



# **COMMUNITY SURVEY 2018 RESULTS**

## **FINAL REPORT**

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## 1.0 INTRODUCTION

The Sonning Common Neighbourhood Plan needs a review. 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.

A survey was designed to inform the Plan Review, to gain information on the size and shape of our population, housing need and priorities for future development.

The current Neighbourhood Plan allocates five sites for the development of 195 homes. One 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 to promote the most suitable sites for this additional development, while working hard to maintain the village's character and preserve the cherished landscape. Once potential sites for new development have been selected they will be fully consulted upon with the community, as before.

This report contains the results of the survey.

## 2.0 METHODOLOGY

The Performance, Consultation and Insight section at Stratford-on-Avon District Council (SDC) offers its services as a market research agency to other District Councils, Parish and Town Councils and other public bodies. All work undertaken by the Unit is done in line with the Market Research Society's Code of Conduct. The section was engaged by the Sonning Common Neighbourhood Plan Working Group as they offer a fully comprehensive independent market research project to eliminate bias from the Group.

Every household received a short two-page questionnaire with the added option of completing it online via a link on the Neighbourhood Plan website.

The survey ran during April 2018, although questionnaires received after the end of the month were included in the analysis.

The written surveys were collected by a volunteer or posted through the Parish Office letterbox.

776 questionnaires were returned, 629 written and 147 via the website online.

All the information provided was processed by an independent third party, and Stratford-on-Avon District Council aggregated and analysed the responses to create this final report. This allowed complete confidentiality for the responses.

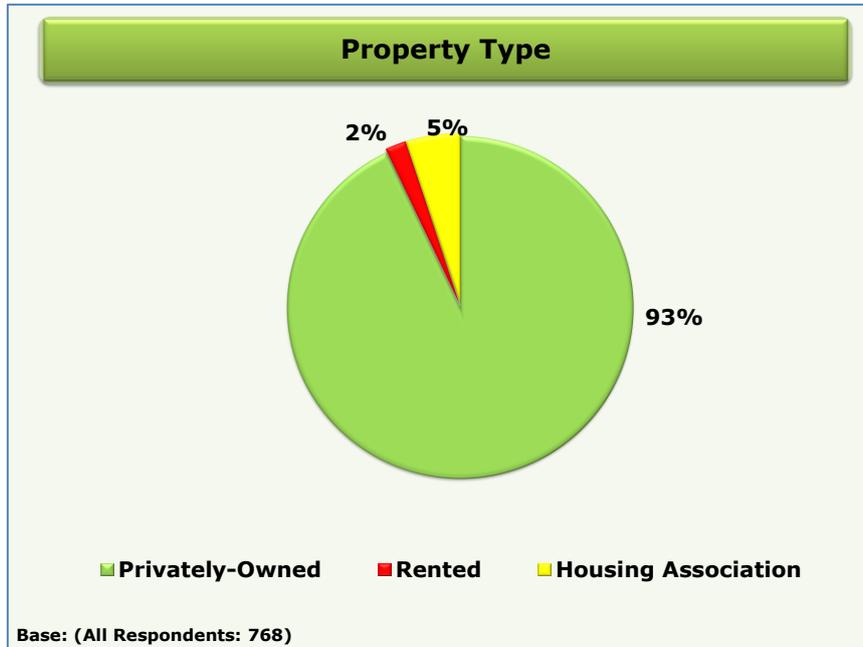
The report follows the order of the questionnaire. Charts and tables are used throughout the report to assist the interpretation of the results. In some cases, anomalies appear due to "rounding". The term "base" in the tables and charts refers to the number of responses to a particular question. These are shown with a bracket around the number.

**3.0 RESULTS IN DETAIL**

**3.1 Profile**

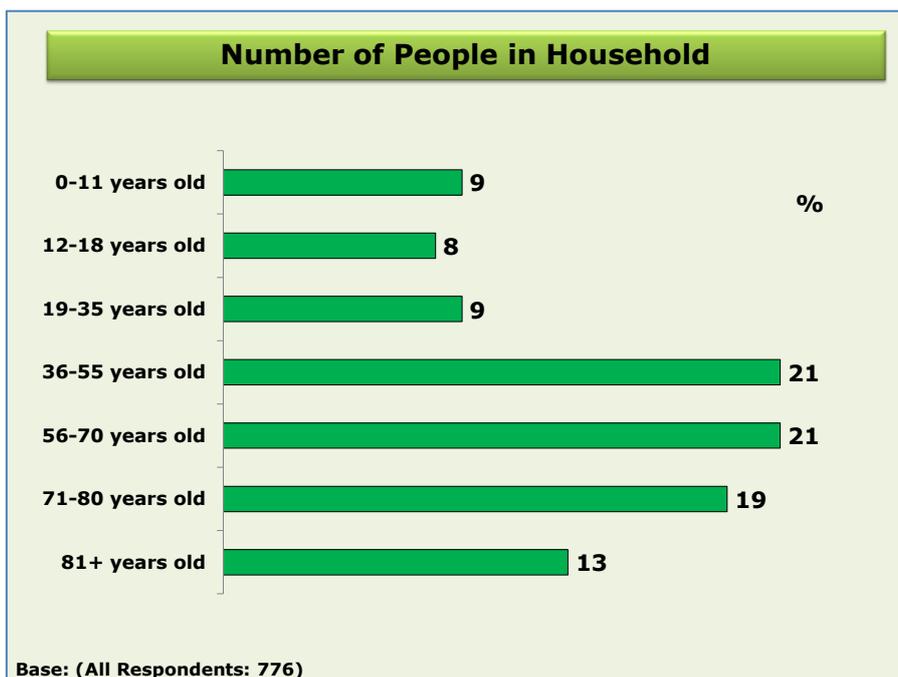
Respondents were asked what type of property they lived in. 93% were privately-owned, 2% rented and 5% with a Housing Association.

Chart 1:



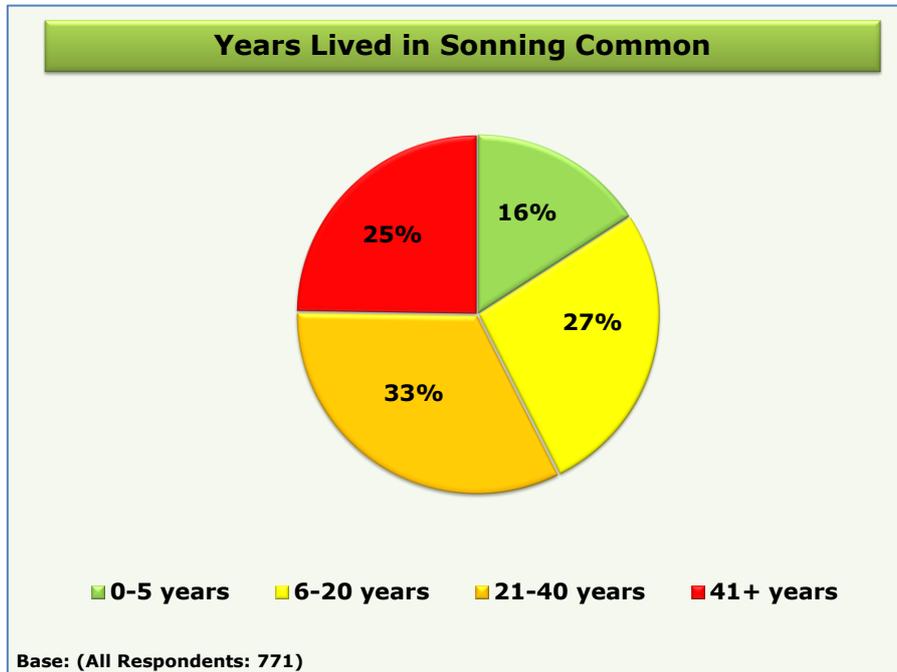
The predominant age groups at 21% each, was the 36 to 55 year old group and the 56 to 70 year old group. It is noted that the results below and those shown in the 2011 Census figures are similar. The conclusion is that the household information below is approximately representative of the village as a whole.

Chart 2:



Asked how long they had lived in Sonning Common, a third of respondents said 21 to 40 years, 27% 6 to 20 years. Exactly a quarter had lived in the parish more than 40 years, with 16% having lived in Sonning Common up to 5 years.

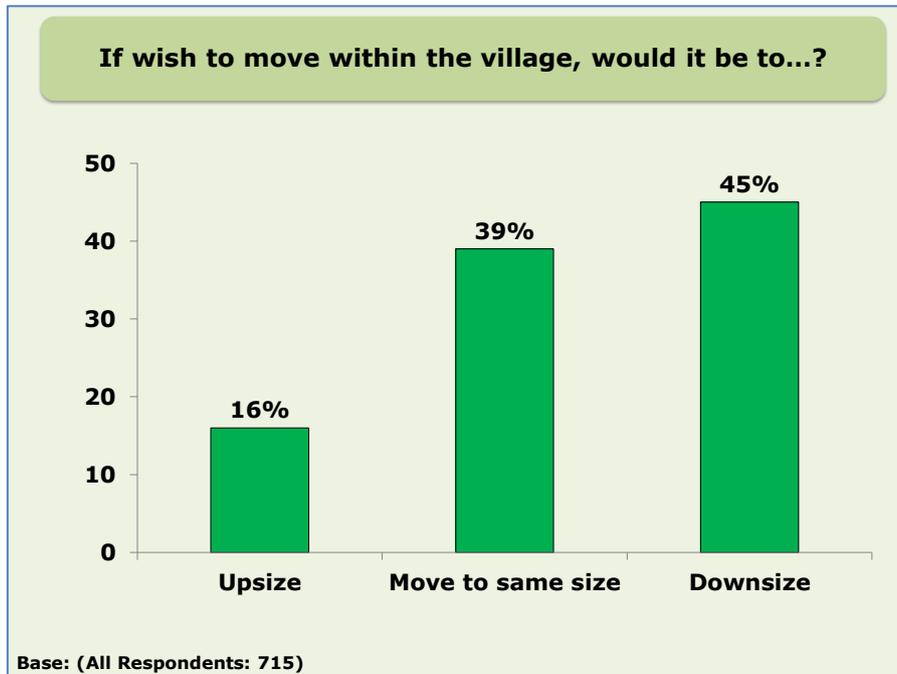
Chart 3:



### 3.2 Housing Need

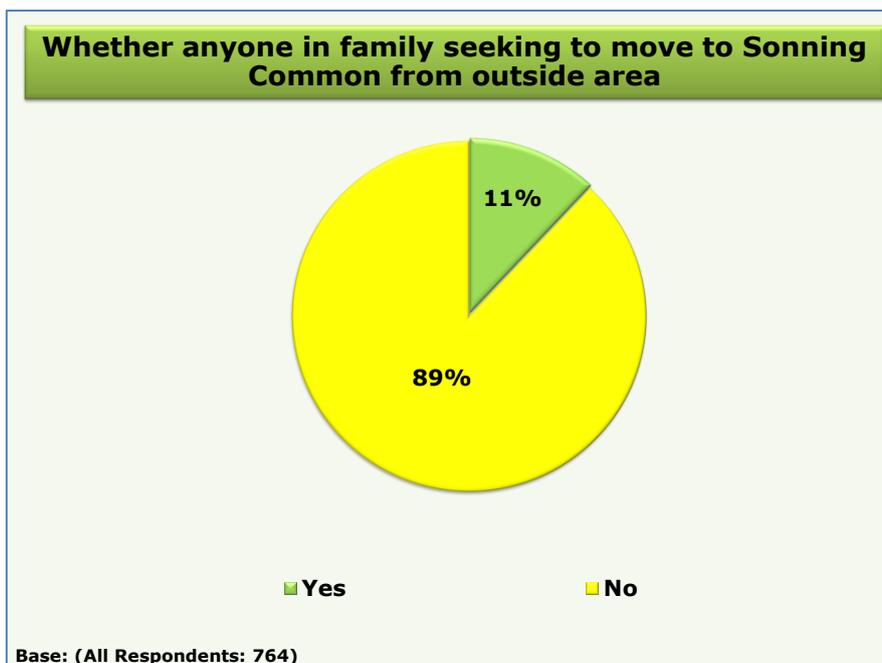
Asked about their current housing need, 16% of those surveyed wished to upsize and 39% move to the same size. 45% wished to downsize, which perhaps reflects the age of the population of Sonning Common.

