy RD1 - 'Car battery charging points' doesn't sound specific to electric vehicles. p.30 The Village Centre map includes residential dwellings on Woodlands Road and Green Lane - was this intentional? p.40 para 3 of the supporting text - if the parish council initiates the pre-application process with SODC rather than the developer, does the parish council have to pay for pre-app? Thank you again for all your hard work on this, even more so in view of the Little Sparrows fiasco.

Firstly, I would like to thank those involved in creating this plan. Well done. I think parking in the village centre is a massive problem and agree residents need to be encouraged to walk or cycle more. I believe Some low level lighting along the existing cut through alleyways would be a good idea along with improved surfaces. Also I fully support the continued fight to stop the development of 133 retirement homes. This expensive development is too far away from the village centre and amenities, is not for local people to move too and would put our health services under too much pressure.

Firstly, thank you for pulling together this detailed plan and allowing residents to comment. As indicated above, I broadly agree with all the aims and objectives which are well considered and would enhance life in the village. My main concern is the speed of traffic along Peppard Road. For some reason this seems to have increased since the arrival of COVID with some drivers achieving ridiculous speeds (I sometimes wait to see the police car that must be chasing them to no avail). As a consequence, I would very much like to see the installation of speed bumps (like those on the B481 at Nettlebed) or as a minimum, speed indicators at various point rewarding drivers with a green actual speed value when complying with the speed limit or a red speed value when exceeding it. A green smiley face or red sad face would not go amiss either (very popular on the continent). Alternatively, a 20mph for the B481 from Kennylands Road to Rotherfield Peppard would really help. Perhaps a combination of all three. Thanks again.

I act for the owner of SHLAA Site 1 (Old Copse Field) which has been designated as a 'Local Green Space' at Maps 1.3 and 5.1 of the Draft NP. The owner strongly objects to this designation and would formally request that it is removed as being 'Local Green Space' from the emerging NP. The land is currently in agricultural use and there are no current plans to change this. The designation makes it all the harder to prevent unauthorised trespass across the land which is already a constant problem as it results in damage to the crops. In view of this information, please could you confirm that future versions of the NP will not define Old Copse Field as Local Green Space or any other formal designation that implies unfettered public use.

I am much against the Little Sparrows retirement apartments and wish development in the village could be made without their impact.

I am concerned that the SCNDP Revision document is not fit for purpose. It is extremely lengthy, verbose and navigation of the document is challenging. For example, it would have been helpful if the document was hyperlinked or the key items like the maps were in an appendix allowing for easy printing or scrolling. I consider the SCNDP Revision document likely to be inaccessible to a high number of village residents and am aware of others with a similar opinion. There are a number of objectives and policies in the SCNDP revision document that are not primarily the responsibility of the parish council. Other than inviting engagement, which I fully support, the document does not make clear where appropriate that the parish council may not wield any more influence regardless of the SCNDP being adopted or not. Re SON23 - this seems to be in the AONB, I understand the commentary page 45 para.6, but do have concerns that supporting this development would lessen the effect of the appeal against the Little Sparrows planning permission, which is in close proximity to SON23. Also, the car park that is on SON23 is in use, so one assumes these cars will have to go somewhere else in the near area which appears to conflict with other objectives and policies of the SCNDP Revision document. I understand that questionnaires are difficult to get right, you want to get a general sense of if there is support or not, but I found having only yes/no options limiting. There were some questions where I would have preferred to have answered "no opinion" or "not sure".

I applaud the hard work and time invested by the NDP team. Thank you. I have said "No" to questions 5 & 8 because I feel they do not address sufficiently effectively the problems and potential solutions. Question 5 "Village centre (pages 29 to 31)" I fully agree with the objectives. I fully agree with "Policy RVC1" (premises). I partially agree with "Policy RVC3" (electric vehicle charging). I would expect it to include e-bike charging points as is commonplace in Netherlands where it is free! I am not comfortable with "Policy RVC2". I would specifically discourage "improved traffic flow" in the sense that most people might interpret it. (a) I would prefer to see reduced SPEED limit on Wood Lane and some other local roads. (b) I would prefer to see reduced VOLUME of motor traffic on those roads. (c) I would aim to eliminate THROUGH traffic except possibly where it includes visiting local business or private premises. I would accept SMOOTH but not fast flow of any remaining motor traffic. Provision of the above traffic adjustment will eliminate the need to provide increase in vehicle parking spaces. The Dutch do it! Question 8 Transport and parking objectives (pages 34 - 36) The OBJECTIVES are splendid. Policies RTP 1 to 4 are fine, but are ambiguous. A motorist who rarely walks or cycles will interpret them very differently to a pedestrian, cyclist or mobility scooter user. Parking problems (Wood Lane, Reades Lane, Grove Rd) are not caused by insufficiency of provision. They are caused by motorists' unwillingness to use small scale fossil-free transport, and by their unwillingness to travel more than 100 yards other than by motor vehicle. It is time they began to think outside the (metal) box. The Stantec consultants' recommendations do not effectively address the problems. Some are likely to be unnecessarily expensive. Some will be counter-productive. We should learn from the Dutch! The village needs a centre which is welcoming to people who would like to sit, chat, eat, drink, meet friends and spend money locally. The "Cycleway" along the Peppard Rd is a pathetic attempt which does not work. Indeed it is more dangerous than none, e.g. there are numerous problems with sight lines and inappropriate "give-ways." Both these oblige cyclists to stop multiple times. This encourages them to just stay on the road, as one can frequently witness. In any case, the white lines (which are contrary modern policy) are already wearing away. Please study how the Dutch would have done it. The Lea Meadow cyclepath seems to serve little purpose (at the moment at least). Our village needs more RADIAL routes to/from the centre. The pedestrian & cycle link from Orchard Avenue, Lambourne Rd to Kedge Road, Millennium Field, Chiltern Edge is a quantum leap in the right direction. Give us more, please. The mooted Cycleway between our village and Emmer Green should be given maximum support. It could bring financial/business benefits, cultural, social and health benefits, cleaner air, quieter environment. The Dutch have proved it. About the DUTCH - We can learn much from them. They are World Leaders in provision of intelligently designed transport infrastructure. They have more than 50 years of perfecting it to support public wishes, to enhance public health, to improve village and town centres both for users and businesses, and to reduce fossil fuel wastage and Global Warming. PLEASE EMPLOY A DUTCH TRAFFIC INFRASTRUCTURE CONSULTANT before proceeding. I am not one but am willing to present information based on multiple visits to Netherlands, over many years, using all forms of their infrastructure.

