

ROTHERFIELD PEPPARD PARISH COUNCIL

**Draft-Minutes of The Planning Committee Meeting,
held at The Sports Pavilion, Stoke Row Road, Rotherfield Peppard
on Saturday 21st March 2015 9:30 am.**

Present:

Councillors: Fiona Berry (Chair) (FB) Terry Ryan (TR)
Valerie Ross (VR)

Clerk: Linda Collison (LC)

Other: None

1. Public Forum: None.

2. Declaration of Interests : None

3. Apologies:

Apologies were received from Councillors Wood, Cotton and Cooper.

4. Planning Applications considered:

Ref	Location / Description
P15/S0724/HH	17 Chiltern Bank Peppard Common RG9 5HU Demolish existing rear outbuilding and replace with two storey rear extension forming new garden room at ground floor and master bedroom with en-suite above. Single storey element project from the side of the two storey extension forms new ground floor w/c and rear cloak room. Replace rear window of living room with new french-doors.
	Decision: RPPC considers that this amended application should be APPROVED.

5. Sonning Common NDP Draft pre-Submission

It was agreed that the proposed responses circulated prior to the meeting should be consolidated into one document, and submitted to Sonning Common before 27th March 2015. Action FB/LC.
Note: final submission included as Appendix 1.

6. SODC Local Plan 2031 Consultation

It was agreed that responses received by the Clerk before 1st April should be reviewed by FB and loaded onto the SODC 2031 webpage before the deadline on 4th April 2015. Action FB/LC.
Note: final submission included as Appendix 2

7. NEXT MEETING: Monday 13th April 2015

The meeting ended at 10:15am

Adopted as a true and accurate record:

Signature

Date

ROTHERFIELD PEPPARD PARISH COUNCIL

Draft-Minutes of The Planning Committee Meeting, held at The Sports Pavilion, Stoke Row Road, Rotherfield Peppard on Saturday 21st March 2015 9:30 am.

Appendix 1: RPPC response to the SC-NDP Pre-Submission

1 Development Strategy Policies (p40)

1.1 Policy DS1: Settlement Boundary

Objective SCDS1

To avoid the coalescence of Sonning Common with neighbouring settlements and protect the character of the countryside setting of the village.

RPPC Comment:

Rotherfield Peppard Parish is not mentioned but this would be supported if it prevents Sonning Common moving northwards into RPPC which was the proposal put forward to the recent Boundary Review by SCPC.

None of the proposed development sites are closer to Reading than the most southerly point of the proposed settlement boundary and none are further west than the proposed development in SON 15 which appears to contradict the wish to prevent settlements moving closer to Kidmore End.

It is not clear how development nearer to Reading would compromise the AONB as the land between Sonning Common and Reading is not in the AONB.

Objective SCDS3

To deliver development and other changes that conserve and enhance the sustainability of Sonning Common in a balanced approach to social, economic, and environmental factors.

RPPC Comment:

The allocation of sites to the north and south distributes the new houses but does not appear to result in a balanced village plan.

The opportunity to integrate the houses at the junction of Kennylands Road and the B481 to the rest of the village has not been taken. Sustainable sites to the south on the main arterial routes have been excluded or have conditions that restrict development during the plan period.

The Millennium Green as an existing amenity space that could be better utilised by development in the south and facilities such as the Bird in Hand pub which has struggled in the past could be supported. A small convenience store in this area could then take pressure off the village centre and enable residents to walk to facilities.

2 Housing Policies (p42)

2.1 Policy H2: Housing mix and Policy H2a: Affordable housing (p44)

RPPC Comment:

The evidence base shows an aging population but there are no policies for sheltered housing.

2.2 Policy H3: Backland (as defined by SOLP11 for policy H4) (p45)

Proposals on land that has been sub-divided from an existing residential curtilage will only be permitted where it can be demonstrated that the character of the surrounding area, particularly in terms of appearance, massing and the % of site area coverage by buildings, is maintained.

RPPC Comment:

ROTHERFIELD PEPPARD PARISH COUNCIL

Draft-Minutes of The Planning Committee Meeting, held at The Sports Pavilion, Stoke Row Road, Rotherfield Peppard on Saturday 21st March 2015 9:30 am.

This policy appears to contradict itself. If the % of site area coverable by buildings is maintained this means that there cannot be any additional buildings so it cannot be sub-divided.

2.3 Policy H3a: Infill (p45)

Development proposals on infill sites not allocated in this plan will be expected to be of a design which:

- *reflects the existing character of the village as defined in the Sonning Common Character Assessment;*

RPPC Comment:

Is the Sonning Common Character Assessment to be adopted as part of the SODC local planning policy when/if the neighbourhood plan is adopted?

