

PLANNING REF : 241900
PROPERTY ADDRESS : 22 Glebe Lane
: Sonning, Berkshire
: RG4 6XH
SUBMITTED BY : Mrs Penny Mackenzie
DATE SUBMITTED : 20/08/2024

COMMENTS:

Objection to Planning Application Number 241900

Site address: Old Bath Road Sonning

Purpose: 57 dwellings suitable for older persons

I would like to raise several objections to this revised application. Firstly, the application states that it is to vary condition 2 of planning consent 220663 and refers to the variation of the site layout. There appears to be no mention of the significant change from 'suitable for older persons' to 'non-age restricted C3 flats'. This change will have a significant impact on the local area and infrastructure and is not in line with the Housing Needs Assessment recently completed for the draft Sonning Neighbourhood plan. This shows a need for housing in the area for older people.

If the properties are not age restricted, they will appeal to a broader demographic and potentially attract families with children of school age. These people will all require access to local services such as shops, school places, doctors and dentists and these services locally have already exceeded their capacity. Families need adequate transport services, again these are limited in the local area with vehicles required for travel to local amenities. The A4 is already a very congested road at peak times and the change of use being proposed will increase the number of vehicles needing to use the main road at peak times significantly & lead to additional noise and air pollution.

Whilst the application proposes to increase the parking facilities by 25% compared to the previous application, this will still be insufficient for the residents and their visitors. Glebe Lane is already used for 'overflow parking' when the local sports facilities are in full use and for parents picking up their children at the start and finish of the school day at the local primary school. The insufficient parking on the proposed site to accommodate the increase in residents' vehicles that a change in use will cause, which will lead to nearby roads becoming further congested.

The recent collapse of the main drain cover in Charvil Lane indicated the current mains drainage system is substandard. As the main sewer runs from the A4 Bath Road down Charvil Lane to the pumping station located on Sonning Wharf, the additional drainage demand for a minimum of 100 new residents will overwhelm the current system.

Finally, if the objections raised are not considered sufficient grounds to reject the changes and the revised application is approved, because the dwellings are no longer only available to

persons aged 60yrs or over, the previous relaxations in relation to the Community Infrastructure Levy (CIL) should be re-considered and the CIL of 1.5m should be paid in full by the developer.