I cannot see any reference within the section relating to Chiltern Edge Top to the mitigation for the loss of playing fields at the school and the need for a community use agreement for upgraded sports facilities at the school, which should be provided as mitigation. There has also been discussion about funds to support the development of facilities at Memorial Park but this has not materialised. These matters should form part of the requirement for the inclusion of this site together with a watertight commitment for keyworker housing with priority for teachers at the school or local schools, or local keyworkers. I do not support further development of Kidby's Yard. Already the area of Kennylands Road close to Kidby's Yard has become a car park for dog walkers using the footpath adjacent to Kidby's yard as access to the field behind. Further development of the Kidby's Yard site will mean additional impact on Kennylands Road which has already seen significant increase in congestion, especially in the area close to Grove Road. The Grove Road/Kennylands Road junction is now extremely dangerous as cars park right up to the junction causing traffic to move out into the other lane into the path of cars turning into Grove Road on a blind corner. This is especially concerning at school times. There does not appear to be any provision for traffic management in this area. My understanding is that despite the 133 assisted living homes being allowed to be built, there is no provision for additional village infrastructure and facilities. Already the health centre struggles to offer appointments in less than 14 days unless in an emergency. Overall, the increase in housing, residents and the demands on running the village seem to have placed additional burden on the Parish Office as well as volunteers who give their time to support Parish work. I do not see any provision within the NDP to address the impact this all has on the village's human infrastructure. With regards the village centre, I cannot see that laying out parking spaces where shown has increased the spaces available for cars - more seem to be able to pull off the road currently and use the space informally, than the number of spaces indicated on the new plan. I am not sure that the cost of this work on the village centre justifies the investment.

I do think the Little Sparrows development is a greedy blight on the landscape and will adversely affect the narrow Blounts Court road.

I feel very strongly that local Development Plans should be supported as they more accurately meet the views and needs of the residents, set against the speculative, greedy and totally indiscriminate plans of all too often unscrupulous developers. Many hours of unpaid dedicated work by committed local people should not be dismissed lightly. In other words, Neighbourhood Plans should carry more weight.

I have a number of detailed comments which I will send separately by email. These relate to wording on the Vision, Transport sections. Also, the removal of proper reference to Ben Hamilton-Baillies 'Placemaking Report' which MUST be included in the latest Revision. Thank you.

I hope it will help the village to be better.

I particularly support the principle of the settlement boundary and the detail of the boundary to the rear of our property. I would support a more strategic approach to the village centre issues rather than the more tactical approach that has been proposed so far.

I reside in Peppard, not Sonning Common I generally agree with the proposals and have a particular interest in community infrastructure - walking and cycling provision.

1. Please consider encouraging the development of a pedestrian / cycle route from Gallowstree Common to Maiden Erleigh Chiltern Edge School. I realise that Reades Lane is on the boundary with Kidmore End Parish Council but a safe car free route along this busy and narrow lane would benefit both parishes and enable a reduction in car traffic.
2. Consider establishing a public electric vehicle car charging station. Don't use the village hall car park - it would clog it up further. A good site would be in the car park of the new memorial hall recreation area. I agree with the stipulation that all new homes should have access to EV charging. This can be problematic in newer high density housing such as on the proposed Johnson Matthey car park site where parking may not be adjacent to the properties.
3. I strongly support the need for a pedestrian/cycling route between Sonning Common and Emmer Green.

I think increasing the number of houses in the development on SON15 to 50 will result in extra pressure on local amenities and increase traffic on roads. As noted in the plan on page 36 roads are already congested and this will further exacerbate the situation. I do not believe the proposed development as it stands is in keeping with the existing houses in the immediate area. I believe having one entrance to the site and wishing to increase the number of pupils at the school is not compatible due to safety issues. There should be an alternative entrance to the site to allow traffic to not always go past the school. Has the developer for the site SON15 been confirmed or is there an opportunity for a developer to be involved at this stage. For SON8 is there provision for the gymnastics centre to be moved to another location as this is a great amenity for local families / children. I think the objectives of the Neighbourhood Plan are ok but the development proposals do not support all of the objectives, e.g. increasing road safety and decreasing congestion is not compatible with increasing the number of new houses.

I very much agree with the view in keeping Sonning Common's rural feel and in protecting its green spaces and woodlands for both wildlife and people to enjoy.

I was happy with the original plan and happy with the additional housing however as a resident who will be immediately impacted by buildings on SON15 I am extremely troubled when I compare the 'vision' of the development of the plot that was presented to us originally and the latest development plans shown at the village hall recently. The privacy between our houses and the new development, the pedestrian access to Kidmore End, where have these features gone? Furthermore, the plans propose houses to be built on the border of the property garden (as opposed to the garden backing on to existing gardens). You can see for yourself from the aerial photo on p.15 of the updated plan that most houses have gardens that overlook gardens rather than brick walls of a house so it is not unreasonable to expect the same degree of consideration and privacy with new developments? I think it is hard for residents like myself to accept the new neighbourhood plan entirety when presented with a new, disappointing 'SON15 design' - with no alternative options that I believe fails to adhere to RH3, RH4 (3m plus gap), Also, given the recent COP26 negotiations and the need to decarbonise our housing stock I would like to see more ambition in the Environment policies and plans around decarbonisation - I see this as an important feature of community health long term. EV charging points is hardly going to make a difference. All new housing stock should NOT be connected to the gas grid and should have ASHPs. We should demand this for all new developments in the area. If we are to get to net zero by 2050 why would we build new houses without considering this? (I work in the energy sector so would be more than happy to have a follow-up conversation on the subject). In addition to how we heat our homes we should also be making it as easy as possible for people to walk from one side of the village to the other. Has the Memorial park been designed so that there is pedestrian access from e.g. Ashford Avenue? Otherwise people will just be driving to the Park and playground and exacerbating the traffic problem.