Chart 4:



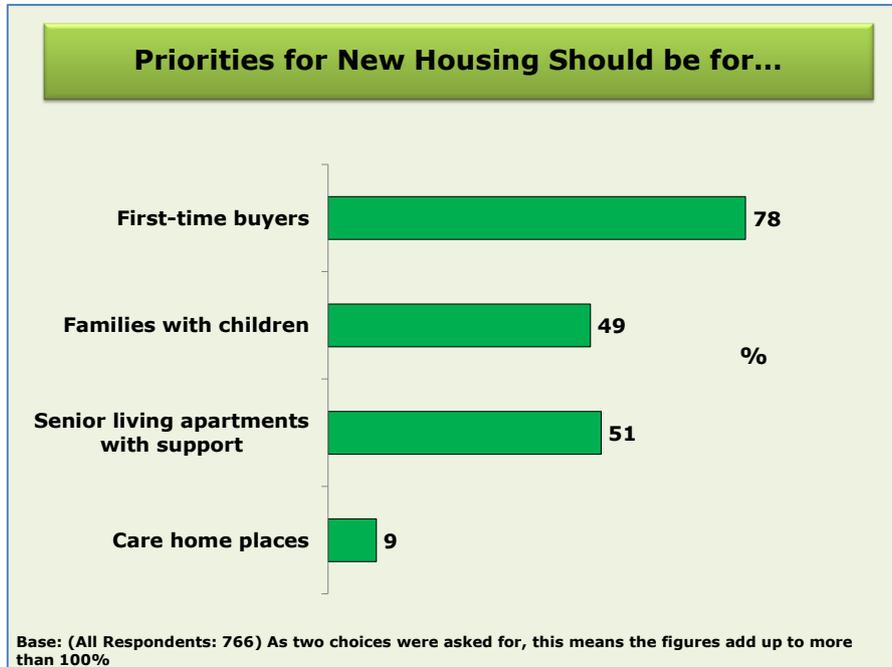
11% of parishioners had someone in their immediate family who were seeking to move to Sonning Common from outside the area.

Chart 5:



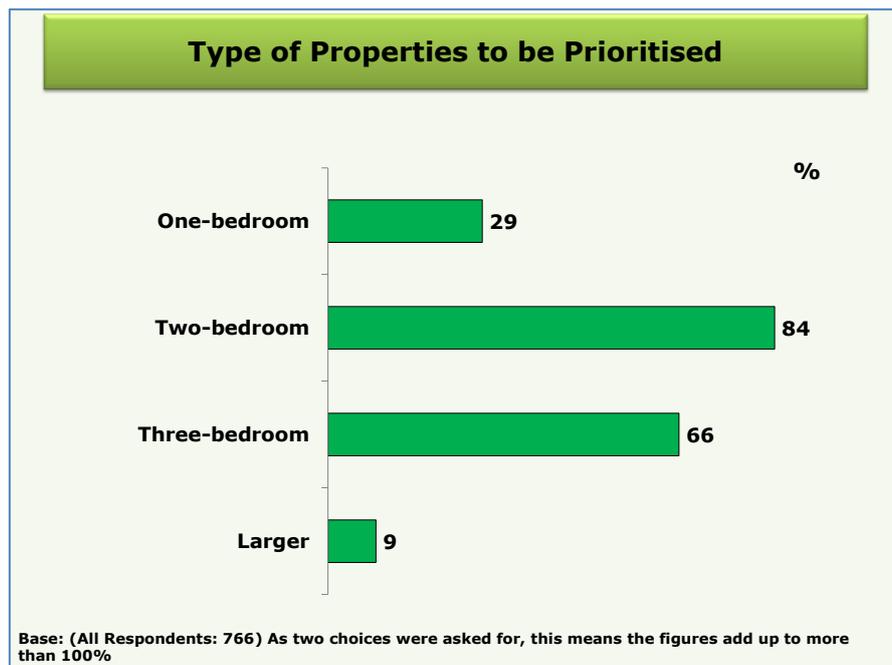
Sonning Common is likely to be allocated a significant number of extra homes by the District Council. Asked what the priorities for new housing should be, 78% were in favour of it being designed for first-time buyers, around half for both senior living apartments with support and for families with children. One in ten (9%) opted for more care home places.

Chart 6:



In terms of the bedroom size of the properties, 84% would like two-bedroom properties and exactly two-thirds wish to see three-bedroom properties prioritised. Three out of ten wanted one-bedroom, and one in ten larger properties.

Chart 7:



### 3.3 Development Priorities

Residents were asked if they agreed or disagreed with the core principles which underpinned the 2016 Neighbourhood Plan.

Three principles had very strong support with 98% agreeing that the AONB should be protected around the village, 96% were in favour that the village be kept separate and distinct from Reading and other villages and 96% supported the priority of the preservation of the village's rural character.

92% agreed that the overall housing allocation should be spread across several sites. There was less support (79% agreement) that people with strong local connections should where possible be given preference in obtaining new homes.

Table 1:

Whether agree or disagree with core principles which underpinned the 2016 Neighbourhood Plan?	Agree	Disagree	Don't Know
That Sonning Common should be kept separate and distinct from Reading and neighbouring villages	737 (96%)	21 (3%)	11 (1%)
That a priority should be the preservation of the village's rural character	734 (96%)	15 (2%)	16 (2%)
That the Area of Outstanding Beauty (AONB) around the village should be protected	754 (98%)	5 (1%)	7 (1%)
That the overall housing allocation should be spread across several sites	701 (92%)	19 (3%)	38 (5%)
That people with strong local connections should, where possible, be given preference in obtaining new homes	600 (79%)	79 (10%)	81 (11%)
<b>Base: (All Respondents)</b>			

Asked for their top two priorities out of the five, the top priority was that Sonning Common be kept separate and distinct from Reading and neighbouring villages and that the AONB around the village should be protected.

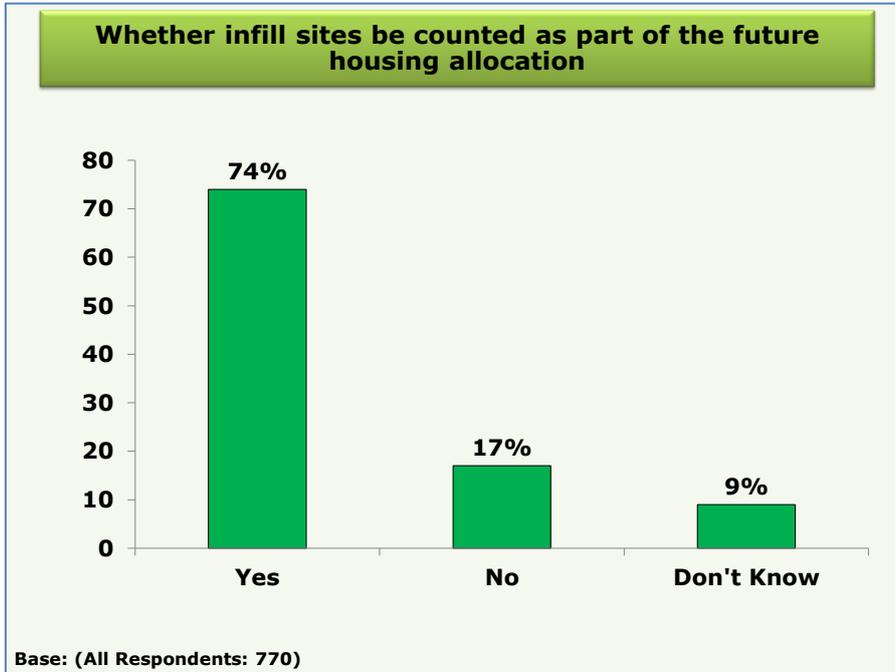
Table 2:

Please tick your TOP TWO priorities from the above list in the previous question.	Number	%
That Sonning Common should be kept separate and distinct from Reading and neighbouring villages	526	69
That the Area of Outstanding Beauty (AONB) around the village should be protected	279	44
That a priority should be the preservation of the village's rural character	336	36
That people with strong local connections should, where possible, be given preference in obtaining new homes	181	25
That the overall housing allocation should be spread across several sites	195	24
<b>Base: (All Respondents)</b>	<b>(767)</b>	

### 3.4 Selection of Sites

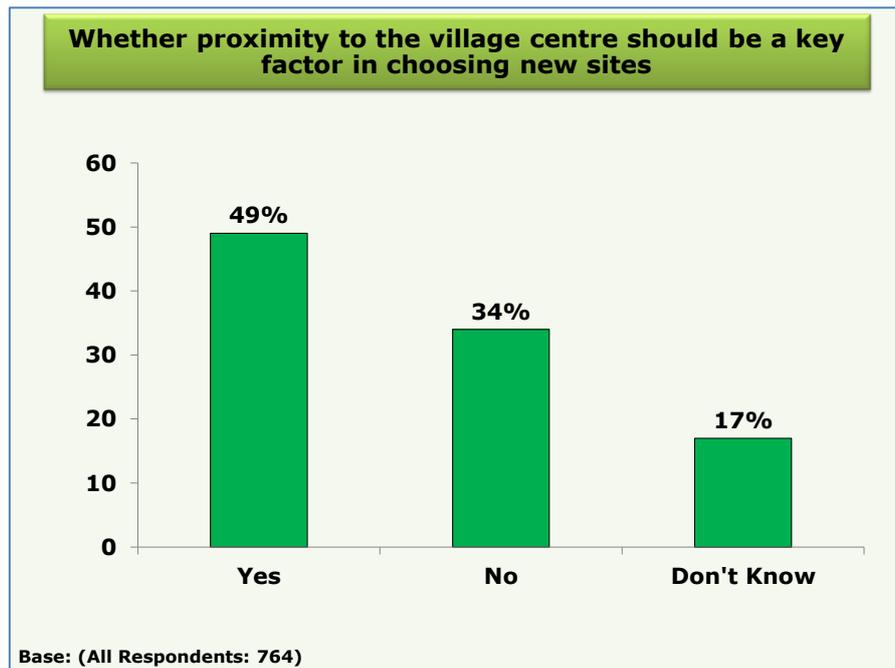
Three-quarters of respondents (74%) believe that infill sites (the filling in of gaps between existing properties, including garden development) should be counted as part of the future housing allocation.

