

PLANNING REF : 241900
PROPERTY ADDRESS : Redgrave
: Old Bath Road, Sonning, Berkshire
: RG4 6TQ
SUBMITTED BY : Mr Enver Cebi
DATE SUBMITTED : 17/11/2024

COMMENTS:

I am writing to express my continued and heightened objection to the revised plans for planning application 241900. The proposal to vary the S106 agreement to remove the age-related occupancy restriction is completely unacceptable and represents a blatant disregard for the original planning context and commitments made to the community. It is deeply disappointing that this significant shift in the nature of the development is even being considered, as it undermines the intent of the original planning approval and threatens to irreversibly harm the character of the local area.

1. Removal of Age Restrictions:

The removal of the age-related occupancy restriction fundamentally changes the nature of this development. The original proposal was specifically designed to cater to the needs of older residents, which aligned with the housing needs assessment for the Sonning area. By removing this restriction, the developer is prioritizing profit over the community's needs and introducing a demographic that will place significantly greater pressure on local services, including schools, healthcare facilities, and transport infrastructure. This change is not only unjustifiable but also sets a dangerous precedent for future developments in the area.

2. Loss of Landscaped Gardens:

The revised plans show the removal of essential landscaped garden areas, including:

- The landscaped garden south of Block A, now replaced with an undefined green block.
- The landscaped garden near the top-right corner of the site, adjacent to my property (Redgrave).

These green spaces were critical for providing a buffer between the development and existing homes, maintaining privacy, and reducing noise. Their removal increases the development's density and negatively impacts the quality of life for surrounding residents.

3. Privacy and Light Pollution from Parking Areas:

The revised parking layout moves car parks closer to neighboring homes, including Redgrave and Mortimer. This creates significant concerns about privacy intrusion and light pollution from parking lights, which will likely operate throughout the night. The lack of detail regarding lighting design or mitigation is deeply concerning, as this will directly impact residents' sleep and quality of life.

4. Insufficient Parking and Traffic Hazards:

The revised parking layout remains inadequate for the number of residents and visitors, with no provision for electric vehicle charging stations or sufficient visitor parking. This will lead to overspill parking on Old Bath Road, worsening traffic congestion and creating safety risks.

Additionally, the entry/exit point of the development poses a serious danger. Vehicles entering and exiting onto a 50 mph dual carriageway, combined with the increased volume of traffic, create a hazardous situation that is likely to lead to accidents. This issue has not been adequately addressed in the revised plans.

5. Noise Pollution from Parking Areas:

The increased proximity of parking spaces to existing homes will result in significant noise from car movements, engine idling, and doors slamming. This will particularly affect properties like Redgrave and Mortimer, further diminishing the quiet enjoyment of these homes.

6. Inadequate Local Infrastructure:

With the removal of age restrictions, the development will attract a more diverse demographic, including families. This will place unsustainable pressure on local schools, GP surgeries, and public amenities, all of which are already at capacity. The revised plans do nothing to address these impacts.

7. Community Infrastructure Levy (CIL):

If the council permits the removal of the age restriction, it is imperative that the full Community Infrastructure Levy is imposed. These funds should be allocated to upgrade local infrastructure and address the increased demand for services and safety measures around the development, particularly at the entry/exit point.

Conclusion:

The proposed changes to this development, particularly the removal of the age restriction, represent a betrayal of the commitments made to the community and a significant departure from the original planning approval. The revised plans fail to mitigate the substantial privacy, noise, and traffic concerns already raised, while introducing new issues such as insufficient parking, dangerous access, and loss of green spaces. I strongly urge the council to reject these revisions and hold the developer accountable to a plan that respects the needs of the community and preserves the character of Sonning.

Thank you for considering my objection.

Yours sincerely,

E. Cebi

Redgrave, Old Bath Road, Sonning