

ROTHERFIELD PEPPARD PARISH COUNCIL
Minutes of The Extraordinary Meeting of the Parish Council
held at The Sports Pavilion, Stoke Row Road, Rotherfield Peppard
on Tuesday 1st December 2015 at 7:30 pm

Present:

Councillors:	Tony Cotton (Chair)	(SC)
	Fiona Berry	(FB)
	Simon Crouch	(SC)
	Vivien Mitchell	(VM)
	Tony Rancombe	(AR)
	Terry Ryan	(TR)
	Valerie Ross	(VR)
Clerk:	Linda Collison	(LC)

Open Forum: None.

1 Apologies:

Apologies were received from Councillors Flett and Treacher prior to the meeting.

2 Member's declaration of Pecuniary Interests:

None.

3 Draft Sonning Common Neighbourhood Development Plan :

It was proposed by SC, seconded by VR and agreed unanimously that the 'Response to the Revised Draft Sonning Common Neighbourhood Development Plan (pre-submission) – October 2015 to March 2027' included in Appendix 1 is the official response from RPPC and should be sent to the SC-NDP team.

Meeting ended at 7:45pm

ROTHERFIELD PEPPARD PARISH COUNCIL
Minutes of The Extraordinary Meeting of the Parish Council
held at The Sports Pavilion, Stoke Row Road, Rotherfield Peppard
on Tuesday 1st December 2015 at 7:30 pm

Appendix (1):
Response to the Revised Draft Sonning Common Neighbourhood Development Plan
(pre-submission) – October 2015 to March 2027

Rotherfield Peppard Parish Council welcomes the opportunity to respond to the Pre-submission received on 22nd October 2015.

RPPC has provided detailed responses to the Draft Pre-submission version (February 2015) and the Draft Sustainability Appraisal Scoping Report (January 2015) which we consider has points and detail supporting our comments on this version of the plan.

RPPC does **not** support the NDP for the reasons listed below:

The following summarises the points raised relating to the housing allocation.

RPPC does not support the development on the sites in the AONB for the following reasons

1. There is land available in non-AONB sites where the housing could have been allocated.
 - The gross area in the table on page 36 has lower gross areas for the sites than that stated in the SHLAA and at public meetings. This means that although the density appears to match the SODC standard of 25 per hectare for 5 of the sites, the actual density is much lower. See tables on page 3.
 - the housing allocated to SON2 could have been spread across the other sites without increasing each development significantly.
2. The case for using the AONB sites includes a statement based on a lack of amenity space of 3.2 hectares in the village. However:
 - The village is surrounded by amenity space which is easily accessible.
 - The land available for development using the SHLAA gross area shows that excluding the land on SON2/3 and SON1 there are 6 hectares of land which will be undeveloped green space.
 - The amenity benefits of SON1 are not clear as it will still be used for agricultural use until 2027 and there is only a small area set aside for an undefined amenity use. This leaves the existing footpath which is already available and used by residents.
3. The combined development of SON2/3 and SON15 is for 87 houses or 45% of the total allocation excluding reserve sites. There will also be a car park for 100 cars.
 - This development will be clustered around Reades Lane a narrow winding road deemed unsuitable by the Traffic report.
 - The allocation is contrary to Policy G5 as green field land is being used when more sustainable sites (near to the main arterial roads and with access to public transport) within the settlement boundary are available.
4. The plan is based around access to the village centre however journeys for the daily commute to the south are likely to be much more frequent.
 - Residents commute and shop in Reading which can be seen by the difference in the bus service to Reading and the lack of demand for a service to Henley which is only used for school children.
 - There is no evidence to identify the pattern of commuting or the number of residents employed in the village. The values of (c. 15%) of the population quoted on page 20 and employees at Johnson Matthey are misleading as it makes an assumption on total employees even while acknowledging that a significant number of them come into the village to work.

ROTHERFIELD PEPPARD PARISH COUNCIL
Minutes of The Extraordinary Meeting of the Parish Council
held at The Sports Pavilion, Stoke Row Road, Rotherfield Peppard
on Tuesday 1st December 2015 at 7:30 pm

- Traffic from SON2/3 is likely to travel northwards to Gallowstree Common as a route to the B481 because of the narrowness of Reades Lane and the congestion on Wood Lane. This takes them through a junction in RPPC which has a long accident history. This will not be mitigated by the traffic calming measures which are based round the school.
- 5. More use of southern sites e.g. SON6 and the reserve sites would have led to:
 - the final village layout being more balanced around the arterial routes
 - reduced the number of vehicles that need to travel from the north to the south
 - would have sited villagers nearer to the Millennium Green which would have increased its use.
- 6. The facilities in Chiltern Edge School could be enhanced rather than develop alternatives.
 - Sports facilities exist in Chiltern Edge school that are mentioned as deficient in the plan that could be improved to the benefit of the school.
 - The Head Teacher has stated that any facilities would be available to the public
 - If the Parish will not support the enhancement and/or refurbishment of the school why would others be interested (policy CSH1)
- Further detailed comments on Sports Provision are in our response to the Draft Pre-submission version (February 2015) and the Draft Sustainability Appraisal Scoping Report (January 2015).
- With regard to increase traffic we would like to underline the importance of fully supported speed restriction and road markings around areas with likely increased traffic, as the dangers will increase the more users there are on these old roads A paid carpark, with first 30 minutes free, at the back of the village hall would be appropriate – this would ensure that retailers can be assured of customers and that the parking slots are not blocked by all day users. With regard to increase traffic underline the importance of fully supported speed restriction and road markings around areas with likely increased traffic, as the dangers will increase the more users there are on these old roads

ROTHERFIELD PEPPARD PARISH COUNCIL

Minutes of The Extraordinary Meeting of the Parish Council
held at The Sports Pavilion, Stoke Row Road, Rotherfield Peppard
on Tuesday 1st December 2015 at 7:30 pm

Table from SC-NDP Draft Plan Page 36			
Site number	Gross area (ha.)	Net developable area (ha.)	Housing allocation per hectare
	A	B	C
SON 1			
SON 2	7.7	2	25
SON 3			
SON 5	1.1	0.976	20
SON 6	1.5	1.2	20
SON 7 House	1.3	0.9	25
SON 7 Orchard	0.2	0.2	25
SON 8	0.2	0.2	25
SON 9	3.2	1.9	20
SON 11 part a & b			
SON 15A	2.1	1.5	25
SON 15B			
SON 15PF+BS			
Total			

Gross area from SHLAA and Public Meetings Area of available site to be used for housing					
SHLAA Gross area (ha.)	% of site SC-NDP are proposing to be developed	Amount of area SC-NDP is proposing is <u>not</u> developed (ha.)	Allocated Homes per site	Reserve Site Homes	Housing Allocation per SHLAA hectare of total site area
D	E	F	G	H	$\frac{H}{D}$
7.8					
3.3	61%	1.3	50		15
5.3	0%				
2.1	46%	1.124	22		10
2.1	57%	0.9	26		12
1.3	69%	0.4		25	19
0.6	33%	0.4		5	8
0.8	25%	0.6		4	5
3.2	59%	1.3	60		19
2.3					
2.8	54%	1.3	37		13
3.0					
3.0					
		7.3	195	34	