Chart 8:



Almost half of residents (49%) felt that the proximity to the village centre (within 1 km) should be a key factor in choosing new sites for housing development, with a third (34%) not in favour.

Chart 9:



Asked for any additional comments on the questions asked in the questionnaires, 318 responses were made and these are included in the Appendix.

# APPENDIX

The name of a person has been redacted where xxxxxx appears.

**QUESTION 12 - Please use the box below for any additional comments on the questions asked in this questionnaire.**

<p>At Q7 we marked 2-3 bedrooms but mean 1-3 bedrooms with no larger new properties. Existing properties can be extended to meet needs for larger homes. Delivery of the Community Sports Hall and changing facilities is key. Also improved sustainable service and short-term parking provision in the village centre. The existing civic village hall in the centre plays a key role and should be retained.</p>
<p>We do not wish the farmland between Reading and Sonning Common to be developed. We do not wish to become part of Berkshire and wish to remain in Oxfordshire. We do not want Sonning Common to be absorbed into Reading.</p>
<p>The village centre must be upgraded to cope with any future housing development - it can barely cope now. Future housing development must include all services - water, gas, electricity, sewage, health centre, schools, traffic management. Any speculative development plan which falls outside of an agreed neighbourhood plan should not be allowed and not be allowed to go to appeal.</p>
<p>For Q11 - but not at the expense of other facilities, such as school playing fields, parking spaces etc. Infrastructure needs far greater priority than given at present.</p>
<p>Village is often congested with traffic. Poor quality of roads.</p>
<p>Are any properties going to be available for first time buyers? And are there going to be bungalows built for older people like myself that have two-three bedrooms and are detached.</p>
<p>I think they should be taking into consideration before building houses, the effect it has on existing local amenities for example: schools, doctors surgery (especially), parking.</p>
<p>I would like to see some reference to social housing. The character of the village is changing due to the high cost of homes. We should have homes that young people raised here have a hope of buying or renting.</p>
<p>Because Sonning Common is closely connected and provides essential services to villages like Kidmore End, Peppard, Stoke Row, Checkendon, Gallowstree Common, for example, these areas should be considered for housing developments as part of the overall requirement applied to Sonning Common. This would enable a more fair distribution of houses in areas which one just as well connected as Sonning Common.</p>
<p>The village centre is already overcrowded. Therefore we must look at ways of improving that before any new large development is planned or allowed.</p>
<p>I moved to Sonning Common 3 years ago from Reading to get away from noise and traffic and houses too close together. I realise we need more houses in this country but it would be a real shame if villages such as Sonning Common and many others are gobbled up by developers so they can make money and our village life will be gone as we may well be joined up with Reading if the 245 planned development goes ahead in Emmer Green, a real shame!</p>
<p>We feel that the last NDP filled in most of the obvious gaps in the village, and there is little remaining space for more houses without destroying the attractive countryside around it.</p>
<p>The infrastructure is not in place for too many more properties. I can remember when the sewage farm was built, and it needs checking that it can cope with more houses. Unless the new housing is only built for retired people, then a new primary school would be needed. Hopefully away from the village centre so there is ample parking for parents. The roads certainly need improvement also.</p>
<p>The infrastructure is not in place to support significant development. Have you tried</p>

getting into Caversham after 07.30am for instance?? Parking and traffic in the village centre is extremely limited and actually getting dangerous to pedestrians.
Moved here to be near our daughter and it's such a lovely village. Some housing is good for a place, but it doesn't have to be overdone. Yours faithfully, xxxxxxx
Provision of more disability parking near shops and doctors surgery (only two presently exist at each location).
My son and I would like to keep Sonning Common as a village, not a great sprawl of houses. We don't need to move nearer to Emmer Green. Housing should be for all, not just the people who can pay a high price. Small starter houses would be welcome, not just 1/2 in each development.
Any new plan needs to be address a solution that can be implemented to create more car parking within the village centre.
We need to make sure we have the facilities - e.g. doctors, dentists, schools and shops to accommodate the increase of the population who would come in to the village. Most importantly - car parks!
Sonning Common is full, any continued development will finally destroy it. SC doesn't have the facilities and infrastructure to support existing requirements, let alone additional. The traffic for a 'village' is beyond a joke, it's dangerous (especially around village centre) the roads are in a poor state (pot holes) without compounding issue with more vehicles. Enough is enough! Developer, greed isn't good!
Housing outside of a 1km radius requires that the village centre be better at providing facilities such as parking, improved health centre, schooling and shopping.
Sonning Common needs primarily social housing i.e. 2 bed bungalows so people could be encouraged to downsize i.e.2 and 3 bed family homes. Affordable housing to give the youngsters a chance to get their 1st foot on the ladder not houses at h.o.t. prices.
Our daughter had to move out of the village to get a house. Priority should be given to families in the village. Smaller affordable houses needed, that can be on rental basis for the younger generation.
What an infrastructure - schooling, public transport, additional health centre/surgery etc - it is ludicrous to be building more houses.
Re Q7 - 2 bed bungalows for senior living should be considered as this would enable carer/family member to live or stay on site to care if and when needed. Re Q8 (D) if housing is spread across several sites - this should be done in a thoughtful way of building to encompass the needs of all!
Please consider sports facilities to support the village - swimming pool or gym
Smaller units need to be built for people born in Sonning Common, work locally but cannot afford to fully buy a property. Stop building houses that start at huge prices! Consider younger people, who will be next generation to look after the village.
Ref 06 - The highest demand amongst local residents, I suggest falls into two main categories. First time buyer houses for individuals or couples who have grown up in the area and wish to remain here - and - (with an aging population) housing appropriate for older residents, with care 'on tap' - who wish to downsize, but to stay where they are familiar with, the local environment/health care/social support groups and friendships.
More homes for first time buyers and more 1 and 2 bed roomed houses.
Q8c In order to get a well-balanced structure, it may be inevitable to slightly push into the AONB, but no whole-sale intrusion. Q11 - to get the required number of additional houses, it will be necessary to go a little outside of the 1km in specific locations. It was difficult enough to get the first allocation close to the centre. Before any of this is contemplated, we must develop the whole picture of infrastructure including finance to support our needs - roads, shops, parking, schools, doctor's public transport etc etc. We are already in a mess (Wood Lane) trying to cope now with our own needs as well as supporting Peppard, Gallowstree Common etc.
Far too much of the country's villages are being overwhelmed. We need to keep an eye as to how far things are to go.
You must do something for traffic/parking in centre of village. Developments not even

completed yet, look at the volume of traffic today! Can schools/surgery cope.
Senior living apartments with support would allow older residents to downsize and therefore free individual properties.
The village should remain a village. It is starting to become a small town. The last thing we need is for it to expand to merge into Emmer Green, and the countryside in the area would vanish.
Too many very large houses are being built. Smaller homes are needed. Senior living homes should have 2 bedrooms so the resident can have a relative or carer to stay.
My concern with any major housing development is the provision of an appropriate infrastructure to support an influx of new residents (e.g. schooling, car parking, safety and speed limits on roads). Speed of driving and inconsiderate parking is a safety concern, particularly in Wood Lane. It is excellent to see our village shops and facilities well used but the downside is village congestion and people not working with the rules.
More houses, more cars, but no room for parking in the village centre, already over full.
Primary education is a concern for any new development. Health centre requirements must also be considered. Parking and traffic management - stopping commuters using it as a park & ride!! (not just Wood Lane)
Not enough car, school places for more housing. We are not a village anymore.
Not enough affordable housing available for young people and my age 50!! Had to go through separation and divorce and move from 4-bedroom house to 2 bedroom flat. Had to pay 275,000 for it!! Wanted to stay in area. Couldn't afford Herb Farm and all other new properties are a million plus! Madness. xxxxxx
It does not matter what the people think, the council over rides it (Q11)
The village has developed piecemeal over time without adequate planning. The result has been increasing congestion and parking problems in some roads at particular times of the day. This needs to be addressed before we are asked to allocate areas for yet more housing. The existing infrastructure requires upgrading. The village is surrounded by the Chilterns AONB, and it is vital that this area continues to be protected from all development that is not essential to the local community. The housing needs of London and Reading should not have any influence on AONB protection policy.
Although we welcome new development and fully understand the need for new homes, a major consideration has to be the infrastructure of the village. Before any planning is considered for housing it needs to be linked to the commitment and development of the infrastructure.; roads, drains, shops, parking, healthcare, schools, community areas, footpaths.
Extra houses in the village welcome but as a result of the increased population, traffic and parking has become an issue in village centre and surrounding roads - Woodlands Road, Sedgwell Road, Wood Lane, Grove Road etc. Parking and traffic flow needs to be considered as part of overall plan.
With many more houses can the health centre cope as we think it must be near to its limit. At the moment we have a very good health centre, if it gets over stretched will it become like many health centres that we hear about, where you can't get an appointment for weeks. Are the main services water and drainage be able to cope? How are the schools also going to manage with more children, also parking around both schools is inadequate and a nightmare. We know that the council is exploring measures for parking in the centre of the village with large numbers of houses being built this can only get worse. The roads are in a dreadful condition as they are not repaired properly which means the hole reappears. With many more cars they will only get worse.
First time buyers to get preference. Don't build so many million+ pound houses. Concern over all the extra traffic.
Affordable 2-bedroom houses or flats or bungalows needed. Too many large expensive new houses being built in local areas, everything 450k to over a million+! Wish to stay in Sonning Common and downsize to under £350/450k to a smaller 2 bed property but little available, have lived & brought up family in S.C for over 21 years, lives established here.
Planning is not just about extra housing! What about public facility provision to go with

the additional accommodation? More council tax take = better public facilities and better maintenance by OCC and SODC. These are failing bodies. Hand more to the Parish Council who will spend our money better!
Q11 Housing development for older people should be within 1km of village centre
There are too many back-land housing developments, which is increasing the housing density. The village is not big enough to sustain more large houses and it is destroying the village's character. More bungalows built would encourage older residents to downsize and free up their large homes.
Can the schools, doctors, dentist, sewerage etc cope with the extra people, where is everyone going to park in the village.
With the desperate need for somewhere to live that currently exists, I am sure that a representative from government will regard this material unfavourably. Evidence to this effect already exists. Too many people is the real problem.
Continued expansion should be dependent on the availability of infrastructure and services e.g. doctors, dentist, sewerage disposal, primary/secondary school, shopping, parking.
Nobody has mentioned bungalows, it would be wrong for houses or flats to be built near bungalows as they overlook, overshadow, and take away the privacy of people in existing bungalows. I came here in my latter years for peace and quiet of the countryside, as I was caring for my ailing husband, who died last year. Please consider the elderly. We paid a lot of money for the privilege of living in this lovely village, please don't let it become a town.
Q9 - all equal priorities
Far too much fuss is made about separation from Reading. Sonning Common is not now really a rural area. I remember when it was, having lived here for over seventy years.
We think it most important that the infrastructure of the village should be considered - schools, especially primary schools are full to bursting point - and it is becoming more difficult to get a doctor's appointment quickly. Parking in the village is also a problem.
Notwithstanding the demands for new housing in the village, little is said about the increased pressure on services and facilities. Parking in the village centre is a nightmare. The surgery is under great strain with little room for expansion. Water pressure up here is abysmal. Drainage/sewerage disposal is already inadequate. The village would also probably warrant another food store/mini market or even a supermarket. Any further development would have to bear the constraints in mind and developers must contribute.
I am concerned about the increase in traffic and parking in the centre of the village which would result from an increase in homes in the village. This is a vibrant village for families with a good community spirit, it would be a great shame if this was to change. I am also concerned about the increase in pollution that might arise. Lastly this initiative is meant to deliver more affordable homes, but so you only see very expensive ones being built.
If more housing is built, more families come to Sonning Common....what are we going to do specifically for the children to keep them out of trouble and off the streets? Public transport to Reading is limited and constantly under threat. There is only one youth club one day a week and some building plans remove playing field areas. Local amenities must be addressed in conjunction with housing. More free/low cost activities and places to hang out (social clubs etc) are needed. Wood Lane is also already very busy with traffic and no traffic control e.g. speed bumps or pelican crossing, to protect increased visitor numbers. The in/out at One Stop is dangerous to walking children. More traffic control needed.
Consideration must be given to traffic management and parking in the village centre.
There is a great need for smaller homes and apartments for first time buyers and senior citizens to downsize in the area, particularly near the village centre. Smaller developments are preferable to the proposed building of 95 homes by Gallagher Estate and the resulting traffic that would incur.
First time buyers' homes need to be actually affordable. Some should be available on part rent/part buy basis. Our daughters would like to buy property in the village but like many single people, there is nothing affordable. Encouraging a developer to create senior living

