

Proposals for new homes
and provision of land for
recreational facilities

SONNING COMMON

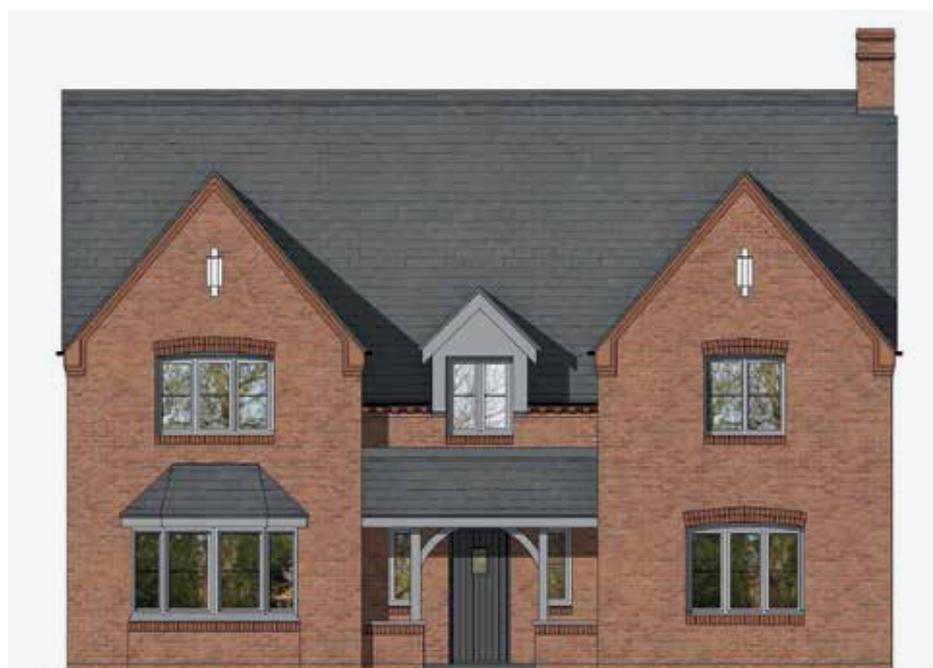
Application reference:
P15/S4119/FUL

As you may be aware, land north of Reade's Lane has been identified as a possible location for new homes in Sonning Common. Having acquired an interest in the land, Linden Homes Thames Valley (Linden) is now bringing forward proposals for 50 new homes, with approximately four hectares on the southern portion of the site set aside for recreational facilities.

Following a programme of consultation with local interest groups and residents, which included individual meetings with neighbours whose properties border the site, Linden has now submitted a planning application to South Oxfordshire District Council (SODC).

This newsletter provides you with information about what has been submitted, the benefits that the proposals can deliver and further information on next steps and timescales. For more detailed information, please visit our website:

[www.lindenhomes.co.uk/
community/sonningcommon](http://www.lindenhomes.co.uk/community/sonningcommon).



Sketch elevation showing proposed house type

Project background

Linden has engaged with the Neighbourhood Development Plan Working Party (NDPWP) over the last 18 months and has sought to adhere to the objectives for the site outlined by the NDPWP members in the development of its own proposals. While Linden has held discussions with the NDPWP and taken on-board feedback, it is important to clarify that Linden's application is separate from the Neighbourhood Development Plan and is coming forward before the plan is finalised.

New recreational facilities

We know that the creation of recreational facilities for Sonning Common is an important aspiration for local stakeholders and residents alike. Should the application for new homes be approved, a major benefit of Linden's proposals is that a majority of the application site (c. 4 hectares) will be transferred to Sonning Common Parish Council (or a designated body of their choosing) in order to be used for future recreational facilities, such as sports pitches, tennis courts and an indoor sports hall.

The proposals at a glance

- **A balanced range of 30 open market and 20 affordable homes**, including 1 & 2 bed apartments and 2, 3, 4 & 5 bed houses;
- **Vehicular access from Reade's Lane**, with an emergency service and pedestrian access provided from Lambourne Road;
- **Public open space** for use by future and existing residents;
- **Approximately 4 hectares of land** to be transferred to Sonning Common Parish Council and used for future recreational facilities; and
- **Significant funding** for SODC through S106 contributions and the Government's New Homes Bonus.

Contacting the Project Team

If you would like any further information about the submitted plans or have any questions, please call James Atterbury or Steve Houkes on freephone **0800 298 7040** (between 8.30am and 5.30pm). Alternatively, you can visit our website, www.lindenhomes.co.uk/community/sonningcommon, where you can find more information and contact the project team via email.



Key features of the scheme

The submitted plans have evolved through months of hard work by Linden's planning team, informed by meetings with the NDPWP. As a result of this dialogue and the feedback provided, the proposals incorporate a number of important features:

- Notwithstanding the large area of land to be utilised for future recreational facilities, a significant portion of the site retained by Linden for residential development will be set aside as public open space;
- A 7-10 metre 'buffer strip' is also provided on the northern and eastern edges of the residential site between the proposed homes and existing properties;
- Planting has been incorporated within the 'buffer strip', with the amenity of existing residents in mind;
- A comprehensive landscaping strategy has been developed to create a visually attractive scheme, with particular emphasis on 'softening' views from the Area of Outstanding Natural Beauty (AONB) to the north west;
- The layout has also been designed to consider views from the AONB, with detached properties on the western edge of the site 'breaking up' the development and improving these views;
- Vehicular access to the development is provided from a single point off Reade's Lane;
- Pedestrian routes will be provided through the site, connecting Reade's Lane to Lambourne Avenue; and
- Internal roads have been designed to minimise vehicle speeds and create a safe environment for cyclists and pedestrians.

Community benefits

The delivery of new homes on this site would provide a number of benefits to the wider community, including:

- **The provision of new homes on a site identified in the emerging Neighbourhood Development Plan**, making an important contribution to SODC's and Sonning Common's housing stock;
- Approximately four hectares of the southern portion of the site set aside for **future recreational facilities**;
- **Up to 75 new jobs created on-site** during the construction phase, primarily with local contractors*
- **Opportunities for local people seeking apprenticeships** in the building industry; and
- **A package of S106 financial contributions to SODC** to be invested in local infrastructure and service provision.

* Prof. Michael Ball, *The Labour Needs of Extra Housing Output*, Reading University (2011)

Next steps and further information

There is now an opportunity to comment on the planning application during the Council's statutory consultation period. The application is likely to come before SODC's Planning Committee early this year.

You can comment on the submitted proposals by visiting SODC's Planning Application Register (www.southoxon.gov.uk/services-and-advice/planning-and-building/find-application) and using the reference **P15/S4119/FUL** to find the planning application. It is important that the Council considers the views of the local community before an application is determined, so we would encourage you to submit any comments you have at your earliest convenience.