

PLANNING REF : 262006
PROPERTY ADDRESS : Mortimer
: Old Bath Road, Sonning, Berkshire
: RG4 6TQ
SUBMITTED BY : Mr Harry Murphy
DATE SUBMITTED : 12/09/2026

COMMENTS:

I wish to object to this application and ask that the Council gives significant weight to the cumulative impact of development within this part of Sonning.

Whilst this application relates to the delivery of 50 dwellings at Sonning Golf Club, it cannot be viewed in isolation.

Immediately adjoining the site is the approved development at Land South of Old Bath Road, comprising 57 dwellings under Application 241900 and preceding consents. Together, these developments represent more than 100 new homes within a relatively small area of Sonning.

As residents, we will experience the combined impact of both schemes rather than the impact of either development in isolation.

A particular concern is that the Old Bath Road scheme was originally promoted and approved as accommodation for older persons before subsequent changes removed the age-related occupancy restrictions. This materially alters the likely occupation profile of the development and may result in significantly greater levels of vehicle ownership, visitor movements, parking demand and pressure on local infrastructure than originally envisaged. One only needs to look at the very narrow roads accessing the immediate sites and it's clear they are not fit for purpose.

It is therefore reasonable to question whether the cumulative impacts of both developments have been fully reassessed?

My concerns include:

Increased traffic generation from more than 100 additional dwellings in the immediate area.

Additional pressure on local roads, junctions and existing congestion points.

Greater parking demand than originally anticipated.

Increased pressure on local infrastructure, services and community facilities.

The urbanising effect of two substantial residential developments being delivered side by side.

Harm to the existing character and openness of this part of Sonning.

The impact on neighbouring residents who will effectively be surrounded by major development on multiple sides.

I am also concerned by the pattern of amendments and variations that can follow planning approvals. Recent planning history demonstrates that schemes can evolve considerably from what residents and decision makers originally understood would be delivered. Whilst any individual amendment may appear modest, the cumulative effect can be significant.

The Golf Club and Old Bath Road sites are being considered as separate developments, but in reality they form part of the same area of expansion around Sonning. They sit directly next to each other! The Council should therefore assess the reality on the ground rather than considering each proposal in isolation.

Residents have already seen neighbouring schemes change over time, making it difficult to dismiss concerns that further intensification could occur in the future.

Whilst I appreciate future applications cannot be prejudged, the planning history of the area emphasises the importance of considering the wider long-term implications of development in this location.

For local residents, the issue is not the impact of 50 dwellings or 57 dwellings individually. It is the combined impact of over 100 new homes being introduced around existing properties within a relatively small part of the village.

I therefore respectfully request that the Council refuses this application unless it can clearly demonstrate that the cumulative impacts on traffic, parking, infrastructure, residential amenity and the character of Sonning have been fully assessed and found to be acceptable.

Yours faithfully

Harry Murphy