<p>flats or apartments with support would be ideal, especially as the village has so many potential senior residents. Keeping the village 'balanced' by developing all around rather than confining building to one or two areas is vital. Maintaining green spaces within the village to keep rural feel is very important.</p>
<p>You are doing fine with regard to planning and survey. Try to get an OXON postcode for Sonning Common, as per Peppard, so as to decouple entirely from Reading in our addresses. Why not do a plan for the combination of SC and PC.</p>
<p>The nonsense about 'affordable housing' which is anything but affordable for most younger people, needs to stop and provision made for genuinely affordable flats etc</p>
<p>Building new houses, no thought has been given to facilities in the village i.e. car parking, doctors, schools and shops</p>
<p>Q3 Self 21-40 years Wife 41+ years</p>
<p>Living spaces for senior living/older people should be within walking distance of shops, doctors. Failing that, proximity to a bus stop should be given priority - bus to Sonning Common itself then Reading and/or Henley. So the bungalows placed at the Herb Farm force older people to use a car to access the village, leading to traffic pressures and parking problems within the village.</p>
<p>We are paying 1st world taxes and getting a 3rd world service from our county council! Sonning Common was once a lovely village; it is now a glorified building site, which is being over developed. The roads and the general infrastructure are not able to support the amount of development that is currently being undertaken. We have lived here for 40 years plus and had planned to stay, but are now considering moving out of the area.</p>
<p>I moved here to get away from a built up area where I had lived for many years and I would not like our village to be spoilt by building on all the beautiful open spaces.</p>
<p>Any future development needed should be planned to retain the rural setting of our village and not encroach towards Reading. Once lost our beautiful countryside can never be regained.</p>
<p>Being a resident on Wood Lane, it now frightens me, especially for the elderly, less abled and young families. The road has become extremely busy and parking has become ridiculous! I am concerned about the amount of traffic we now receive and that the village is growing with housing developments and no parking facilities off the main road! I also hope that our wonderful health centre will still be as at hand as it is with available appointments, as it also concerns me that those in our community will soon suffer. These past 5 years (in my eyes) have been quite an eye opener on how big this village is now becoming - not as quaint and quiet as Wood Lane has been! :-)</p>
<p>Q9 the reason for ticking A and B is: Neighbourhood plans, having been locally prepared and approved by democratic role, should be given much more local and central government support. At present they seem to be too easily set aside by the likes of Gallagher Estates and Gladman. The cost of defending neighbourhood plans is a fearsome burden on parish and district councils.</p>
<p>Q10 with garden development we have lost mature gardens with large trees and shrubs. This results in loss of wildlife especially birds.</p>
<p>It is important to minimise the number of cars coming into, or using, the village centre - parking is a nightmare already. Appropriate speed limits (especially on the Peppard Road) are becoming more essential. The legality and importance of neighbourhood development planning must be supported and be the basis of future developments. Thank you.</p>
<p>Too many big houses being built (cheap houses are needed for young people). Doctors will have a problem in coping. Also car parking is not large enough, car park is always full, nowhere to park (esp. Fridays)</p>
<p>No more green fields to be used. We need to keep our village a village, not a small town.</p>
<p>1. Stop building in back gardens. 2. Build small houses that first-time buyers can afford. 3. Stop turning bungalows into houses. 4. Ensure that any new houses have at least 2 off road parking places. 5. Make developers do any promised work i.e. road improvements, play areas before any building starts. 6. Stick to the plan without having to fight developers.</p>

<p>We must try to protect as much green space as possible.</p>
<p>When judging the numbers and spread of the houses being built, please allow for smaller properties, up to 3 bedrooms and stop building 4 bedroomed or more, as currently people are not moving out when their families grow up they stay put. Due to the costs of moving we need houses for young families at affordable prices.</p>
<p>1. Backlands development must still be considered undesirable. 2. Are section 105 contributions properly target to services? 3. Good modern or Chiltern vernacular design should be strongly encouraged.</p>
<p>Parking is a huge issue. Apart from the centre, many of our roads resemble car parks with many vans and houses with 3+ cars. Parking on pavements is very common and also on corners - it is getting more dangerous to reverse into roads. Perhaps a campaign for more 'thoughtful' parking might help but I doubt it!</p>
<p>Any additional housing needs to have adequate parking spaces allocated per home. No more is it 1 car per household - something so clearly demonstrated in Maple Close.</p>
<p>Any building should be south to join Emmer Green, but all amenities should grow before any building. Get the infrastructure sorted first (I appreciate this is not the British way) but change.</p>
<p>Our facilities are already stretched - i.e. doctors surgery/schools/drainage. Roads are full to capacity and access to cross the Thames a problem - these should be sorted out first by councils not filling our beautiful green spaces with hundreds of overpriced houses.</p>
<p>I feel very strongly that all infill sites should be counted as part of our housing allocation. Also, I feel that the total number of new houses to be built in this area is far too high and should be lowered. Also priority should be given to people with local connections at affordable, realistic prices.</p>
<p>More rental property for young village people</p>
<p>Irrespective of the final total of houses allocated to Sonning Common, it must be emphasised that the village infrastructure be mightily improved. Already parking is a massive problem but with an influx of new corners, existing Sonning Common residents and those visiting from surrounding villages will be unbearable, plus the impact on schools and local doctors. Parking at the doctors is already difficult but with new residents coming in will be impossible.</p>
<p>The AONB has already been breached as part of the neighbourhood plan, which should not have happened. There is sufficient 'brown' site or non AONB areas to develop for housing. When moving here in 1996 we were told by SODC that the field in front of our house "would never, ever be built upon" as it was an AONB. They have now reneged on this promise.</p>
<p>Growth is probably inevitable but consideration should be given to the infrastructure of the village e.g. schools, doctors, shops etc</p>
<p>The one thing that bothers me is the congestion in the village and have we got enough facilities i.e. doctors, schools for all the extra houses to be built also parking spaces.</p>
<p>Q11 senior living should be close to amenities. First time buyers could be further out.</p>
<p>I think that young people and young families should be assisted to live in Sonning Common. I am not sure whether it would be helpful or not to spread development over several sites - it may spread pressure on resources if it is but would like to see the villages around retain their individual character. Need to ensure that schools and GP surgery etc can cope with developments. I would like to see consideration given to people with disabilities in any planning, to ensure Sonning Common is a diverse community. I am also keen to see local democracy upheld and that developers are not allowed to ignore the neighbourhood plan.</p>
<p>Sonning Common is already a large village and too many homes plus recent new builds can only put a strain on amenities such as parking, the heath centre, schools etc. However, people do need accommodation and this needs to be truly affordable - stop the building of so called executive homes (monstrosities) and confine the numbers to those agreed in our Neighbourhood plan.</p>
<p>The village is overcrowded as it is with the new housing going up!! Sonning Common used</p>

<p>to be a quaint little village with low traffic. Now it's busier than ever and the roads are suffering. There is no consideration on Wood Lane as people park their cars anywhere (e.g. on immediate edge of Green Lane) so impossible to see oncoming traffic. Get roads sorted first before housing and leave village life as it used to be!</p>
<p>Only because want to keep SC as a separate settlement from Caversham and other outlying areas. Our biggest concern is that the village does not have the infrastructure to support the kind of numbers now being suggested. The village will lose its identity.</p>
<p>We came to the village for its quiet, rural feel. I feel that if too much housing is allowed - this will be lost! Should too much building occur, I would consider moving away from the village...as it will no longer be a village!</p>
<p>Must stick to allocated sites</p>
<p>Q11 I think unless people are within a very small distance of the village centre they will not walk. It is therefore better to use the village centre, not for housing, but for other more useful purposes.</p>
<p>Q6 - all 4 choices equally important for this area. Not clear if social housing is the provision? Q7 - one-bedroom development inherently a short-term solution and poor value for money. Most households are more flexible and therefore viable for longer term occupation with more bedrooms. This is true for private ownership and social housing.</p>
<p>As a housing associate tenant of 40 years+, I think SOHA should be allocated land to build bungalows/over 55's development to rent, then people can downsize and stay in the village. This would free up 3 bedroom homes for families to rent.</p>
<p>There is not enough parking 100m now more housed more cars.</p>
<p>Building new houses is ok, but they need to be for everyone, rent or buy.</p>
<p>After living in Sonning Common for 43 years, we are now moving out of this village, due to the build-up of more and more properties, that we are becoming more of a town than a village.</p>
<p>I realise that this survey has resulted from concerns regarding more housing in the village from the local authority and the government, whilst I don't particularly feel the need for more housing, I do understand why it is necessary to add to the housing stock. This additional housing should be done with the agreement of the villagers.</p>
<p>Sonning Common should be kept as a village with small developments across several sites and not urbanised.</p>
<p>Infill houses should be of the same type and density of home as those around them rather than high density mixed developments as has been approved to spoil Hazel Gardens which the Parish Council openly ignored the material planning consideration of effect on character! And why are we doing another survey - we already have a local plan! Government stuffing even more houses in to overpopulate and pollute Thames Valley and SM of UK</p>
<p>195 new homes - two thirds for families i.e. 2 adults plus 2.5 children = 845. One third for two people = 130 i.e. total of approx. 1000 people. Can local health centre cope with 1000 more patients? Can local schools cope with approx. 325 children? Most homes have 2 cars - let's say 350 more cars - can local infrastructure cope?</p>
<p>Q6 should have included more bungalows for downsizing. Any development should not blight existing property. B481 traffic is getting out of control.</p>
<p>2-3-15a. How many houses on the sites? How many axis roads on to Reades Lane. Chiltern Edge (school) is on Reades Lane which gets clogged up with traffic every day, an accident waiting to happen. Wood Lane a potential accident spot. Same as Reades Lane. Sort out the roads first before building homes and more shops. Outside the centre, S/C has more than doubled in the last 50 years but the roads have not improved.</p>
<p>Question 8 poses 5 different - but all very important - statements. All should be 'priorities' or counted as part of our future housing allocation. These 5 questions fall into 2 broad categories = the environment (B and C) and social responsibility (A, D &amp; E). How can a civilised community put one above the other? All are important for a decent life. Concreting over our remaining green areas is not going to make a pleasant environment for new families, yet local people (especially local) need to be able to afford to buy a</p>

