

Objection to Planning Application Number 241900

Site address: Old Bath Road Sonning

Purpose: 57 dwellings suitable for older persons

My fundamental reason for objecting is that the proposed development is situated in totally the wrong place for the potential elderly buyers, the local community and Sonning. The reasons are set out below:

Too high density: The construction of three large three-storey buildings for 57 apartments on a site currently occupied by three houses, in large gardens, will create a very high density of housing that is out of keeping with the immediate local area and Sonning in general.

Lack of amenities within walking distance: For the proposed elderly residents, shops, groceries, restaurants, doctors, public houses and other amenities are at least a mile from the site, creating significant logistical problems. Walking to and from these would be very difficult for the targeted clientele. The delivery of services to the site, such as suppliers, nurses, care workers etc, will also add to traffic in the area and problems with parking and access to the site from the A4.

Intrusive to neighbours: With three stories, those apartments with balconies will overlook adjacent properties and be intrusive. These properties are already being affected by the proposed development at Sonning Golf Club.

Shortage of car parking: The 57 properties with over 100 bedrooms have only 50 or so car parking spaces and this will lead to parking problems for residents, staff, delivery vans, medical personnel, visitors and local residents.

Increased traffic in a confined area: This development will yet again increase the traffic in the area with increased noise and pollution. Access to the busy A4 will be difficult, especially at weekends when the local sports fields is in full use.

Bus service: There are infrequent buses to Reading & Henley and to Twyford & Wokingham but none on Sundays nor after around 7.00pm, so again, not all that convenient for elderly residents. In addition, crossing the busy A4 to and from the bus stop for these residents would be dangerous.

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