I've noticed a marked increase in traffic in general and parking problems in the village lately which must be at least

partly due to the number of new homes that now exist. This problem is only going to get worse as more of these sites are approved for development and In my opinion the village doesn't have the capacity in facilities or parking to cope. Stopping cars from parking on the road in the village doesn't deal with the root problem which is there are too many cars and not enough space. Whilst the rearranging of the layout proposed may provide a small benefit it doesn't address the main issue that there just isn't enough space and putting a mini roundabout in by the co-op will cause more problems than it solves I feel as there isn't enough room and it will lead to confusion and accidents in my opinion. On numerous occasions I have been pretty much forced off the road on the narrow parts of Reades lane by big trucks involved in the building works on Reades lane and Kennylands which will become more of a problem when the building works behind Chiltern edge commence. The beauty and natural appearance of the road outside Chiltern edge has suffered when trees and hedges were removed to make way for the new housing and is more of an eyesore now. Reducing the speed limit to 20 doesn't seem to make a lot of difference in areas where this has already been adopted unless there is enforcement. A large amount of traffic comes to and from Emmer green, along Kennylands and Reades lane and through to the A4074 without stopping in the village, quite often appearing to be way over the speed limit, meaning money would be better spent ensuring the existing speed limit along these roads is more rigorously controlled. No mention is made of improvements to Kidmore Lane. A large amount of foot and cycle traffic use this road to get to and from the village, I myself cycle and walk to and from the school and can attest that safety is a real issue here. I have witnessed a several nasty accidents along here including an abandoned car crashed on its roof and have lost a pet to speeding traffic. It would be nice to see more provision made to making this lane safer and encouraging more people to walk and cycle rather than use a car in turn increasing safety. I'm summary I fear the charm and rural appearance of Sonning Common is being gradually lost forever in the years since I moved here.

If the development at Little Sparrows is to proceed that will be more than enough development in the vicinity of the Johnson Matthey premises, the development of the Johnson Matthey car park will cause further pressures and stress on infrastructure and existing residents in the immediate area. Both the development at Little Sparrows and the Johnson Matthey car park should not be happening.

If the Little Sparrows development is to go ahead I believe also having development on the Johnson Matthey carpark will place intolerable pressures upon both infrastructure and resources, for example the roads and Health Centre in Sonning Common.

In conversation with so many, it has become abundantly clear that the users of cycles / disability scooters / wheelchairs etc find it off-puttingly hazardous in the village centre. We are depriving the already disadvantaged of a deserved facility, social experience, necessity. Over 21 years ago I sometimes needed to push my disabled mother into the road due to selfish parking in Wood Lane. What has changed? Even now, I risk my life negotiating my bike past illegally parked motor vehicles diagonally opposite the Co-op. We need fewer parking spaces in the centre, not more; we need very stringent measures against dangerous liberties continuing ad nauseam. May we establish a sound, workable cycle/pedestrian path linking our village towards Reading? There appears little evidence of "lower cost" housing development in recent times. May we have more rented accommodation? May we be sensitive to light pollution? May we establish AT LEAST a 20mph speed limit? May we plant more trees publicly and encourage residents to enhance their gardens likewise. Thank you for your diligent, important work on these matters; it is much appreciated.

<p>In our answers to Q11 we strongly disagreed, as residents of Reades Lane, with the proposed increased development of SON 15, Chiltern Edge Top, from 37 to 50 homes. Notwithstanding the intention to make the extra 13 homes smaller and more affordable to young buyers / families, this overdevelopment will further increase the traffic volume and speed problem in Reades Lane, this having been added to already by the Sonning Grove development.</p>
<p>In the Environment section the Council is establishing an Environment working party not a Climate Change Committee to create an Environment Strategy.</p>
<p>It would be good to get some delegated parking enforcement powers, similar to those in Henley, as this is one of the major problems facing the community. It would also be good if our local MP properly supported the plan and worked hard to ensure that local and national policies do not disenfranchise Sonning Common voters.</p>
<p>More restrictions in the village centre re-parking. Implement speed restrictions within the village centre.</p>
<p>My only concern relates to the infamous Little Sparrows development which if it does indeed proceed then the whole development strategy is skewed in any event. So the question is how does one reconcile the underlying aim to provide smaller housing for younger and smaller family groups. My own personal view is that the minimum dwelling size should be two bedroom or even three bedroom rather than one bedroom. What I think is crucial is to promote safe walking and cycling routes to link with Emmer Green in particular but also considering similar routes towards Henley.</p>
<p>My reservations about the increase of housing on Chiltern Edge Top are well known to the SCNPRWP; despite agreeing with them that alternative sites aren't available. Overall the draft Revised Plan is good and should be adopted. The pity is that SODC can't be persuaded to accept JM car park as an allocated site.</p>
<p>Please fight the proposed retirement complex in Johnson Matthey carpark. We need starter homes for young people not more retirees. Also stop parking on the pavement and introduce speed limits.</p>
<p>SON 1 (Old Copse Field) remains designated as 'Local Green Space' but I am not sure exactly what this means? Does it protect it from future development? It is a vital 'green lung' to the village that balances the Millennium Field on the other side of the village. Its traversing footpath is widely and increasingly used by ramblers, dog walkers and people heading to the Bishopswood playing areas and the skate park. We note that it is now being widely used for recreation by people from the new estate on SON 2. Could this area be formalised as perpetual recreational space in the same way that the Millennium field is? Thank you for all your hard work on behalf of the village.</p>
<p>Your work on the Neighbourhood Plan has been outstanding but I do feel that whatever the Village decides our views don't count at all as has happened with Little Sparrows!! So I'm afraid any plans will just be railroaded over by any de eloped who may choose to build. It's all very disappointing.</p>

On the whole, I do agree with most of the objectives of the NDP and I appreciate the efforts of the working party to uphold the plan against aggressive property developers. I strongly agree with infill developments where they do not have a negative impact on existing infrastructure and I am not opposed to back garden developments if they also comply with the overall plan. I am opposed to the Little Sparrows development for a number of reasons. In my opinion, Blounts Court Road is a narrow Broad and the extra traffic caused by possibly over a hundred extra vehicles is untenable. Also the extra pressure on the Health Centre, which is already overstretched, is a major concern. I believe a representative from the Health Centre has already submitted a statement to this effect. I am strongly opposed to any development on Rudging's Plantation and Bur Wood (SON 26). This area backs onto the AONB and is often full of deer and other wildlife. This application has already been declined and the SCPC NDP working group should do whatever it takes to preserve this area from development. Developing this land will take us one step closer to joining boundaries with Emmer Green and should be avoided at all costs. Other than that, I approve of the village centre development. Introducing a mini roundabout at the junction of Wood Lane and Woodlands Road will certainly help with the appalling parking habits of some drivers. More official parking spaces along the Wood Lane will also help and maybe we should consider double yellow lines on both sides from the Pet Store down to the junction with Woodlands Road. Better street lighting would also be of benefit and traffic calming measures in the shape of raised bumps in the road, chicanes and/or reduced speed limits along Wood Lane, Reades Lane, Grove Road, Peppard Road and Kennylands Road (which often resembles a race track at certain times of the day) would be of great benefit to residents and pedestrians alike. Pedestrian crossings outside the Co-op, Heath & Watkins and the schools might also help to slow the traffic flow. My family has lived in this village for over 20 years using local schools, the Health Centre, local shops and small businesses and our excellent, if slightly reduced, public transport links to Reading. I do believe we need smaller affordable homes which will allow future generations to stay in the village if they choose to, something that is just not possible now. Unfortunately, the majority of the developments I have witnessed over the years seem to be larger executive homes, with only a nod to "affordable" housing, which my children certainly can't afford to buy. Also, if developers are so desperate to build here then not only should your plans for eco-friendly houses be upheld, maybe the developers should be made to contribute to improving our existing infrastructure or helping to expand it where necessary, such as the Health Centre and the village centre refurbishment. We were able to gain the new sports and recreation field this way, why not make it a condition for all future property developers? Currently, it just feels like greed, build as much as you can and make as much money as possible without regard for our local environment. Thank you for reading my comments. From discussions with friends and neighbours in the village, I can assure you that I am not alone regarding my concerns for the future of our wonderful village. Please carry on fighting in our corner and help continue to make Sonning Common a great place to live and work.