<p>house in their own village. Our Neighbourhood Plan has cost a lot of hours and money to produce, and it is there to prevent property developers from abusing planning regulations and trying to build way over their allotted quota of homes.</p>
<p>There are a number of elderly residents in the village living in 'family sized' homes which they own. They tell me they would be glad to move into assisted living/extra care type housing (either to purchase or rent), if such places were very close to the centre of the village, so they could safely and easily manage to walk to the doctors, FISH office, and Village Hall to continue involvement in village life. The apartments in Essex Way are fine, but not in walking distance of village centre if you are 'elderly'.</p>
<p>Please ensure that parking for residents is taken into consideration. Road parking is becoming a big problem within the village.</p>
<p>Building seems to be luxury houses, yet we have objection to SODC and housing assisted homes, I am sure if large exec houses were built behind Kennylands Road they would all be in agreement to build, just have problem with social housing! Houses behind chemist and shops should have been for bungalows for elderly not luxury houses, idea place for walking distance to all doctors, dentists, shops etc, needs new planning committee.</p>
<p>For many years I have had a concern that Sonning Common will become part of the Reading sprawl. I do hope my response to this survey will prevent this happening.</p>
<p>Q11 above is difficult. The village centre is 'overcrowded' with vehicles, so proximity to centre would be good if residents could/would walk to the village. If development is near centre, depends on who lives in new housing and if we can persuade residents to give up their vehicles if a short trip to doctor/dentist/shop/school etc is all they are driving to.</p>
<p>Any additional housing must be watched by improved infrastructure particularly in relation to traffic and parking facilities. The village centre cannot currently cope with the volume of traffic.</p>
<p>Stop building those large five bedroomed houses (costing more than a million pounds) concentrate on smaller affordable homes</p>
<p>Previously lived for 45 years in Peppard whilst using Sonning Common health, shopping and other facilities</p>
<p>A lot of family sized houses (4-5 bedrooms) are occupied by elderly 1 or 2 people. Therefore I think the village needs to supply properties (2 bedrooms) for the over 60's similar to Essex Way</p>
<p>What exactly is affordable housing? How do you know that the initial plan is not going to then change in the future?</p>
<p>A concern is that if not enough houses are built prices are going to be ridiculous, as they are already in Lea Meadow etc</p>
<p>Re 06 - Would prefer properties for downsizing i.e. bungalows. Properties between families with children and care home places / Re Son 5 and Son 6 - It would be better to build more houses on Son 6 than to build on Son 5 behind pensioners! We are already on a busy road and will now have noisy families behind us</p>
<p>This village is no longer a village based on what is proposed - need to remain a village</p>
<p>Introduce traffic calming measures in Peppard Road, Kennylands Road and Reades Lane</p>
<p>The government, the local planning authority and planning inspectors should uphold the neighbourhood plan as it meets the housing requirements (numbers) set by the government. A lot of effort has gone into producing the plan and it reflects the views of people living in the village. I am sure this will be the same for the updated plan</p>
<p>AONB Son 6 - When I walk my dog to and through Bur Wood to hear the skylarks singing and the deer in the field is joyous, Please leave it alone</p>
<p>I feel very strongly that no consideration is being given to the role the car plays in the life of the village. With the housing so far, it's almost impossible to park during large parts of the day, Kennylands Road is very narrow in sections and yet a potential 40 extra cars will be released onto the road, when 20+ houses are built - and this site is now under review for a potential 95 houses</p>
<p>Concern about the infrastructure of the village being able to cope with a massive increase of demand on the roads, school places, doctor dentist places, bus routes times to</p>

Reading/Henley etc
Future housing developments must include affordable houses. Current development does not as the developers and land owners use the opt out clause provided by government to side step affordable housing by building footpaths or play areas. Also the villages infrastructure must be taken into account when considering development and not all matters left in reserve
No need to build more houses, Sonning Common should be kept in keeping as it is currently. The doctors and schools are full as it is? Sonning Common should be protected as AONB. I do not wish for Sonning Common to be ruined along with its countryside to make way for new houses
In the past 56 years I have not seen any increase in the services (drainage, transformers and gas mains) are they limitless?
I have lived in this same house for almost eighty six years and for me Sonning Common was ruined when they started to allow in fill many years ago
As we all know that in the end developers get what they want most of the time the infrastructure of the village just can't cope with such over development, sadly I feel your survey is a waste of time
We are also opposed to the Dunsden development as this is tantamount to a merger of Sonning Common with Emmer Green. We wish to remain as a distant parish, part of south Oxfordshire
The number of houses being built in the village and selling for £1-£2 million are not classed as affordable for young people with children. This is just greedy and has to stop
With more houses I wonder how the doctors/dentists will cope, and lack of parking is an enormous problem
The village is losing its character with all the building in and around Wood Lane - parking is almost impossible when shopping. Before long it will be a mini town
Feel strongly, all in filling as Q10 should count in overall village total
We are building too many houses and the village can't cope. Doctors can't cope, roads can't cope and the village centre is a nightmare for parking and driving through. The powers that be are ruining our village from what it was when we came here over 30 years ago. There is a property on the Peppard Road opposite paper shop which has been derelict and falling down for 30 years and something should be done about this
Too many million pound houses being built around this area
More bungalows built so that people of our age (56-70 years) can downsize (or make it easier for the older person) and stay within the village community, filling up the existing housing (3-4 bed) for the larger growing families. This would mean less building of larger houses as established ones in the village could become available
The development of infill sites puts added pressure upon health services, schools and roads and therefore, such development must be counted as part of our future housing allocation
It is possible that, unless something is done to allow first time and therefore, younger buyers into the village, it will stagnate. Younger blood is required to refresh and revitalise the community. There is also a desperate need to accommodate downsizing older residents. There is a remarkable lack of both types of housing in the village
We recently moved to Sonning Common within the last years. The main reasons were - 1. Lower housing costs than RG10 area 2. Rural character. 3. Smaller settlement than previously (Twyford) / Increases to the housing allocation and developments in Sonning Common would undermine at least two of these and many result in fewer families such as ours bringing skills etc to the area
It is important to keep Sonning Common as rural as possible, it is also vital that Sonning Common realises that we - that is the whole country needs more housing, that social housing is vital. Also that the village centre i.e. Wood Lane needs to be able to accommodate more people so sensible parking i.e. marked bays outside the shops - like those outside occasions, or make Wood Lane/Grove Road one way systems
It is absolutely crazy to think that our village can handle all the new homes that people

are proposing
The village does not have sufficient infrastructure to support and increase in population
Affordable homes for new families and elderly should be a priority
I think it's important that housing be affordable for young families as this is important for keeping Sonning Common the vibrant place it is today, in fact even more so
Before building anymore houses in or around the village, the infrastructure i.e. Doctors, dentists, schools, drainage and parking in the village should be a priority
Why don't planners think about how the current infrastructure in a village is inadequate to cope with large numbers of new houses and not include facilities such as doctor's surgeries, shops, parking etc in these large estates. I thought the government were supposed to promote garden cities/villages
Repurposing derelict sites as a priority over any other sites where possible
Affordable homes rather than large expensive mansions - this used to be a working class village
Q8 needs further information
None
Be realistic - work to natural boundaries that exist or can be created for long-term definition - avoid dogma and prejudices or self-interested people - don't be hamstrung by pre-existing policies and lines on plans. Work meaningfully with developers and secure facilities the village needs - pay more attention to good design
The centre of the village is becoming congested. Sites for new builds needs to carefully chosen so that the traffic and parking in the centre of the village is not made worse. Also, there is a need for a footpath/cycle path between Sonning Common and Emmer Green
There should be rules that new houses have parking spaces for two cars on the drives. Those cars will be left on the roads. There is not enough parking spaces in the village
I think someone to present a bill in parliament to stop developers who don't live in the village from applying for developments. Also, once a developer has been refused they should not be allowed to appeal more than once. I understand members of the public can present a proposed bill in parliament. Why doesn't someone do that from the parish council?
Where are all the new owners going to go to school or doctors? We don't need tennis courts or the like or to be fobbed off with promises that don't mean anything. Once these beautiful fields are built on they are gone forever, and we will have huge regrets. People have been abused by both councils and companies so we have very little trust left in both, please restore this trust by acting with integrity, honesty and without any sniff of anything underhand, many thanks
The village centre cannot currently cope with the volume of housing. Overdevelopments could, in the end, kill the village. The village should address the issue of the village centre - 1 Parking 2 Selfish parking on pavements and near junctions 3 Speed
The road infrastructure/parking etc is not set up for development in the area. There will be too many houses supported by too few retail outlets to preserve the balance of the area
The village made a neighbourhood plan as needed by the government, this agreement must be honoured
There is no mention of increased utilities i.e. school, surgery, shops and parking to accommodate the increased population
I am against infills and the proliferation of 5/6 bedroom high specification houses
More affordable houses
Any building should be included in the plan
We should have a leisure centre with a swimming pool, also have first time buyers houses
However, many houses are built priority should be, can the existing services cope with large new intakes of people and cars. It is already 5 days for a prescription 2 weeks for an appointment. The village centre is often gridlocked, roads are disgusting it's not just

houses you know
Small sites i.e. under 50 houses in convenient locations with care given to green issues, planting trees etc
Without considering further housing we need now additional parking, pavements where we have a home, a new health clinic and new school places. I won't mention the state of the roads which are just disgusting
More one-bedroom flats. Please pay due respect to areas where multiple residents are elderly and disabled. Difficult to 'get peace day or night'
Consideration should be given to the impact of the new builds on the existing village infrastructure. If a car is required to do the daily shop, or school run then it will cause even further congestion. Family homes would therefore be better located nearer the village centre
I think it's important that, if we are allocated extra homes in the new local plan, a great deal of thought is given to improving the infrastructure of the village i.e. increased surgery capacity, primary school places, public transport, parking in the village centre
The green space between Reading and Sonning Common should not be eroded
I believe it is very important to remain within the 1km boundary of the village centre - to give some sense of a village surrounded by countryside. The nature of this village has changed dramatically in the last 30 years: in some ways this is a good thing as it keeps it 'living' and dynamic, but the population density is reaching a critical mass now, with the infrastructure unable to cope - particularly with cars. Wood Lane is difficult to drive down, making traffic jams for buses and lorries, though any attempt to ban parking will have a detrimental effect on the shops. Also, the primary school is full, the GP clinic is overcrowded and the chemist shop overflowing with prescription collections. Builders seem to be allowed to continue to popping in 5 bed houses wherever, and the affordable housing is not very affordable to many. What we need are more apartment blocks such as the one being built on the old NatWest site and 2/3 bed semis
Would like to select all boxes in Q8 as imperative
They should have developed the village centre when they had a chance instead of building behind the chemist. A village square could have been made! Providing better facilities for the future of the village
This survey is important and I hope that the neighbourhood plan is accepted by all planning authorities, democracy in action
There's nothing new to say. We all know the village is already overcrowded. The roads will become even more difficult to use and amenities insufficient to accommodate the village population
On Q10 surely every new house should be counted as part of our allocation. There have been multiple new houses in the last year and all should count
Services need to grow in line with population growth / Village infrastructure needs to be maintained better with development ongoing / Village centre development funds should be allocated to village centre / Pot holes
Different age groups pose different replies. Further expansion between Sonning Common and Peppard will create problems in the village centre
As for question 10 I do feel some infill sites to be used but not to overbuild to create high density and also over size buildings to increase huge profits into small spaces
A warden to help people in their own bungalow is much needed for older residents in their own homes. Also - a bus service to Henley at least once or twice a week
Why no mention of social housing? We need this desperately, not affordable - it isn't. The whole SCNP will not help a single homeless person or young couples without other assistance
What about doctors, dentists etc gas, electric, water pipes
It is difficult to see how the present amenities will be able to cope with the influx of new residents particularly with respect to parking within the village centre
If more houses are built without consideration of present facilities in the village the construction of such will profoundly affect the balance. We are already suffering a huge

