

PLANNING REF : 241900
PROPERTY ADDRESS : The Malthouse
: The High St, Sonning, County (Optional)
: RG4 6UP
SUBMITTED BY : Ms Caroline Kuipers
DATE SUBMITTED : 22/08/2024

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.

The application states that it is to vary condition 2 of planning consent 220663 and refers to the variation of the site layout. 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 which HIGHLIGHTS the serious need for housing in the area for older people.

2. 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 require access to shops, school places, doctors and dentists and these services locally have already exceeded their capacity. ces, 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. The village of Sonning and specifically the Pearson Road, the High St, Thames St and Sonning Bridge already has serious issues with traffic at many times during the working week as well as weekend traffic to access Reading City Centre.

3. The change of use being proposed will increase the number of vehicles needing to use the main roads as well as village roads at peak times significantly & lead to additional noise and air pollution.

4. 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. The insufficient parking on the proposed site to accommodate the increase in residents' vehicles that a change in use will cause will lead to nearby roads becoming further congested.

5. 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 developers. I am seriously concerned about these new plans and do seriously object to this application.