Sonning Common Parish Council has done a tremendous amount of work revising the Neighbourhood Development Plan. They are to be congratulated on the broad compass of their review, taking into account so many different areas to be accounted for. Thank You to all of you.

Thank you for this opportunity. I am happy with the current proposals and thank all involved for their commitment to the plan and all the work involved. I do not pretend to understand the full details and ramifications but have confidence that you are all doing your best to retain a village environment making Sonning Common a very desirable place to live.

The AONB MUST be retained as AONB. There should be no development within the area of the AONB. Sonning Common have made valiant efforts to meet their targets and have complied with the targets set. The AONB is an area of Beauty not Building.

The document is well written and well thought through. I have the following 3 comments for consideration for inclusion in the SCNP:

- 1) Under Policy RD1 (Page 28) there is reference to 'external lighting schemes which include design features and mitigation measures to avoid over-lighting' I would like to see reference not only to over-lighting but also to minimising light pollution.
- 2) The SODC Local Plan makes reference to 'New development can help fund and enable the provision of new public transport'. It also refers to 'Improving travel choice in rural areas is to be encouraged' and it refers to South Oxfordshire's four towns being the main employment centres, of which Henley-on-Thames is one of the four listed. The Plan also identifies Henley-on-Thames as having new employment land becoming available over the Plan period. Henley-on-Thames is also the closest town to Sonning Common. Under the section on Transport and Parking (pages 34 to 36) while there is reference to the Reading Bus Service, there is no reference to the lack of Bus Service to Henley-on-Thames or any aim to get this service reintroduced. I understand the difficulty with this but I think it should be a longer term objective in reducing vehicle usage.
- 3) Under Supporting Text on Page 38 (last paragraph), 'To achieve our commitment to improving air and water quality.....' I would like to see this paragraph referring to 'encourage the use of clean energy.....'. Specifically I am referring to new development within the village which has included log burners in their heating provision. There has been a noticeable increase in air pollution in the village in recent years from log burners and this needs to be reduced. PLEASE BE AWARE THAT YOU ARE STILL USING AN OUT OF DATE EMAIL ADDRESS - I will not have access to this soon.

The little sparrow's retirement development is wholly against the best interest of the village and local area. This plan is about the betterment of the village and it's residents.

The Neighbourhood Development Team have made every effort to keep the residents informed. Housing for first time buyers who have grown up in the area should be catered for and I would like to see that theme catered for by the District Council.

The plan is insufficiently specific on numbers, e.g. number of new houses since 2011 census. To state "about 200" indicates lack of rigor in preparation of the plan. There must be firm data that can be obtained from SODC and referenced within the document whether it is dwellings paying council tax or planning permissions granted. The section on the Memorial Park needs updating. It is there. No mention is made of disabled access to premises and facilities for these people. It probably can't be specific but mention should be made to show the issue has not been overlooked. Similarly there should be mention of accommodation for the elderly irrespective of the recent disappointing result of appeal against Little Sparrows. This would show there were better sites. I am not happy that the map 4.2 shows our house and garden as potential commercial rather than residential. Map 4.3 is vague and unclear. As a minimum it needs a key to indicate parking, pedestrian access and type of commercial premises.

The revised village centre layout should have some disabled parking spaces. I am disabled and sometime find it hard to park. The health centre is at its max capacity if we ever go back to face to face appointments. Parking is the Major problem. There are 2 spaces at the Health centre. This is a problem at sometimes, you have to wait sometimes to park. The new retirement village is going to put more traffic on to a country lane. This does have a lot of traffic at start and finish at Johnson & Mathey.

<p>The Settlement boundary policies (page 23) are by far and away the most important additions to the revised NDP. And to this end and to try and tighten the policies against those who will always seek to find loopholes, Policy RSB1, which refers to 'within the setting of the AONB' should, crucially, also include a reference to 'within the AONB' itself. The first paragraph of the supporting text actually says that much of the land outside the settlement boundary is in the Chilterns AONB. However, it is what is described in the policy itself that is of paramount (legal) importance. So, upgrade this 'within the AONB' reference to the actual policy. The Environment policies (page 36) have become even more important since the iniquitous appeal decision by a government inspector on 'Little Sparrows.' While Policy RENV2 spells out what might be permissible for development within the AONB itself, none of the other policies covers land which lies 'within the setting of the AONB.' The CCB attaches great importance to this and has published documentation which was successfully used in the SON 6 appeal. Policy RENV3 would accommodate mention of this just before the mention of the locally valued landscape setting. The 'setting of the AONB' carries infinitely greater weight.</p>
<p>The shortage of two bedroom housing is a dire need in the village.</p>
<p>The village centre proposals in particular are weak and unimaginative with an excessive focus on parking at the expense of pedestrian and cycle access. This is sad given the excellent proposals in the 2017 document: A placemaking strategy to enhance a village centre under pressure from traffic. I'd commend this as a model for village centre development as it provides a proper and fitting community rather than parking space!</p>
<p>The village is now so congested as a result of the growth of the number of residents, and the roads are so narrow, plus limited possibility for parking - it is now becoming dangerous for pedestrians and motorists alike.</p>
<p>This is an excellent piece of work undertaken by members of the Parish Council assisted by many volunteer residents. It is extremely important for the village to have a say in its future. Clearly, it is understood that we have to help with providing additional homes but, at the same time, it is essential that the character and size of Sonning Common remains as a VILLAGE.</p>
<p>Uphold local green space allocation on SON 1, supporting only appropriate infill developments and maintaining separation from surrounding villages are important policies which the revised NP should uphold.</p>
<p>Very pleased to see comments re smaller residencies. Fully support need for 1 &amp; 2 bedroom homes and to maintain rural character of village.</p>
<p>With regard to further housing we need 1 2 and 3 bedroom-private homes so that people can move down instead of having to buy larger houses than they want. Why when smaller housing is mentioned is it always affordable /shared ownership that is mentioned. Also mixing sites with private housing and affordable housing does not work and Sovereign do not adhere to the contracts that were issued for the site. Also would never want to see Harpist area built on as the amount of wild likes we see there is amazing as our house overlooks that property and is why we bought the house e.g. Green woodpeckers, spotted wood peckers, long tail tits, pheasants including an albino one, rabbits squirrels, jays and even deer and foxes.</p>
<p>With the building of these new homes (Or any new home/retirement units) - they should be built to Passivhaus standards or similar to the development outside Oxford 'Springfield Meadows' or the Affordable Housing development Parc Eirin in Cardiff for example - it can be done and affordable and our chance if we have to have the new homes to get the buildings right first time.</p>