- *demonstrates that the amenities of neighbouring residential occupiers will not be adversely affected through over-dominance, loss of light, overlooking, privacy or intrusion which is out of character with the surrounding area;*

RPPC Comment:

Some of these characteristics e.g. loss of light are more restrictive than the SODC planning policy.

3 Village Centre (p49)

RPPC Comment

The map on page 49 is out of date and does not include the new build on the South east side of the houses opposite the Hall/PO. This is important considering policy VC1: Village Centre – use of scarce land for sustainability.

3.1 Centre Design/Ambience

RPPC Comment

There is no clarity in how the initiatives evidenced in the plan will improve the design and ambience of the Village Centre. Since the Village Centre is used by residents of adjacent parishes the SCPC has a responsibility in the improved design, ambience and sustainability of the Sonning Common Village Centre. RPPC is concerned that the intention to move all community activities currently in the Village Hall, and the aspiration to have a car park directly accessible from the supermarket, will not achieve this objective

3.2 Centre Parking

RPPC Comment

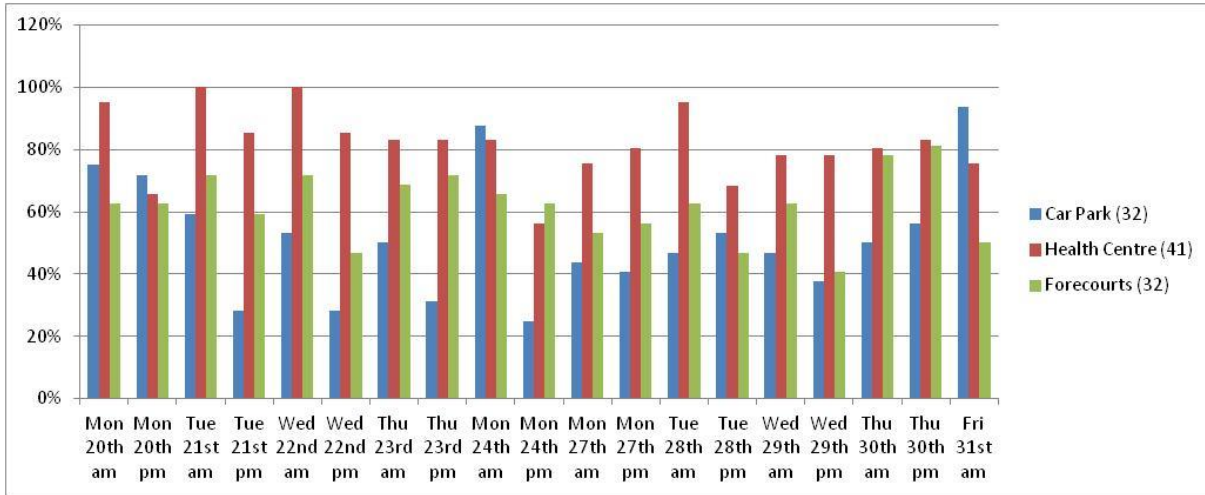
Parking in the village centre, at present, does not appear to be an issue unless an event with many participants (drivers) is held at the hall. Have discussions been made with other near-by halls been made to consider using them between 9-5 for these events. Chiltern School and Peppard War memorial are within a mile and easily accessible by car.

In the long term, with the proposed development are the existing parking facilities in the Village centre sufficient?

