

PLANNING REF : 261097
PROPERTY ADDRESS : 8 Sonning Meadows
: Sonning-On-Thames, Berkshire
: RG4 6XB
SUBMITTED BY : Mr Barry Nicolaou
DATE SUBMITTED : 20/06/2026

COMMENTS:

I am a resident of Sonning Meadows. I have reviewed the documentation as per this application and I do have issues with this proposal.

Primarily due to not understanding what the entire 20 year "masterplan" is and how it will affect the area & therefore what this initial proposal will lead to if it is passed.

Also, from the residents point of view, there are various planned developments that we are aware of being submitted, and therefore this proposal just adds to an ongoing accumulation of traffic & congestion issues. I think you should either withdraw the application for later submission or extend the consultation period, during which time a meeting is held with all residents to explain the 20 year plan & answer any questions.

Sonning Lane is already experiencing heavy traffic due to Blue School student dropoff & pick up; sports events for the 3 clubs in Sonning Lane - especially at weekends - & the usual thru traffic for weekday commuters. It is becoming gridlocked at certain times of the day and is making it very difficult for residents to pull out onto Sonning

Lane from Holme Park Farm Lane (H.P.F.L) as well as those that live on the lane and wish to exit their property.

A concern of mine - even though not noted in the planning statement - is that the gym & physiotherapist practice will not just be for the current club & hockey members, but that it will be advertised as available for anybody to join, therefore increasing the already problematic volume of traffic - and leading to the potential for future expansion later on.

Also, will the gym & physiotherapist practice be run by external companies? I ask because of the following planning statement quotes - "a reorganisation and consolidation of the clubs' facilities leaving the Club with manageable areas for its own use" & "The Club retains the main lounge area and toilets at first floor for its own use". If so, eventually the entire complex could become another gym site with all the traffic issues that entails.

Also, given the current parking issues with vehicles parked outside the club's parking areas during sporting events - i.e. H.P.F.L & Sonning Meadows - I can see the obvious issues if a gym and physiotherapist practice are opened to run in parallel with major cricket & hockey sporting events, especially as other clubs in the area also hold events at the same time.

Also, it is quite clear from the proposal that this is to be a multi-phased 20 year development, with future phase plans & timescales unknown at this point. You even mention in the planning statement that "The Pavilion is the obvious starting point", meaning that there are plans for either other buildings to be constructed or other facilities that would bring in additional vehicles. Based on

the club's requirement to grow their revenue, it is obvious that future phases will require additional footfall, leading to increased traffic.

For instance, I have been informed by multiple sources that a 'padel' company is looking in the very near future to submit a planning application to open up 7 or so courts on the club's land, which will affect traffic yet again. So any estimate you give now on the impact of traffic will be superseded at each phase of your plan. It is also not just the traffic but the environmental impact such as noise from music played on the courts.

It is therefore very difficult for myself and other residents to even begin to support this proposal if we have no idea what the end game is, and therefore what the impact will be on the roads & environment. Also, just to note, the topographic plan seems to hint at another exit way onto Sonning Lane further towards the A4, which is quite worrying given the issues already being seen on Sonning Lane.

I have read the parking & traffic analysis section of the planning statement, but I think you also need to factor in other recent & planned developments and understand that any additional traffic would have a cumulative effect on the area. Those developments being:

(A) The use of the Rugby & Football club spillover car park for daily parking by Blue Coat teachers & students. A deal was agreed last year, between the school and the club for using this area. It can be assumed that as the numbers of students & teachers increase, so will the number of cars, therefore also increasing the amount of traffic pulling out of H.P.F.L. onto Sonning Lane.

(B) The imminent planning application for Holme Park Farm Lane to not only develop further residential properties on their land, but also to develop new commercial businesses through the conversion of farm buildings. We have been told after a consultation meeting - between the farm & residents - that the business type has not yet been defined, meaning this could be anything along the lines of an office; wellness centre; coffee shop or even another gym.

I understand that this is not related to you at all, but both of these need to be factored into your assessment along with the impact already made by the other 2 sports clubs in the area; Blue Coat School; Holme Park Farm & the usual thru traffic. Not just the amount of vehicle traffic you will be generating, but how it affects the projected traffic volumes based on all current & future residential & commercial uses during & after the proposed 20 year implementation of the "masterplan".

As mentioned at the start, I think you need to propose a meeting of all interested parties. This would include surrounding residents - including those in the village that use Sonning Lane as well as Sonning Parish Council representatives. That way you can present the plan and answer any questions from concerned residents in the area. And then you could resubmit the application with any updates based on the meetings, as I know you mention in the planning statement

that you have only begun work on the masterplan and that it is not finished as of the release of the planning statement. I am also aware that the club has been a part of Sonning for the last few decades & we would not want it ultimately sold for the development of additional residential & commercial uses.

I also think that there should be conversation between the other clubs; Blue Coat School; Holme Park Farm & yourselves, to discuss the above issues as far as the cumulative effect of new ventures that lead to an increase in traffic & parking and how these can be addressed, but that is down for you to all agree.

Regards,
Barry Nicolaou