## Appendix D: Email sent to statutory consultees

Copy of an email sent on 20 October 2021 to statutory consultees, landowners and local/businesses and organisations informing them of the launch of the public consultation on the pre-submission version of the Draft Revised Sonning Common Neighbourhood Development Plan. Attached to the email was the Draft Plan itself, the Regulation 14 Statement and the Parish Council's privacy notice. The public consultation ran for a six-week period from 20 October to 1 December 2021.

Your comments are being invited on the Draft Sonning Common Neighbourhood Development Plan by Wednesday 01 December 2021

The Draft Plan is attached and is available from the locations listed below.

Please refer to the Regulation 14 Statement and the Privacy Statement of Sonning Common Parish Council (also attached).

### INVITATION TO COMMENT

The Sonning Common Neighbourhood Development Plan (SCNDP) has been updated to keep it current and in accordance with other local and national planning policies.

A six-week public consultation on the draft Plan is now underway, from Wednesday 20 October until Wednesday 01 December 2021.

Comments on the draft Plan are being invited during this time from Sonning Common residents, businesses, landowners, neighbouring parishes, local authorities, the police, utility suppliers and other relevant statutory consultees.

Following the public consultation all comments received will be reviewed by the SCNDP working party and the draft Plan amended as appropriate. The draft Plan will be then submitted for independent analysis by a Government appointed Neighbourhood Plan Examiner who will ensure that it is compliant with relevant legislation. The results of this examination are due to be available early in 2022.

The updated version of the Plan is available to consult at the following locations:

**Sonning Common Neighbourhood Plan website:** [scpc-ndp.co.uk](http://scpc-ndp.co.uk)

**Sonning Common Common Parish Council website:** [sonningcommonparishcouncil.gov.uk](http://sonningcommonparishcouncil.gov.uk)

**Parish Office, Village Hall, Wood Lane, Sonning Common RG4 9SL (please phone 0118 972 3616 to make an appointment to view the Plan) Sonning Common Library, Grove Road, RG4 9RH. Tel: 0118 972 2448.**

Please email your comments on the Draft Plan to: [ndp@sonningcommonparishcouncil.gov.uk](mailto:ndp@sonningcommonparishcouncil.gov.uk) Or submit your comments in writing to: **Parish Office, Village Hall, Wood Lane, Sonning Common RG4 9SL** (The Parish Office post box is in the right-hand side of the Village Hall door.

The office is open from 0930 to 1230 every Monday). Please ensure that you log your comments by Wednesday 01 December 2021.

A public exhibition about the revised SCNDP is due to take place at the Village Hall, Wood Lane, Sonning Common RG4 9SL on: Saturday 06 November 2021 from 10am until 1pm

*The Sonning Common Neighbourhood Development Plan Working Party*

# Appendix E: Feedback forms

1




**CONSULTATION ON THE DRAFT REVISED PLAN 2021  
Residents' Feedback Form**

Name: .....

Address: .....

Email address: .....

General Data Protection Regulations. Sonning Common Parish Council holds your personal data securely for the sole purpose of communicating with you about the Neighbourhood Plan. At any time, you may view or change your personal data or withdraw your consent for it to be held. For further information see Sonning Common Parish Council's [Privacy Statement](#).

A six-week consultation is underway on the draft revision of Sonning Common's Neighbourhood Development Plan (NDP).

The draft revised Plan is available for inspection at the Library in Grove Road or, by appointment, at the Parish Office. Both the revised Plan and this feedback form can be accessed electronically from:

- the Parish Council's website ([www.sonningcommonparishcouncil.gov.uk](http://www.sonningcommonparishcouncil.gov.uk))
- the NDP website ([www.scpc-ndp.co.uk](http://www.scpc-ndp.co.uk)).

Please use this form to record your feedback on the draft revised Plan and return it by **Friday 26 November 2021** so that your comments may be considered during the public consultation period.

**Completing the form**  
The form may be completed online via the Parish Council's and NDP websites. Printed versions of this form are available from Heath and Watkins hardware shop and the Parish Office (right-hand side of the Village Hall) in Wood Lane. Completed forms may be returned to both locations also. If possible, please complete this form online to make the collation of responses quicker and easier. Responses may be emailed to: [ndp@sonningcommonparishcouncil.gov.uk](mailto:ndp@sonningcommonparishcouncil.gov.uk)

Thank you for your support.

**Tom Fort, Chairman, Sonning Common NDP Revision Working Party**

2

**Guidance on completing the form:**

- Please tick the boxes
- A box is provided at the end of the form for you to make specific comments on policies, issues as well as general comments about the draft revised Plan as a whole
- Please remember to record your personal details on the front of the form and return your feedback by **Friday 26 November**

**Please refer to the draft revised Plan when completing these questions. From the Plan:**

**Setting the Scene; Revising the NDP; Village, Vision and Development Strategy (Parts 1 to 3, pages 5 to 21).** These sections broadly restate content from the original plan, and also explain the revision process.

**Q1. Do you broadly agree with the content, principles and aims set out in the revised draft Plan?**

Yes  No

**Settlement boundary (pages 22 to 25)**

**Q2. Do you broadly agree with the proposal to establish a settlement boundary for Sonning Common?**

Yes  No

**Housing (pages 26 & 27)**

**Q3. Do you think the proposed housing objectives and policies are about right for Sonning Common?**

Yes  No

**Design (pages 28 & 29)**

**Q4. Are you in favour of the proposed design objectives and policies?**

Yes  No

**Village centre (pages 29 to 31)**

**Q5. Are you in favour of the proposed village centre objectives and policies?**

Yes  No

**Employment (page 32)**

**Q6. Are you in favour of the proposed employment objectives and policies?**

Yes  No

**Community, health and social (pages 33 & 34)**

Q7. Are you in favour of the community, health and social objectives and policies?