ROTHERFIELD PEPPARD PARISH COUNCIL

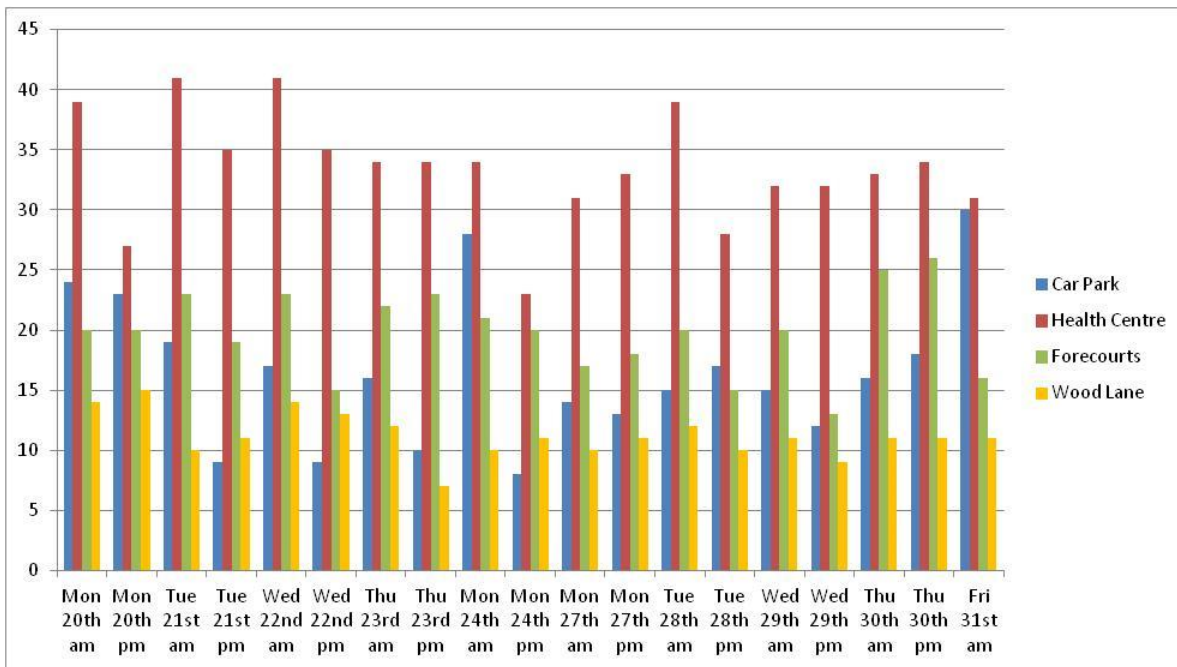
**Draft-Minutes of The Planning Committee Meeting,
held at The Sports Pavilion, Stoke Row Road, Rotherfield Peppard
on Saturday 21st March 2015 9:30 am.**

The survey results below shows that the current off road car parking is underutilised.



% usage of car parks relative to capacity

There are also plenty of available spaces when cars are parked on the pavement along Wood Lane (shown below).



Showing the numbers of cars in off road locations against on road parking in the designated village centre

The issues therefore appears not to be due to a lack of capacity but a preference for parking as close as possible to the destination.

We therefore wonder why there is no urban design plan to harmonise the village centre and make the most of what is already there for example rationalising the separate forecourts with an alternative planting scheme which retains the green look and feel but allows cars to park at an angle to the road. This would increase capacity of the forecourts and remove cars from the path of the buses and delivery lorries and reduce congestion. It would also allow kerbs to be removed improving disabled access and could produce an updated look making a virtue of Sonning Common's more recent history if it was linked across the whole designated village centre.

ROTHERFIELD PEPPARD PARISH COUNCIL

Draft-Minutes of The Planning Committee Meeting, held at The Sports Pavilion, Stoke Row Road, Rotherfield Peppard on Saturday 21st March 2015 9:30 am.

3.3 Policy VC2b: Village Centre – ‘park-and-ride’

Applications for ‘park-and-ride’ parking facilities, which are in close proximity to the bus route to Reading, will be supported.

RPPC Comment

RPPC does not support this. There is an existing bus route; all this will do is create a large carpark in the parish.

4 **Economic and employment (p52)**

RPPC Comment

Although “Every effort has been made to find new employment sites” (p53) no approach has been made to RPPC or other neighbouring parishes for employment opportunities nearby.

5 **Community, Social and Health Policies (p54)**

5.1 Education

Policy CSH1: Community education (p55)

Applications for the enhancement and/or refurbishment of Sonning Common Primary School and Chiltern Edge Secondary School and/or applications that would support the enhancement and/or refurbishment of these schools will be supported.

RPPC Comment:

Rotherfield Peppard residents use public and community facilities in Sonning Common as it is the closest services 'hub'. Chiltern Edge school is also the catchment secondary school for the parish's children and RPPC supports this objective.

Note The Map 3.5 on page 56 shows “VC” on the map but not on the key. Assume this is Village Centre – but needs adding to the key.

5.2 Sport and Recreation (p57) -

Policy CSH2: Land for recreation

Applications which provide land to address the identified shortfalls in sports pitches and facilities would be welcomed and supported. The identified shortfalls are set out in the Neighbourhood Development Plan and are sufficiently substantial for the sustainability of Sonning Common that it is important for the public interest that they are addressed. Such land should provide future scope for built needs including a Community Sports Hall.

RPPC Comment:

RPPC responded to the Sustainability Appraisal Scoping Report Draft 2. As the consultation for that overlaps with the consultation for the NDP pre-submission version the comments made have not been addressed by this document. They are included in Appendix A (page 11) of this document.