<p>increase in traffic (and consequent parking problems) and if large developments on the outskirts are permitted this will exacerbate problems. Also the type of houses to be built is an important factor - ordinary houses for ordinary people are required whose children will attend local schools, whose shopping will support local shops and who will contribute to the village and its community, not use Sonning Common as some kids of commuter village</p>
<p>We are surprised that there is no reference to affordable housing in the community survey. More apartments?</p>
<p>We need more social housing. In this part of the world affordable housing is simply not affordable to a large number of people</p>
<p>Thanks to members of neighbourhood plan working group for all their hard work on villagers behalf</p>
<p>My concern is with so many homes already built in the village during the past few years has the infrastructure been researched enough to agree to even more! And another point is will they be affordable to enable the younger generation to remain in your village. xxxxxx</p>
<p>We think it's important that the village stays a village, separate from other areas with great consideration given to retaining the excellent community there is here and not expanding to be too big to keep this. Thought must also be given to adequate provision to health, education, drainage etc for all these new areas of development</p>
<p>Back garden development should be proportionate and in scale with the surroundings. The construction should be closely monitored so that is built to plan. Who defines what an affordable house will cost as so many new builds in this area are unaffordable for most people</p>
<p>The questions are limited and biased. We are in this situation because planning policy has stifled development of any sort, even a simple homeowner's extension for decades. Our children will have to leave the village because they can't buy a house here. We need young people to keep it vibrant, not just all the older people who have already got their own homes which were the result of some development too</p>
<p>Car parking in the village is needed and more medical facilities to cope with the extra houses being built</p>
<p>Parking in the village centre is a problem</p>
<p>Q8d - We as a village agreed to a plan how our village should be used for future housing</p>
<p>I have no problem with new houses and further development within the village so long as the developers have to comply with the SCNP. This also applies to the people and planners authorising the developments</p>
<p>Q7 - Far too many new properties seem to be for people out of the village and properties are common with 4-5 bedrooms, not for the people who born here or have lived here for 25+ years. Q8 - I strongly think that yes people with local connections should get properties they can afford e.g. £200,000 - £300,000 for 2-3 bedrooms. Why do we need 5 bed houses for £1,000,000+ it's not fair, locals are being forced to move away</p>
<p>It would be good to have affordable homes for local people - young families or singles. Providing small places for older residents wishing to downsize would release family size houses. Do we really need more 5 bedroom houses?</p>
<p>We must remain in South Oxfordshire and not blended into Berkshire. Problems to be faced - 1 Schooling 2 Health centre 3 Car parking</p>
<p>The impact of any future development on schools, health provision and general services needs to be taken into account seriously by planning authorities</p>
<p>Worries over enough services to cater for all of new housing e.g. doctors, schools, public transport, drainage, shops etc and lack of affordable housing in area for first time buyers for example</p>
<p>Whilst I don't agree with the amount of development plots in the village. I believe that there should be consideration on the strain all these houses will put on local amenities, I feel there should be a plan on how these will be improved and table to cope (i.e. doctors/shops/services)</p>

<p>The current NDP has 195 homes identified to allocated sites. This is 40% higher than the number originally allocated by SODC - but it was included after SODC strongly urged us to do so because of the SHMA. We are now being told by SODC to include another 150 homes in the revised NDP! This is disgraceful. SODC's methodology for arriving at this figure is deeply flawed. We should be standing up to SODC and refuse to accept this additional allocation. I understand that there have been cases in other parts of the country where a similar stand has been made - with successful results. If SODC insist that their methodology shows a need for our village to accommodate another 150 homes, then this number should be allocated to the regions smaller villages - and not to Sonning Common</p>
<p>I would like to dispute the boundary overleaf of reserve site 7 which now has a pathway built exceedingly close to the bungalows on Essex (no's 3-17 in particular) and seems only to be temporary in its construction. I should like to know who owns the pathway and the land it is built on. I should very much like to know the future plans for this particular tract of land. I will visit the parish council office very soon</p>
<p>Priority should be given to affordable housing so that the youth of the village are afforded the opportunity to purchase</p>
<p>Sonning Common is a lovely village and Son 6 would be too large a development for Kennylands Road</p>
<p>We should also be considering social housing</p>
<p>Importance should be given to first time buyers and people with strong family ties. This means affordable housing and just not homes for the rich. Homes for the families of the future generations. Sadly, there is a huge imbalance in types of homes in the village. Many more affordable homes for the young need to be made available and quickly</p>
<p>Roads, schools, pot holes, parking, more potholes. One could go on, but the end result will be the same, more houses</p>
<p>Housing allocation should include Peppard both in provision of sites and calculations of new housing</p>
<p>Sonning Common is a lovely village and must not be spoilt by over development</p>
<p>Q4 - Downsize / same size - would depend on property as to which we would chose Q5 - All our four children have had to move out of the area as nothing affordable when they wished to purchase a property. Facilities within the village need to grow to accommodate the extra families - doctors/dentists/car parking/road/pavement surfaces</p>
<p>Yes, to Reading if it was an improvement to buses/roads improvements and schools etc but if no improvements then stay the same. Should get a mix of young and old in housing to build a community</p>
<p>Think about appointments (waiting time) for doctors, dentist etc also schools can we cope</p>
<p>Existing housing in village should be protected stop allowing developers knocking down one house and putting two or more up. As open spaces are being taken people need good sized gardens to use. These local developers are only interested in their own pockets and not the preservation of the village. These brand-new houses amongst old look hideous. And they are built too large - we need more two bed properties for local kids to be able to purchase not more outside families</p>
<p>Planning permission should be refused for houses with more than four bedrooms and which sell for more than £1 million at 2018 prices</p>
<p>Future housing should only be used to satisfy genuine housing (local) needs and not for any other purpose</p>
<p>We both have no objections whatsoever to any proposed building developments now and in the future. Prioritise affordable housing, and that local young families get priority to live where they were raised. This would promote care for us all in our later years. More affordable 2-3 bed bungalows need to be built as close to the village as possible (for the over 50's as other locations in village). The biggest concern is the infrastructure to accommodate more residents (banks, doctors, schools etc) more parking in village local sites for local people so my children can live in the village</p>
<p>Included in Son 4 are a number of detached houses fronting Kennylands Road which have</p>

<p>extremely long rear gardens. Some years ago, a small number of developers (including Millgate homes and Michael Shanly homes) actually produced plans to gain access to and develop, collective portions of those rear gardens albeit with the consent of certain neighbours involved. Subject to planning permission this could have led to approximately 30 houses including affordable homes. Unfortunately, those proposals did not appear to come within the scope of the working parties deliberating. In view of the statement that this review will 'continue to shape development in the village' is this now a time for all possible future developments to be reconsidered? I am very concerned that building an extra 195 homes can result in unacceptable traffic congestion within the village environs. That means that additional parking facilities will be desperately needed to cope with future traffic. In that connection notice from the NDP that Son 15b has not been earmarked for housing development. In that case why not allocate it as a parking site, tarmac all or part of it, install parking meters to provide additional revenue for the purchase and publicise its whereabouts. It is but a short walk from there to the shops in Wood Lane where selective yellow lines would avoid snarling up of traffic but keep the car park operative at the rear of the village hall</p>
<p>If we are not careful the book (the village that never was) could come one. We must try to protect the villages rural character and area of outstanding beauty. Also people who have lived in the village and their families should be given preference on new builds</p>
<p>Attractive houses of village character needed</p>
<p>Extra housing should be for affordable homes. Not large houses that's being built now</p>
<p>Any new housing development must take into account the pressure (parking etc) on the village centre</p>
<p>Downsize - we lived in Kidmore End - a neighbouring village for 52 years - having a family of 2 sons and 1 daughter before moving to Sonning Common - downsizing in 2005. Naturally, all our married life we have been very closely connected to the village in question, namely Sonning Common, including the health centre, Chiltern Edge School and many other amenities</p>
<p>New development and its occupants can be expected to have an impact on use of existing facilities e.g. 100 houses could increase local population by upwards of 300 people and upwards of 100 cars. Medical facilities, post office and car parking will also need to be accommodated</p>
<p>It is too late now - but to allow planning permission for new houses to be built at the rear of the Indian restaurant in Wood Lane should have been allocated as a parking area instead. This would certainly have eased the car parking fiasco that we now have. 'Plan ahead' What the village needs is social housing - (council houses to rent)</p>
<p>Regarding Q10 which we said yes to. We think that building between properties should only be agreed to providing this is done with great care and enough spaces for each property to have a decent sized garden and not shown to be overcrowding. May we just add, parking, schools, health, bus links, should be considered in parallel with future house building. P.S, We are very disappointed by the size of the houses built next to the Herb Farm. Too large too many! Alterations to Peppard Road layout has completely changed the look of the village in that area</p>
<p>SC does not need more £1m+ houses, there is no mention of social housing for those who cannot afford to buy</p>
<p>I have answered all your questions, but I disagree with the principle of extra houses being built in Sonning Commons infrastructure cannot take any more people and traffic. Your proposals do not take into account anything to assist with the burden of extra traffic, no extra shops, there is no bank and you are not thinking about extra parking. You are not thinking about the structure of the village. Are you improving the health centre? Roads and pot holes? If you intend to build another so-called estate, then you need to think about the village supporting those houses. You should be improving the community as a whole - not just piling in more houses in a confined space. We don't have a police station to support who already live here. When you build the houses, they should be specifically to buy and you shouldn't just fill the village with a load of council houses. They should be</p>

