

# Emerging South Oxfordshire Local Plan Proposed Main Modifications Consultation

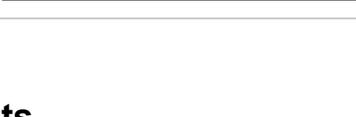
## Part A - contact details

Q1. Are you responding as an:

Business / Organisation

## Business / organisation contact details

Q4. Due to statutory planning regulations, a name and means of contact is required for your comments to be considered:

<b>Business / Organisation name</b>	Sonning Common Parish Council
<b>Contact name</b>	Roslyn Varnes
<b>Address line 1</b>	Parish Office, Village Hall, Wood Lane
<b>Address line 2</b>	Sonning Common
<b>Address line 3</b>	Reading
<b>Postal town</b>	Reading
<b>Postcode</b>	RG4 9SL
<b>Telephone number</b>	
<b>Email address</b>	

## Part B - your comments

Q5. You can provide your comments on the Emerging South Oxfordshire Local Plan Proposed Main Modifications in this section. The list of documents you can comment on are: Schedule of Proposed Main Modifications as amended by Erratum Schedule of Policies Map Changes Sustainability Appraisal Addendum Habitats Regulations Assessment Addendum If you wish to provide comments on more than one proposed main modification or document, you will be given the option once you have completed this section. Please select the document you wish to comment on using the drop-down menu below:

Schedule of Proposed Main Modifications

Q6. Which Main Modification number or consultation document are you commenting on? If you are commenting on the Main Modification document, please provide the main modification number (for example MM1) in the box below. If you are unsure of the 'modification number', please click here to view the Schedule of Proposed Main Modifications. If you are commenting on any of the other consultation documents (for example the Sustainability Appraisal Addendum), please provide the relevant section, paragraph or page number in the box

MM1

Q7. Please provide your comments in the box below. If your comments are over 500 words it would be really helpful if you could also provide a summary of your comments using the text box in the next question. You will also be able to upload any supporting documents using the button below.

2035 is acceptable

Q8. If your comments are more than 500 words long, please use the space below to provide a summary. You are not required to summarise your comments, but a summary would help us in our reporting.

*No Response*

Q9. Please upload any supporting documents below:

*No Response*

## Comment again, or finish?

Would you like to comment on another main modification or supporting document?

Yes, I'd like to make another comment

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MM5

Q12. Please provide your comments in the box below. If your comments are over 500 words it would be really helpful if you could also provide a summary of your comments using the text box in the next question. You will also be able to upload any supporting documents using the button below.

Housing and employment requirements

The housing requirements for South Oxfordshire to 2035 are over-stated while windfalls are understated. The requirement of 18,600 has been based on out-of-date SHMA forecasts and have ignored household numbers and projections.

The housing requirement for the area must be assessed against the impact of Covid 19 on the economy and housing demand.

Q13. If your comments are more than 500 words long, please use the space below to provide a summary. You are not required to summarise your comments, but a summary would help us in our reporting.

*No Response*

Q14. Please upload any supporting documents below:

*No Response*

## Comment again, or finish?

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Yes, I'd like to make another comment

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MM8

Q17. Please provide your comments in the box below. If your comments are over 500 words it would be really helpful if you could also provide a summary of your comments using the text box in the next question. You will also be able to upload any supporting documents using the button below.

Residential densities

We strongly support improvements relating to respecting local character and minimising detrimental impacts on the amenity of adjoining occupiers.

However, we are extremely concerned about any attempt to introduce a density of 45dph in rural areas. Such a high housing density, imposed in blanket form across the district, would have a devastating, urbanising impact on rural areas and change the character of our villages forever. Densities should be appropriate to the character of each area.

Neighbourhood Plans, with their detailed knowledge of local areas, are in a strong position to recommend appropriate housing densities for allocated sites.

Q18. If your comments are more than 500 words long, please use the space below to provide a summary. You are not required to summarise your comments, but a summary would help us in our reporting.

*No Response*

Q19. Please upload any supporting documents below:

*No Response*

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Yes, I'd like to make another comment

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MM26

Q22. Please provide your comments in the box below. If your comments are over 500 words it would be really helpful if you could also provide a summary of your comments using the text box in the next question. You will also be able to upload any supporting documents using the button below.

New housing - larger villages

It is recognised that there may be AONB constraints to development.

The words 'to meet those requirements' should be struck out from paragraph 2. Paragraph 72 of the NPPF should be respected.

Ongoing infills and windfalls in each settlement should count towards the delivery of housing requirements.

In meeting recommended housing targets in larger villages, such as Sonning Common, it is vital that planning policy:

- respects the character of the AONB and AONB setting
- respects the character of surrounding areas
- protects the local countryside, including designated Local Green Space
- protects local wildlife populations and biodiversity

It must:

- reject speculative development outside allocated sites
- reject unsuitable infill developments, if detrimental to local character and the privacy and amenity of neighbours
- reject overly dense developments, which are out of keeping with a rural/semi-rural environment

Q23. If your comments are more than 500 words long, please use the space below to provide a summary. You are not required to summarise your comments, but a summary would help us in our reporting.

*No Response*

Q24. Please upload any supporting documents below:

*No Response*

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Yes, I'd like to make another comment

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MM9

Q27. Please provide your comments in the box below. If your comments are over 500 words it would be really helpful if you could also provide a summary of your comments using the text box in the next question. You will also be able to upload any supporting documents using the button below.