The existing sport and recreation facilities in Sonning Common and nearby should be investigated further and improved if needed before additional leisure facility are built. For example

Partnering with the Chiltern Edge School to use / improve their facilities for public use.

The SC-NDP Policy CSH3: Investment for collaboration (p69) itself supports this idea “To enhance and develop a mutually beneficial programme of collaboration between the educational facilities in Sonning Common and the community.” and page 54 the need to invest in and refurbish the schools is stated.”

ROTHERFIELD PEPPARD PARISH COUNCIL

Draft-Minutes of The Planning Committee Meeting, held at The Sports Pavilion, Stoke Row Road, Rotherfield Peppard on Saturday 21st March 2015 9:30 am.

The school governors support the public using the school facilities as shown on the web:

*"The proceeds of any sale would be reinvested for the benefit of our students and the local community. This may include supporting the provision of an all-weather pitch."*¹

*"Any improved facilities on the school site would also be available for use by other organisations."*²

Partnering with leisure, sporting and recreational organisations in surrounding/nearby parishes.

Rotherfield Peppard has a cricket pitch and club, bowls green and club, table tennis club, tennis club and golf course. Some of which would welcome new members.

It should also be noted that the creation of new sports and recreational facilities, without due consideration for existing organisations, could result in these existing clubs losing members or even having to close.

Partnering with leisure, sporting and recreational organisations within Sonning Common

Have opportunities with RUFC at Bishopswood or the Thames Valley Gym at SON 8 been explored fully.

If, after exploring the above (1, 2 & 3) fully, additional sports and leisure facilities are needed, these should not be built on AONB, unless there is no other option.

Public Access

The case for a Community Hall and pitches is based on the fact that existing facilities at Bishopswood and next to the Millennium Green are in private hands and are therefore not fully open to the public (mentioned throughout the document).

There are no restrictions on membership of these organisations and residents from the surrounding parishes are free to use the facilities. This also applies to the library and the facilities at Chiltern Edge School.

A community hall built and managed by Sonning Common Parish Council is more likely to be restricted to their parishioners as the services will be dependent on their parish finances. RPPC is concerned that lack of contribution to the facilities will be repeated as an argument to extend the Sonning Common Parish boundary northwards.

Ref: Sonning Common Magazine 2014 April May page 11

Sustainability

Page 58 "Though there is anecdotal evidence that some residents currently go elsewhere for some of their sport and recreation, there is a need for retention of all existing facilities and new provision within the village which is accessible by all, by foot or cycle.

The RPPC response to the Sustainability Appraisal Scoping Document identified a number of clubs and facilities such as the Peppard War Memorial Hall that are dependent on participation by Sonning Common Residents for continued viability.

These objectives do not consider the role of Sonning Common as the hub of a wider 'network of settlements' which appears contrary to the objectives of the SODC Core Strategy

Policy CSH4: Lifetime Standards

¹ http://www.chilternedge.oxon.sch.uk/attachments/Neighbourhood_Development_Plan_Jan2014.pdf

² http://www.chilternedge.oxon.sch.uk/attachments/Neighbourhood_Development_Plan_Jan2014.pdf

ROTHERFIELD PEPPARD PARISH COUNCIL

Draft-Minutes of The Planning Committee Meeting, held at The Sports Pavilion, Stoke Row Road, Rotherfield Peppard on Saturday 21st March 2015 9:30 am.

To implement the housing mix data and to support SODC policy on homes built to Lifetime standards. To take account of mobility access in the village centre and around the village.

The proposal to move the community facilities currently in the village hall to a location out of the village centre in a location with no public transport does not appear to improve mobility access.

Non-sporting Recreation

The plan identifies sporting activities but does not appear to review non-sporting opportunities. RPPCs community survey identified a number of activities in the children's survey but the main issue was having somewhere to go to meet others of their age.

There is a youth club in Chiltern Edge School and a proposal for a club house at Bishopswood which requires funding. Again cooperation and collaboration with RUFC and the school could improve what is there and enhance new Parish initiatives such as the skate park.

6 Movement Road Safety & Parking (p59)

6.1 Bus Service

"Policy MRP1: To work with the Reading Bus Company (Vitality) to retain the bus service in its current form, both its regularity and route"

The Reading Bus service is the only significant and reliable public transport service in Sonning Common.

RPPC Comment:

The focus of all traffic measures is related to movements to Reading and within Sonning Common and that there no demand for public transport to Henley.