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
-----	--------------------------	----	--------------------------

**Transport and parking (pages 34 to 36)**

Q8. Are you in favour of the transport and parking objectives and policies?

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
-----	--------------------------	----	--------------------------

**Environment (pages 36 to 39)**

Q9. Are you in favour of the environment objectives and policies?

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
-----	--------------------------	----	--------------------------

**Delivery (page 40)**

Q10. Are you in favour of the delivery objective and policies?

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
-----	--------------------------	----	--------------------------

**Q11. Site allocations (pages 41 to 48)**

Do you support these allocations?						
Sites	Decision	Strongly agree	Agree	No strong views	Disagree	Strongly disagree
SON 23: Johnson Matthew car park as reserve site	Housing					
	20+ homes					
SON 15: Chiltern Edge Top as revised allocation	Increase from 37 to 50 homes					
SON 8: Kennylands Gymnastics as retained reserve site	Housing					
	14 homes					

**PUBLIC CONSULTATION**

Q12. Do you agree that residents have been consulted well during the revision process, given the considerable constraints resulting from the COVID-19 pandemic?

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
-----	--------------------------	----	--------------------------

**OVERALL VIEW**

Q13. Do you broadly support the draft revision of Sonning Common's NDP?

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
-----	--------------------------	----	--------------------------

**GENERAL COMMENTS**

Q14. Please use this box to make any specific comments on policies, issues and general comments about the draft revised Plan as a whole.

Thank you for your time

Signature: .....	Date: .....
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**Please note:**  
 The Parish Office, Village Hall, Wood Lane. Phone: 0118 972 3616. (The office is open to the public on Mondays from 1030 – 1230 and at other times by previous appointment). Completed forms may be posted through the Parish Office letter box (right-hand side of the Village Hall front door). Sonning Common Library, in Grove Road, is open during normal operating hours.



# Neighbourhood Plan Revision

Public consultation on 14 November 2019

**Initial feedback from residents on 11**

**sites for consideration for potential future housing development**

SON sites:

- 1 Old Copse Field, off Woodlands Road
- 12a Blackmore Lane North (lower)
- 12b Blackmore Lane North (upper)
- 21a Blackmore Lane South
- 21b Land north of Reddish Manor, Peppard Road
- 22 Blounts Court Road
- 23 Johnson Matthey car park, Widmore Lane
- 24 Land behind Widmore Pond, Blounts Court Road
- 26 Rudgings Plantation, Kennylands Road
- 27 Alpen Rose, Kennylands Road
- 29 Reddish Manor, Peppard Road

**Name:**.....

**Date:**.....

**SON 1 – Old Copse Field**

Developable size: 6.2 hectares; AONB: yes; Access: pedestrian access off Woodlands Road, no access to a public road; Use: grade 3 agricultural land; Designation: Local Green Space within the existing Sonning Common Neighbourhood Plan.

<b>Do you think this site is suitable for residential development?</b>
Yes / No / Don't know (please circle)
Notes
Comments

**SON 12a - Blackmore Lane North (lower)**

Developable size: 0.9 hectares; AONB: yes; Access: off Blackhorse Lane; Use: grade 3 agricultural land.

<b>Do you think this site is suitable for residential development?</b>
Yes / No / Don't know (please circle)
Notes
Comments

**SON 12b – Blackmore Lane North (upper)**

Developable size: 1.3 hectares; AONB: yes; Access: off Blackhorse Lane; Use: grade 3 agricultural land.

<b>Do you think this site is suitable for residential development?</b>
Yes / No / Don't know (please circle)
Notes
Comments

**SON 21a – Blackmore Lane South**

Developable size: 0.7 hectares; AONB: yes; Access: off Peppard Road/Blackmore Lane; Use: grade 3 agricultural land.

<b>Do you think this site is suitable for residential development?</b>
Yes / No / Don't know (please circle)
Notes
Comments

**SON 21b – Land north of Reddish Manor**

Developable size: 0.3 hectares; AONB: no; Access: off Peppard Road; Use: none currently.

<b>Do you think this site is suitable for residential development?</b>
Yes / No / Don't know (please circle)
Notes
Comments

**SON 22 - Blounts Court Road**

Developable size: 0.9 hectares; AONB: yes; Access: off Blounts Court Road; Use: grade 3 agricultural land.

<b>Do you think this site is suitable for residential development?</b>
Yes / No / Don't know (please circle)
Notes
Comments

**SON 23 - Johnson Matthey Car Park**

Developable size: 0.7 hectares; AONB: yes; Access: off Widmore Lane/Blounts Court Road; Use: car park.

<b>Do you think this site is suitable for residential development?</b>
Yes / No / Don't know (please circle)
Notes
Comments

**SON 24 – Land behind Widmore Pond**

Developable size: 3.4 hectares; AONB: yes; Access: off Blounts Court Road; Use: grade 3 agricultural land.

<b>Do you think this site is suitable for residential development?</b>
Yes / No / Don't know (please circle)
Notes
Comments

**SON 26 - Rudgings Plantation**

Developable size: 6.7 hectares; AONB: no; Access: off Kennylands Road; Use: grade 3 agricultural land.

<b>Do you think this site is suitable for residential development?</b>
Yes / No / Don't know (please circle)
Notes
Comments

**SON 27 - Alpen Rose**

Developable size: 0.6 hectares; AONB: no; Access: off Kennylands Road; Use: orchard/paddock.

<b>Do you think this site is suitable for residential development?</b>
Yes / No / Don't know (please circle)
Notes
Comments

**SON 29 - Reddish Manor**

Developable size: 1.5 hectares; AONB: yes, 60%; Access: off Peppard Road; Use: paddock/garden.

<b>Do you think this site is suitable for residential development?</b>
Yes / No / Don't know (please circle)
Notes
Comments

**Return of feedback forms:**

Ideally, feedback forms should be returned immediately after the presentation this evening. Please post in the Feedback Form box in the village hall.

Alternatively, forms may be returned to the Parish Office postbox (in the right-hand side of the Village Hall door) by **Thursday 21 November 2019**.

Thank you very much for your support.

**The Sonning Common Neighbourhood Plan Working Party**

## Appendix F: Record of public consultation material

The following is a record of the main public consultation material that was produced by the Sonning Common Neighbourhood Plan Working Party in relation to the revision of the village's Neighbourhood Development Plan.

1. Community Survey. The Residents' Letter below formed the first page of a survey distributed by volunteer residents to approximately 2,000 village households to inform people of the Plan's revision and to gauge their priorities for future development in the village generally.