<p>built for people to be able to purchase. Houses should be made affordable, you can build and sell a house for 200,000 and still make profit. Build something that people strive to save for. No one in Sonning Common needs a council estate. They all work! More thought should be given to the wider community and its infrastructure. I mean, proper thought, not just pretty pictures on a plan that is a load of false promises</p>
<p>No more housing than plots already agreed by parish council, no more infilling, no more large houses</p>
<p>People have to live somewhere but is enough consideration given to the facilities available to people moving in - school, health services, traffic and parking. It's great that the village is always busy but there must be more provision for parking etc</p>
<p>Planning for medical provision and education must be high priority when balanced with the number of new homes. Also infrastructure (roads in particular) must be maintained at a higher specification with the additional cars associated with an expansion of the village</p>
<p>Type of properties. Please include small blocks of flats with one or two bedrooms for single people. Also, a senior's community shared living complex, individual living areas with shared facilities and communal areas - but not a care home. This could be suitable for any aged single person</p>
<p>No further woodland should be destroyed amenities infrastructure must be taken into account</p>
<p>Not sure about Q11. Don't want to build further towards Reading or it will swallow us but don't want to go far in the other direction or it will spoil the countryside. However, the village is already a traffic nightmare and more houses will make it worse. I'm concerned that the buses might refuse to serve the village centre as it's so congested</p>
<p>Recent development of £1 million plus houses on Peppard Hill do not support the villages existing housing needs / Village centre parking and traffic flow is already problematic, buses can barely pass on Wood Lane, this needs to be addressed / The threatened closure of Chiltern Edge School revealed the depth of short sighted and disconnected planning at government, both local and national. Why plan for family homes with no secondary schools in the area?</p>
<p>The increase in traffic, parking, refuse collection, too many patients for health centre, not enough places in schools, should also be considered in any survey</p>
<p>No development on hilly sites because they are beautiful / Any new building should have its own garden for health reasons</p>
<p>Q6 - Schools and health centre and traffic cannot accommodate more whole families with children. Worse still, what happens when some of these families split? The village main street in Wood Lane is already a very busy, thoroughfare and clearly not coping well with existing volume of traffic. In the interest of safety especially for the elderly and children restricted parking and traffic calming should be implemented</p>
<p>Based on decisions by people not living in the village. We are reaching almost total despair over the seemingly non-ending building and expansion of housing in the village. Too many houses - lack of medical and similar support for those already living here. The nightmare of trying to book appointments at doctors and dentists, parking at schools. The totally dismal lack of adequate parking in the village. All this is how we are now without even more houses being built. Almost farcical</p>
<p>Some of these questions are leading questions and may therefore devalue the effect of the answers</p>
<p>Estates and houses = cars, this has to be one of the worst villages in Oxfordshire for congestion</p>
<p>We downsized to a bungalow in 2016 here in Sonning Common due to old age and mobility problems. All necessary facilities here are within walking distance, which is ideal. During that two years the amount and speed of traffic in Wood Lane has increased and cars parking outside properties due to lack of parking spaces for shopping etc is causing problems for residents. This can only get worse if too many new homes are built</p>
<p>With all these new houses what about is there enough doctors, schools, shops to cope with all parking. My opinion there will not be. When are we going to get pot holes filled in. The manhole cover outside Josey Close was done a little while ago and it is worse now</p>

<p>than before, the workmanship was appalling. Brinds Corner bus shelter is useless. I waited there for bus the other day and got soaked</p>
<p>Because of all the extra housing this no longer feels like a village</p>
<p>Any future housing developments should not include big expensive houses</p>
<p>As ever parking is an increasing problem with severe congestion frequently occurring at the junction of Wood Lane and Woodlands Road? This can only get worse with increase housing at the extremities of the village as it is inevitable that cars will be used more to get into the village centre for shopping. Any plan needs to take this into consideration</p>
<p>The Bewley homes site fits well into the village and they seem to have managed the construction well and quickly so as not to disrupt life for village residents too much. What I have been most shocked by is the change to the roads and I'm not sure this was highlighted enough at the planning stage. I mean, road markings, two carriageways, curbs, lots and lots of signage and now 4 huge street lights!! More than we have in Woodlands Road where you can't see to walk! These new features have totally altered the country nature of that B481</p>
<p>There are too many infill builds now please no more, Example bus stop Brinds Corner. Too many greedy builders</p>
<p>Too many infill sites with unsuitably large properties being put on tiny plots. The plot size should dictate the number of bedrooms of any infill</p>
<p>The traffic and parking in the village is unsustainable. More houses anywhere in the village will just make it even more difficult using the village centre</p>
<p>Developers focus should be on smaller houses, not making large profits from £700k plus detached houses</p>
<p>I think keeping Sonning Common separate and distinct from surrounding towns/villages and protecting the AONB around the village should be the top two priorities of Neighbourhood Plan revision. Homes for first-time buyers are also v important.</p>
<p>All new dwellings, houses or flats, should have two parking spaces each within the site and not rely on roadside parking. The commercial centre of the village should be biased towards a shared space pedestrian and cycling area with timed parking restrictions to deter park &amp; ride and staff all day parking. Housing areas should have closed loop access to deter rat-run speeding.</p>
<p>All new dwellings should have two parking spaces per dwelling within their site area.</p>
<p>The village infrastructure was not built for the present volume of residences, let alone what is intended. Wood Lane is dangerous to navigate most days without more traffic being added. I live in Green Lane, and it is hazardous to drive out onto Wood Lane due to cars parking next to the junction. Delivery lorries have blocked my road and prevented me from going to work on time. Living in a village is a choice and way of life, these proposals to increase the population through allocated housing, denies a future generation of this choice and those who already experience it yet see it being eroded, daily. Henley-on-Thames is well-known for being over populated, and now experiences high levels of pollution. I do not want this for our village.</p>
<p>I am whole heartedly behind the NDP, however, 2 years on I have changed my mind on including SON15a (the school field) in the plan. I have 2 main reasons for this. First, the school has gone through some major issues and now has a new team in charge - I believe they deserve a say on what does, or doesn't, happen to the field as they try and turn the school around. Second, this sets a dangerous precedent - we were lucky enough to go to school and have fields to play in - if we take that away from future generations then that is to their detriment via not having strong experiences and views on preserving open spaces, as set by this precedent. This has a wider impact on our community than providing 30-odd houses.</p>
<p>As well as considering where housing allocations should be sited, there should be equal if not more importance given to how to use the developments to secure infrastructure improvements to the village. Plans should be created as to how to revitalise the somewhat tired-looking village centre, and to further develop attractive pockets of commercial outlets and recreational facilities to make Sonning Common an attractive</p>

<p>place to shop, eat out, and do recreational activities. Maximum efforts to secure s106 funding should be made to facilitate this. Other, more minor improvements should be considered, such as traffic calming and an additional pedestrian crossing on the Peppard Road near the cluster of shops and petrol station, and widening of the usable pavement between Wood Lane and Inglewood Close, as many people find it intimidating to walk along that stretch of road, particularly with prams or pushchairs.</p>
<p>There needs to be more consideration given to services and infrastructure if the village is to continue to grow successfully, specifically: - utilities - we are currently poorly served by water pressure, internet connectivity etc. - the number of cars - parking and traffic levels need to be much better managed and the state of some of the roads is poor and dangerous already, without an increase in traffic - health services - we have an excellent GP practice but they cannot cope with the increase in population levels without a larger building and better facilities - retail outlets - needs to be more options as populations grow - school numbers - level of provision of public transport into both Reading and Henley</p>
<p>No building should take place on any area designated as an Area of Outstanding Natural Beauty, woodland or designated open space. Development must not exceed the numbers agreed in the Neighbourhood Development Plan and any submissions by developers to increase the numbers allocated to a particular development should be turned down regardless.</p>
<p>No back yard development as this looks awful and is intrusive to established homes and homeowners</p>
<p>1. How much allocation is being considered for social housing? 2. Is additional budget being considered for road repairs? 3. Will local policing be retained in Sonning Common? 4. What is being done to provide more public parking in the village? 5. What is the impact on the Doctor's Surgery? 6. Library Services?</p>
<p>How can there possibly be any further development of the village when Wood Lane is impassable at times now, and there isn't enough off-road parking. The Health Centre/ Dentist can't park the number of cars resulting from the current neighbourhood plan. Houses built in Peppard or Gallowstree Common use the SC Village Centre adding to the congestion.</p>
<p>Lea Meadow has not been ideal for us as a 4 bedroom house is £750k which would be our next move but at those prices we would need to move further away. 4 bedrooms is the next move but we are in the £550/600k price range which should be about right. We love living in Churchill Crescent and enjoy the rural and closeness to the village. Housing should be split around the village and the road to Gallowstree Common should be improved to allow better access to the A4074 at Cane End so there are more ways to get in and out of the village. Looking forward to seeing the plans for the village centre</p>
<p>When building the new houses a new village centre should be allocated with grocery shops to provide these properties . The current Village centre is far too small for the current number of houses let alone more.</p>
<p>Additional housing can't be accommodated without increased infrastructure in the area. Shops/ parking/ drs/ leisure activities/ schools?!?!/ etc to name but a few. When is going to be done?</p>
<p>Village infrastructure needs to reflect housing plans, current parking at shops is not adequate</p>
<p>Whilst we would not wish to be part of the Greater Reading district we feel strongly that public transport in Sonning Common should be made up to the same standard as the rest of South Oxfordshire. For instance villages like Woodcote or Goring benefit from good connections to both Oxford and Reading late into the night. Sonning Common's service finishes at 20:05. If we are to have more housing including young families and the older population, then such services are an essential part of the scheme otherwise there's a large proportion of the population who are totally reliant on a car or are faced with staying indoors at night. The same constraint also applies to dentists and doctors of course but whilst there is a very good service here we should recognise that additional houses will stretch these facilities.</p>

<p>To merge towards Emmer Green and Reading will seriously impact on village life and devalue every property in the village which people have worked hard to buy. If it creeps ever closer towards Emmer Green there will no longer be such a thing as the village of Sonning Common and everybody here chose to live in a village and not a town</p>
<p>We need to ensure that the infrastructure of the village is upgraded to ensure it keeps up with the growth in population. The council need to ensure that new housing doesn't suddenly cause traffic on roads where the entrance and exits are. The new development at the top of gravel hill is an example of very poor siting.</p>
<p>The real problem lies in the government's policy regarding population and its distribution. SC is seen as a nice place to live hence we have many, perhaps too many, long term residents. However many houses are built it will never be enough until its attractiveness is reduced as it becomes an urban sprawl and roads become so congested that commuting is nigh on impossible in a reasonable time. Local authorities should be doing more to encourage strategies to control population growth by education. What Gallagher Estates intend to do is contrary to the government's recently declared environmental strategy. They are motivated by greed and no doubt hope to creep under any barrier to development that may stand in their way.</p>
<p>I think far too many large detached houses are built rather than smaller terraced or semi-detached. This may seem strange as I am building a large detached in my garden but I did want to build a pair of semis but SODC said no.</p>
<p>I feel that the village is under siege from developers already, putting extra strain on the parking and road repairs. Every little bit of place is being looked at by developers, like garden grabbing and infilling, enough is enough!</p>
<p>Please try to maintain the village atmosphere. We should not become a suburb. Our current infrastructure supports our size. Increase in housing should bring appropriate change in infrastructure and services Housing should focus on local needs Don't build buy to let type properties , we need family homes</p>
<p>Improve roads, pavement, cycle routes. This is paramount in order to fill new homes with younger age group.</p>
<p>Thought must also be given to infrastructure within the village such as drainage, roads etc. However, the most important issue is the village centre itself with the lack of parking facilities for an increased population which comes with increased housing. It has got considerably worse since we first moved here 16 years ago. Congestion can be very bad at varying times during the day. I think this does need to be addressed by the planners even if it has to become a paved no traffic area with cars diverted away to Parking other than that behind the Co-Op</p>
<p>Future housing needs to be relevant to, and not overwhelm the village centre and facilities; the neighbourhood plan addressed this and should be adhered to.</p>
<p>No questions about the most important topic for most if not all residents of Sonning common: amenities! Such as doctors dentists additional locations for more shops. I've seen no plans for these. The village centre is already too congested. Maybe if there was only one site allocated for additional housing then there would be a requirement for more amenities to be built. You fill a bucket of water up then it overflows. If you're not careful that's what will happen to our beautiful village if almost 200 extra homes are built with no consideration to improve the infrastructure, increase the surgeries capacity and more shops and parking</p>
<p>We believe that the emphasis concerning future house-building in the village should be social housing and accommodation for low-paid families and-TYPE HOUSING for those with local connections. WE DO NOT NEED EXECUTIVE COSING WAY ABOVE WHAT MOST PEOPLE CAN AFFORD. HOUSES SHOULD BE FOR LIVING IN AND NOT TO BOOST THE PROFITS OF DEVELOPERS.</p>
<p>Any new housing developments need to take into consideration the local facilities and amenities e.g. schools, health centre, parking etc. to reduce pressure as the population of Sonning Common grows. Re question 11, if new sites were within 1km of the village centre this would be good in the sense of maintaining the character of the village and keeping it separate from neighbouring towns and villages, but would cause additional</p>