Green Belt land

Green Belt land-take can and should be reduced. The proposed housing supply is excessive and is above requirements.

Q28. If your comments are more than 500 words long, please use the space below to provide a summary. You are not required to summarise your comments, but a summary would help us in our reporting.

*No Response*

Q29. Please upload any supporting documents below:

*No Response*

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Yes, I'd like to make another comment

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MM23

Q32. Please provide your comments in the box below. If your comments are over 500 words it would be really helpful if you could also provide a summary of your comments using the text box in the next question. You will also be able to upload any supporting documents using the button below.

New homes - sources of housing supply

We are very concerned that the proposed housing supply is excessive and is way above requirements. The housing supply assessment is based on out-of-date 2014 SHMA figures.

Q33. If your comments are more than 500 words long, please use the space below to provide a summary. You are not required to summarise your comments, but a summary would help us in our reporting.

*No Response*

Q34. Please upload any supporting documents below:

*No Response*

## Comment again, or finish?

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Yes, I'd like to make another comment

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MM29

Q37. Please provide your comments in the box below. If your comments are over 500 words it would be really helpful if you could also provide a summary of your comments using the text box in the next question. You will also be able to upload any supporting documents using the button below.

New housing - mix and overall housing stock

In planning for the mix of new housing needed, full account should be taken of past delivery, including extensions, infill/windfall and permitted developments. Housing mix should be targeted to meet local needs.

Q38. If your comments are more than 500 words long, please use the space below to provide a summary. You are not required to summarise your comments, but a summary would help us in our reporting.

*No Response*

Q39. Please upload any supporting documents below:

*No Response*

## Comment again, or finish?

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Yes, I'd like to make another comment

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MM37

Q42. Please provide your comments in the box below. If your comments are over 500 words it would be really helpful if you could also provide a summary of your comments using the text box in the next question. You will also be able to upload any supporting documents using the button below.

Extensions to dwellings

It must be ensured that extensions to dwellings are appropriate to the surrounding area, in terms of scale and character, and do not conflict with the reasonable amenity of neighbours.

Q43. If your comments are more than 500 words long, please use the space below to provide a summary. You are not required to summarise your comments, but a summary would help us in our reporting.

*No Response*

Q44. Please upload any supporting documents below:

*No Response*

## Comment again, or finish?

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Yes, I'd like to make another comment

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MM66

Q47. Please provide your comments in the box below. If your comments are over 500 words it would be really helpful if you could also provide a summary of your comments using the text box in the next question. You will also be able to upload any supporting documents using the button below.

Masterplans for major development

Opportunities should be sought to protect community assets, including woodland, and establish community land trusts at appropriate locations, where possible.

Q48. If your comments are more than 500 words long, please use the space below to provide a summary. You are not required to summarise your comments, but a summary would help us in our reporting.

*No Response*

Q49. Please upload any supporting documents below:

*No Response*

## Comment again, or finish?

Would you like to comment on another main modification or supporting document?

Yes, I'd like to make another comment

## Part B - your comments

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MM22

Q52. Please provide your comments in the box below. If your comments are over 500 words it would be really helpful if you could also provide a summary of your comments using the text box in the next question. You will also be able to upload any supporting documents using the button below.

New Homes - Sources of housing supply

The housing supply statement refers to a need for circa 30,000 new homes by 2035. However, the housing requirement for the district is more accurately around 23,000, so the proposed supply is excessive and unjustified. The housing supply figure also substantially underplays likely windfall contributions.

Q53. If your comments are more than 500 words long, please use the space below to provide a summary. You are not required to summarise your comments, but a summary would help us in our reporting.

*No Response*

Q54. Please upload any supporting documents below:

*No Response*

## Comment again, or finish?

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Yes, I'd like to make another comment

## Part B - your comments

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MM68

Q57. Please provide your comments in the box below. If your comments are over 500 words it would be really helpful if you could also provide a summary of your comments using the text box in the next question. You will also be able to upload any supporting documents using the button below.

Efficient use of resources

Suggest adding the qualification at the end of, 'subject to local context'.

Q58. If your comments are more than 500 words long, please use the space below to provide a summary. You are not required to summarise your comments, but a summary would help us in our reporting.

*No Response*

Q59. Please upload any supporting documents below:

*No Response*

## Comment again, or finish?

Would you like to comment on another main modification or supporting document?

No, I'm ready to submit my comments now and finish the survey

## Attachment

**From:** [REDACTED]

**Sent:** 02 November 2020 20:37

**To:** Planning Policy South <[Planning.Policy@southoxon.gov.uk](mailto:Planning.Policy@southoxon.gov.uk)>

**Subject:** Emailing: SCPC response\_Local Plan consultation\_021120.pdf

Dear Planning Policy

Please find attached the response from Sonning Common Parish Council to the Local Plan consultation. Re-reading the attached file it seems a response we wished to make to MM30 did not save. Please ensure that the following comment, in relation to extra care accommodation, is considered alongside those submitted in the attached form.

'Such developments should be appropriate in scale to the settlement in question, local housing need and the existing facilities – particularly in terms of healthcare – available'.

Thank you.

Ros Varnes

Deputy Clerk, Sonning Common Parish Council

Your message is ready to be sent with the following file or link attachments:

SCPC response\_Local Plan consultation\_021120.pdf

Note: To protect against computer viruses, email programs may prevent you from sending or receiving certain types of file attachments. Check your email security settings to determine how attachments are handled.