***Please return this survey – one per household - by Sunday 22 April 2018***



Neighbourhood Plan Revision  
**COMMUNITY SURVEY**

Dear resident

We need to review our Neighbourhood Plan. This will keep it current, ensure that it accords with developing planning policy and can continue to shape development in the village in line with residents' wishes.

We are conducting this survey to inform the Plan review, gaining information on the size and shape of our population, housing needs and priorities for future development.

Our current Neighbourhood Plan allocates five sites for the development of 195 homes.

One development is already underway at Lea Meadow, off Peppard Road. We are certain to receive an extra allocation of homes from South Oxfordshire District Council in its emerging Local Plan.

The review of our Plan will help us to promote the most suitable sites for this additional development while working hard to maintain our village's character and preserve our cherished landscape. Potential new sites for development will be fully consulted upon with the community, as before.

Please take some time to respond to this survey so that your views can be included in the review process.

If you prefer, the survey may be completed on-line at the Sonning Common Neighbourhood Plan website:

[www.scpc-ndp.co.uk](http://www.scpc-ndp.co.uk)

Thank you very much for your support.

*Sonning Common Neighbourhood Plan Working Party*

We want to stress that the information you provide will be processed and analysed by an independent third party (Stratford District Council) who will compile a summary of the opinions and information. Using a third party in this way will ensure the privacy of individual responses, so that you may be assured that your response will be anonymous.

2. Poster to publicise an open event in Sonning Common Village Hall on 02 February 2019 at which attendees were updated on progress with the Neighbourhood Plan revision and introduced to the 11 sites that had been put forward by landowners/agents for potential future housing development.

**scnp** SONNING COMMON  
NEIGHBOURHOOD PLAN

# Plan Revision



**Our Neighbourhood Plan  
needs updating.**

**Your views will help.**

**Find out what's happening!  
The Village Hall, Wood Lane,  
Saturday 2 February 2019,  
between 10am and 1pm**

3. Email to addressees on the Neighbourhood Plan database to publicise the above open event.



We need to review our Neighbourhood Plan. This will keep it current, compliant with planning policy and ensure that it continues to shape local development in line with residents' wishes.

Our current Neighbourhood Plan allocates five sites for the construction of 195 homes. One development has been completed at Lea Meadow, off Peppard Road and another is already underway at Sonning Grove, off Reade's Lane.

In its emerging Local Plan (LP 2034), which is currently under public consultation, South Oxfordshire District Council (SODC) is proposing that Sonning Common be allocated 108 extra homes – on top of its existing allocation.

Potential new sites for development have been put forward by landowners and SODC. As before these will be consulted upon with the local community.

Hence the Neighbourhood Plan working party is hosting an open meeting at the Village Hall on **Saturday 2 February (please drop in at any time between 10am and 1pm).**

Information about these potential new sites will be on display and working party representatives will be available to discuss the Plan revision and what needs to be done to ensure that any new development is sustainable and maintains the village's cherished character and landscape.

We look forward to welcoming you and thank you in advance for spreading the word.

Tom Fort  
Chairman, Sonning Common Neighbourhood Plan Working Party

**General Data Protection Regulations**

Sonning Common Parish Council holds your personal data securely for the sole purpose of communicating with you about the Neighbourhood Plan. At any time, you may view or change your personal data or withdraw your consent for it to be held. For further information see Sonning Common Parish Council's [Privacy Statement](#).

4. Poster to publicise a presentation by the Neighbourhood Plan Working Party on 14 November 2019 to share the results of the site assessment and landscape surveys, conducted by resident volunteers earlier in 2019, as well as the appraisals by professional landscape consultants of the 11 sites under consideration for potential future housing development. Attendees were asked to complete Residents' Feedback Forms to provide initial views on the 11 sites.



# Plan Revision



**Our Neighbourhood Plan  
is being updated.  
Come and tell us what  
you think.**

**The Village Hall, Wood Lane,  
Thursday 14 November 2019, 7.30pm**

5. Email to addressees on the Neighbourhood Plan database to publicise the above open event.



**Our Neighbourhood Plan needs updating.**

**Village Hall, Wood Lane**

**Thursday 14 November, 2019, 7.30pm**

In the past you have been involved with our Neighbourhood Plan process and we hope that you will be again.

The village is being asked to put forward potentially suitable new sites for residential development to meet the district's housing targets.

At our public meeting in the Village Hall on 14 November we will be presenting the 11 sites that have been submitted by landowners to the Neighbourhood Plan Working Party for consideration for additional new housing.

All new sites were extensively surveyed by groups of our residents and professional landscape consultants earlier this year.

At the meeting the survey results will be presented. We will be hoping to find out what you think about the suitability of these sites for additional residential development.

We hope that everyone who comes to the meeting will complete a feedback form giving their views. Unfortunately, we cannot offer an online forum for providing feedback since it will be necessary to attend the meeting for information on the sites prior to commenting on them.

The SON sites in question are:

- 1 Old Copse Field, off Woodlands Road
- 12a Blackmore Lane North (lower)
- 12b Blackmore Lane North (upper)
- 21a Blackmore Lane South
- 21b Land north of Reddish Manor, Peppard Road
- 22 Blounts Court Road
- 23 Johnson Matthey car park, Widmore Lane
- 24 Widmore Pond, Widmore Lane
- 26 Rudgings Plantation, Kennylands Road
- 27 Alpen Rose, Kennylands Road
- 29 Reddish Manor, Peppard Road

We look forward to welcoming you on 14 November and thank you in advance for spreading the word.

Contact the Parish Office for further information: 0118 972 3616 or [ndp@sonningcommonparishcouncil.org.uk](mailto:ndp@sonningcommonparishcouncil.org.uk)

Thank you

Tom Fort

Chairman, Sonning Common Neighbourhood Plan Working Party

6. Poster to publicise a public exhibition in the Village Hall on 29 February 2020 at which a Residents' Survey was launched. The purpose of the exhibition was to inform people of the review's progress while the survey gathered opinions on the suitability of the 11 sites under consideration for potential future development. The survey was distributed to around 2,000 village households and available to complete on-line via the Neighbourhood Plan and Sonning Common Parish Council websites.

**scnp** SONNING COMMON  
NEIGHBOURHOOD PLAN

# Public Exhibition



**New housing for Sonning Common. Come and see the plans and discuss the future.**

**Saturday 29 February 2020, between 10am and 2pm**

**The Village Hall, Wood Lane**

7. Email to addressees on the Neighbourhood Plan database to publicise the above open event.



**Public Exhibition – Saturday 29 February 2020  
10am until 2pm  
Sonning Common Village Hall, Wood Lane**

Dear resident

Under the Neighbourhood Plan review, which is well underway, 11 sites are being considered for potential housing development in Sonning Common of around 100 new homes.