<p>pressure on an already crowded village centre, so I am not sure how to answer this.</p>
<p>Parking congestion in the village centre needs to be addressed.</p>
<p>Sonning Common is a delightful village with a sense of good community values. It's present size should be kept as the school facilities seem to be at a maximum level.</p>
<p>Any infill garden sites must be taken as part of any future housing allocation. Also we must ensure that SC is never merged with Reading by some nefarious developer looking to make a fast buck without any interest on the impact of the local communities.</p>
<p>Sonning Common village, as it stands, is at bursting point.</p>
<p>A biased survey to enable you to quote what you want, to achieve your own goals. I'm sick of the opposition to house building, or high-density building which would enable properties to be lower cost, and therefore "affordable" without being housing association. Housing density is directly correlated to house prices, and it seems it's the same people complaining about affordability and density. I also STRONGLY DISAGREE with the council funding transport for people to go and object at planning meetings. This is not a good use of council funds, when the precept is increasing at an alarming rate. Keep your costs under control and remember your role as a parish council.</p>
<p>I have yet to meet a member of the community here that supports extensive development. The requirement for housing could well change following "Brexit" or possible house price crash (which would in turn free up a lot of privately rented rental properties). Therefore the current desperate attitude towards the requirement for so many additional houses could well become unnecessary and Sonning Common could then have too much empty housing stock. I am a walker and I spend a considerable amount of time in South Oxfordshire / Berkshire villages. There are plenty of derelict houses and neglected brown sites that can be used. The developers are just too lazy to invest in researching and use them.</p>
<p>I would like the NDP to take precedence over other planning considerations.</p>
<p>Any new housing developments should include provision for the following. One, the need for an additional school to cater for the extra children. Two, the need to build an extra doctors surgery to cater for the extra population. Three, the need for an extra dentist to cater for the extra population. Four, the need to provide extra car parking facilities to cater for the extra vehicles. Houses do not exist in a vacuum by themselves - they need a planned infrastructure.</p>
<p>In respect of Question 5 there is no possibility of those within the immediate family being able to move to the village as prices are too high. eg one family member has purchased a house in Didcot as that area is currently affordable. For Question 6 it is felt that there is already sufficient seniors accommodation and care home places. To add to these categories would further skew the demographic towards the elderly which is not good for the balance of ages. Question 7 The answer we give is for 2/3 bedrooms as it would provide more readily affordable housing. This is not to rule out larger and more expensive properties but a balance needs to be struck Question 8- A- Yes it should be that the village remains separate from Reading but at present no development at the Sonning Common end further south than Gardeners Copse has been mooted hence unless Reading absorbs part of South Oxfordshire this should not be a problem Question 8B- Not a priority as the village is not "rural" in the sense of being quaint but needs to maintain rural surrounds Question 8C - The AONB should be maintained if possible but should not be entirely sacrosanct if a sensible "nibble" into that area would provide a balanced development. Question 8D The housing allocation will be the nature of the size of potential building sites mean that a single or several "large" sites are not possible Question 8E - How does one define people with strong local connections. It's simply not feasible to provide properties on that basis. Question 11 Taking an arbitrary 1km radius should not be a decisive factor, nor should it rule out sensible development outside that radius. As it happens the AONB largely precludes substantial developments in any event</p>
<p>As so many large houses seem to be built they will obviously prefer to live slightly further out. provision of car parking should be a priority, but cannot imagine where - it should have been taken into account at the start of these developments.</p>

<p>Houses being built in gardens of existing properties should be banned. They often have a detrimental impact on adjacent properties in terms of views and parking. This is only be done as a quick way to make money and does not benefit the village in any way.</p>
<p>The questions are rather leading so not sure what you will gain from it. As someone who is trying to buy a home in SC, I know how hard it is. New homes would be welcome in the area. However, I don't like the idea of large development sites which will impact on the surrounding countryside and the nature of the village</p>
<p>The neighbourhood plan was developed with a great deal of thought and consideration. To go against this plan is against government policy and advice, so excessive housing plans should not be approved. The village infrastructure is already struggling with the existing expansion, and the new set of four street lights close together outside the new development on Peppard Road are an unnecessary eyesore.</p>
<p>More land should be made available to local people for self-build projects, rather than given to developers to build boring, unaffordable look-alike boxes with no garden space and little or no off-street parking.</p>
<p>I don't think homes should be reserved for any specific demographic. A variety of homes should be built, including starter homes and bungalows. It should be accepted that denser housing will be necessary to prevent high house prices. Homes should have a minimum of 2 parking spaces.</p>
<p>We can't help but feel that completing this questionnaire is a waste of time, as will be proven if Gallagher Estates are successful in their current appeal regarding development of SON 6. We do hope this is not the case. The local community, who live in the village and contribute to and use the facilities of the village, should have a say in its development. Surely, the voice of the community deserves to be heard above that of a bullying barrister paid for by the wealth of a developer who has no knowledge of the village or its community, or any interest in them, only in their own financial gain. THEY DON'T LIVE HERE! Is it right that the greed of a single landowner and a developer should take precedence over a whole community? We don't believe so. We realise that this may not be the place to make this point, but we laud the effort of those who are working on the neighbourhood plan and sincerely hope your time is not wasted either.</p>
<p>Please retain the rural village nature of Sonning Common wherever possible. Keep easy access to protected green spaces such as the Millennium Field, SON 1 and the Old Copse. Please improve the flow of traffic through the village and allocate a bit more central parking and make people use it.</p>
<p>I fundamentally oppose all new developments in the village. Concreting over the south-east of England is not the solution to the perceived housing shortage. Investment in the economy in other parts of the country will deter people from wishing to move here. Building unlimited new houses in the area will not solve the problem but will simply ruin the quality of life for existing residents.</p>
<p>Not a comment regarding this survey per se, but as SODC continues to fail to secure a 5 year housing land supply this means that developers are more likely to get consent by going via the planning appeal route. It would be good to learn more via the local magazine about how SCPC is lobbying SODC through political pressure to boost the 5 year housing land supply. Once this is achieved the relevancy of local neighbourhood plans will be far greater. Until then even if we have a local NDP in place developers (such as Gallagher Estates, etc) will simply ignore it and press on with their appeals.</p>
<p>Before any new developments are entertained the councils need to consider : Doctors and other NHS services ( If they are having trouble now then adding more bodies to the equation would be a catastrophe Parking ( they is not enough at the moment - adding more vehicles is madness) The roads cannot cope with the current usage and conditions resemble that of times before the Romans starting building them (potholes and dust)</p>
<p>Consideration must be given to the village infrastructure when developing. Car parking is already a mess, accident waiting to happen! Will there be extra provision for schooling, medical facilities etc? The condition of the roads around the village is awful, extra traffic will only make matters worse, and speed is a great concern too!! Would there be financial consideration for the upkeep of the village?</p>

<p>The Sonning Common Neighbourhood plan must be upheld at all costs. It is what the village voted for and is the best solution to finding the additional housing that is needed. The infrastructure of the village needs more funding to cope with increasing numbers. Infill development in back or side gardens of existing dwellings (of which there already is a significant number being built), MUST be counted towards the neighbourhood plan. We see this as a means of helping to meet the target for housing without further encroachment of our beautiful rural surroundings.</p>
<p>Money should be made available for intergenerational living, more and more people living longer and houses not being built quickly enough for the young. Maybe money should be made available to people so they can improve their homes and support their family when they age.</p>
<p>We appreciate that new houses need to be built; however we believe that for the size of Sonning Common plenty of houses have already been built. To keep building and building will completely ruin the village, put too much pressure on all the amenities, create more traffic (which there is already plenty of) and change the whole appeal of being a countryside village. There is always so much pressure to 'allow' for new buildings, but just because there is land, doesn't mean it should be built on! We are looking to move out of the village due to the excessive building. What kind of community does this then create!</p>
<p>We need to keep the village feel because this is what makes Sonning Common a lovely and appealing place to live. Protected green areas should never be compromised such as Millennium Park for instance.</p>
<p>I appreciate the need for additional housing all over the country, but large scale new development on one or two sites is not good for the safety and security of the village with extra traffic and services will soon become too stretched. Prices are being pushed up all the time creating mobility problems. The local schools will become oversubscribed and quality of education suffers. The way property is built these days on estates with little green space or gardens adds to flooding issues and harms the rural environment. I have a strong preference for using gaps and encouraging people to allow small development on their property when space permits.</p>
<p>Anything which increases traffic in the village will be a big problem so building on the outskirts of the village will increase traffic congestion.</p>
<p>Need houses with more space downstairs than upstairs Need to preserve and enhance the green nature of the village which is gradually being eroded by loss of trees and replacement of hedges by fences, particularly in connection with new developments Need developments specifically designed for sites rather than standard house types Need to provide more footpaths and cycleways linking areas Need to re-develop parts of the village centre to provide better facilities including a new community centre Need good public transport links</p>
<p>Do not believe that affordable housing should be a priority in the village. Sonning Common is a fairly expensive place to buy a house as it is a nice village; I do not believe that people should feel entitled to be able to buy a house where they grew up with their parents. You buy in a cheaper area and work up the property ladder to more expensive places such as SoCo. It is not an entitlement.</p>
<p>When more houses are built, more resources need to be built too - another doctors surgery, another secondary school... etc</p>
<p>I agree with new houses being built. However people born in Sonning common who want to get onto the property ladder are unable to do so with all new houses being built being an extortionate price! There is a need for more social housing and for starter homes for young people not homes for half a million pound which is all that is being built! Equally more one bed properties so older people could downsize from larger social housing homes to enable growing families to occupy larger homes however without smaller homes available the larger ones stand with one person living in them due to a person not wanting to leave their community friends or family</p>
<p>The most important consideration is for the review team to define a settlement boundary or gaps between villages policy. Green belt around the village might help to preserve its</p>

nature and separateness. Extra care homes would benefit the village by freeing up larger accommodation for families and therefore more smaller homes becoming available, which might lower the cost of 2 bed properties. The NDP review needs to consider Community Land trusts which enable the building of housing for rent. The NDP review needs to be brief, using much of the existing information particularly policies. The latter need to be more rigorous taking into account the weaknesses the developers/ appeals have found. The review needs to work with developers (not planners) as much as possible using the pre-application protocol to negotiate effectively with the residents and the PC. A focus on sites must ensure that as much detail and clarity as possible is included.