On Saturday 29 February 2020 the Neighbourhood Plan Working Party is hosting a public exhibition in the Village Hall, Wood Lane, to update residents about the review's progress. Exhibition materials are available on the Neighbourhood Plan website.

The working party is also surveying residents, between 29 February and 23 March, to find out:

- whether or not they think these sites are suitable for residential development
- what their priorities are for development generally in the village
- what they think of the strategy for the Neighbourhood Plan review

Come along to the exhibition on Saturday, between 10am and 2pm, for more information about new housing for Sonning Common and to discuss the future.

Please also complete the residents' survey so that your opinions can be fed into the review process. The residents' survey may be completed on-line (via the link above) or in writing. Copies of the survey will be available at the exhibition and from the Parish Office.

For further information contact the Parish Office on 0118 972 3616 or email [ndp@sonningcommonparishcouncil.org.uk](mailto:ndp@sonningcommonparishcouncil.org.uk)

*Sonning Common Neighbourhood Plan Working Party*  
**General Data Protection Regulations**

Sonning Common Parish Council holds your personal data securely for the sole purpose of communicating with you about the Neighbourhood Plan. At any time, you may view or change your personal data or withdraw your consent for it to be held. For further information see Sonning Common Parish Council's [Privacy Statement](#).

8. Flyer distributed to around 2,000 village households to publicise the Draft Revised Sonning Common Neighbourhood Development Plan, outline where it was available to consult and to promote a Residents' Survey on the Draft Plan.



## Public consultation on the draft revised Sonning Common Neighbourhood Development Plan

A six-week public consultation is underway on the draft revision of Sonning Common's Neighbourhood Development Plan (NDP).

The draft revised Plan is available for inspection at the Library in Grove Road or, by appointment, at the Parish Office as well as:

- NDP website ([www.scpc-ndp.co.uk](http://www.scpc-ndp.co.uk))
- Parish Council website ([www.sonningcommonparishcouncil.gov.uk](http://www.sonningcommonparishcouncil.gov.uk))

To comment on the draft Plan please complete a Residents' Feedback Form by **Friday 26 November 2021**. If possible, complete this form online to make the collation of responses quicker and easier. The form can be accessed by scanning the QR code below with your smart phone or via the following link:

<https://online1.snapsurveys.com/scnprevised>



Printed versions of the Residents' Feedback Form can be picked up from and returned to Heath and Watkins hardware shop and the Parish Office (right-hand side of the Village Hall) in Wood Lane. Responses may be emailed to: [ndp@sonningcommonparishcouncil.gov.uk](mailto:ndp@sonningcommonparishcouncil.gov.uk)

### Background

The Sonning Common Neighbourhood Development Plan has been updated to keep it current and in accordance with other local and national planning policies.

The Neighbourhood Plan working party has been forced to reduce the scope of the Plan due to the decision by a planning inspector in June 2021 to grant permission for 133 retirement apartments to be built on a site known as Little Sparrows off Blounts Court Road.

Following the appeal decision, proposed allocations were significantly reduced to take account of the fact that the village's housing allocation of 100 new homes was more than met by the Little Sparrows' planning permission.

**It is important that an up-to-date revised Plan is in place to protect the village from future speculative development.**

Thank you for your support.

**Tom Fort, Chairman, Sonning Common NDP Revision Working Party**

9. Website text in relation to the public consultation on the pre-submission Draft Revised Sonning Common Neighbourhood Development Plan.

## **Sonning Common Neighbourhood Plan Review**

### **INVITATION TO COMMENT**

The Draft Plan is available to view [here](#)

Please click on the link below to complete the **Residents' Feedback Form by Friday 26 November 2021:**

<https://online1.snapsurveys.com/scnprevised>

### **BACKGROUND**

The Sonning Common Neighbourhood Development Plan (SCNDP) has been updated to keep it current and in accordance with other local and national planning policies.

A six-week public consultation on the draft Plan is underway and will close on Wednesday 01 December 2021.

The Neighbourhood Plan Working Party has been forced to reduce the scope of the Plan's revision due to circumstances beyond its control - namely the appeal decision in June 2021 by a planning inspector to grant permission for 133 retirement apartments to be built on a site known as Little Sparrows off Blounts Court Road.

Following the appeal decision proposed allocations in the revised Plan were significantly modified to take account of the fact that the target of around 100 extra homes for Sonning Common - put forward by South Oxfordshire District Council - was more than covered by the Little Sparrows' planning permission.

Had it been possible to finish the Plan's revision and to have had it fully approved before the Little Sparrows public inquiry, the inspector would have been forced to consider it more seriously. And that is why the completion of the revised Plan is so important.

It will give the village some protection against future speculative development.

### **RECORD YOUR VIEWS**

Comments on the draft Plan are being invited from Sonning Common residents, businesses, landowners, neighbouring parishes, local authorities, the police, utility suppliers and other relevant statutory consultees.

Following the public consultation all comments received will be reviewed by the Neighbourhood Plan working party and the draft Plan amended as appropriate. The draft Plan will be then submitted for independent analysis by a Government-appointed neighbourhood plan examiner who will ensure that it is compliant with relevant legislation. The results of this examination are due to be available early in 2022.

The updated version of the Plan is also available to consult at:

1. Sonning Common Common Parish Council website: [www.sonningcommonparishcouncil.gov.uk](http://www.sonningcommonparishcouncil.gov.uk)



2. Parish Office, Village Hall, Wood Lane, Sonning Common RG4 9SL (please phone 0118 972 3616 to make an appointment first)

3. Sonning Common Library, Grove Road, RG4 9RH

Tel: 0118 972 2448

Comments on the draft Plan may be emailed to: [ndp@sonningcommonparishcouncil.gov.uk](mailto:ndp@sonningcommonparishcouncil.gov.uk)

Or submitted in writing to:

Parish Office (address above). The Parish Office post box is in the right-hand side of the Village Hall door. (The office is open from 0930 to 1230 every Monday).

And Heath and Watkins hardware shop, Wood Lane.

Printed copies of the Residents' Feedback Form are available from the Parish Office and Heath and Watkins. Please return the form to either location by **Friday 26 November** so that your comments can be collated and analysed in time.

A public exhibition summarising the draft Plan took place in the Village Hall on Saturday 06 November. View the exhibition materials [here](#).

Thank you for your valued support. The Sonning Common

*Neighbourhood Development Plan  
Working Party*

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