RPPC are surprised that no importance is attached to the 145 service run by Whites Coaches. This minimal service is critical for school children attending Henley College (the provider of tertiary education for South Oxfordshire) and Gillotts (which is attended by children from Sonning Common). Deficiencies in this service in the past have left children as young as 11 stranded because of lack of capacity. This was because of the contract let by Oxfordshire County Council did not understand the need. Work with them should be done to ensure this is not repeated.

6.2 Traffic movements

RPPC Comment:

RPPC is concerned that the traffic generated as a result of the allocation of houses on SON 2 and SON15a and the proposed Community Hall on SON1 will have an impact on roads in the Peppard Parish.

SON 02 - 52 houses

SON15a -37 houses

SON 01 - car park for at least 100 cars

6.3 Public transport

"At present the bus route uses Kennylands Road, Wood Lane and Peppard Road" (p59)

Policy R1 "Where new, major facilities for outdoor sport are to be provided they should, as far as possible, be accessible by public transport

RPPC Comment:

The site allocations propose that a substantial number of the allocated houses and a facility for outdoor sport and community use will be built in an area with no public transport.

ROTHERFIELD PEPPARD PARISH COUNCIL

Draft-Minutes of The Planning Committee Meeting, held at The Sports Pavilion, Stoke Row Road, Rotherfield Peppard on Saturday 21st March 2015 9:30 am.

There is no bus service on Reades Lane and no bus service from adjoining South Oxfordshire parishes to Chiltern Edge School.

6.4 Reades Lane

Extracts from the Sonning Common Neighbourhood Development Plan Traffic Task Group Initial Report November 2012

- *Reades Lane is narrow and winding, especially approaching Chiltern Edge School. Outside the school, the grass verges are eroded where vehicles drive on them as they try to pass other vehicles, particularly buses and coaches leaving the school.*
- *Kennylands Road carries traffic from the south side of the village (from Emmer Green & Reading) to Chiltern Edge School in Reades Lane, and out to the A4074 via Gallowstree Common and Cane End.*

RPPC Comment:

Reades Lane connects to the north to the A4074 via Gallowstree Common and Cane End but also connects to the B481 and the M40 through Peppard Common. This traffic would cross the Stoke Row Road (in Rotherfield Peppard) at a crossroads that has already been identified as a location where multiple accidents have occurred.

There is also the likelihood that traffic trying to avoid the congestion in the Sonning Common village centre would use this route to join the B481 to travel south to Reading or cross to Blounts Court Road which provides a route to the bridge at Sonning a key River Thames crossing.

Because of the offset of this junction number of new house approvals surrounding the junction, RPPC consider that there would be a severe *residual cumulative impact from the additional traffic that will be generated from these sites.* (SON's 02, 15a and 01)

6.5 School traffic

SCNDP Traffic Task Group Initial Report November 2012

- *Reades Lane is affected by Chiltern Edge School traffic.*

RPPC Comment:

The traffic task group identified the flow of traffic from the south side of the village but make no mention of any traffic movements from the north. This includes parishes nearly up to Nettlebed and that are in the catchment area of Chiltern Edge School. This provides an alternative route avoiding the village centre for parents dropping off children.

6.6 Park-and-ride

RPPC Comment:

SON 3 is to have "*A car park of at least 100 spaces*, this capacity which is nearly double that of the Henley Leisure Centre has the potential to be used as an unintended park-and-ride.

7 **Environmental – includes AONB (p62)**

RPPC Comment

RPPC fully supports the objective "To conserve and enhance the Neighbourhood Area's countryside and open spaces, in particular those areas of natural beauty, sensitive ecology and landscape designation." However it does not support any building on AONB land where there is suitable, available non-AONB land. RPPC also does not support protecting land adjacent to AONB over and above AONB land.

ROTHERFIELD PEPPARD PARISH COUNCIL

Draft-Minutes of The Planning Committee Meeting, held at The Sports Pavilion, Stoke Row Road, Rotherfield Peppard on Saturday 21st March 2015 9:30 am.

8 Heritage (p67)

8.1 Policy HER1: Heritage

To require all future developments to respect any features of historic interest and to conserve and enhance them. Developer contributions will be sought in order to improve the management, quality and understanding of historic features and access to them.

RPPC Comment

RPPC fully supports this policy and suggests partnering with nearby parishes in this area.

9 Site Allocations and designations (p73)

North-western sites

9.1 Policy ENV1a: Protecting the AONB -

To conserve and enhance the land designated as AONB.

RPPC Comment:

RPPC recognises that development in the AONB may be necessary however there are some concerns about the plans for the proposed development in the AONB

"The allocation of sites has been informed by the need for a spatial strategy that gives the settlement coherence and integrity with its setting, within the AONB and has regard to topography, adjacent settlements and the capacity for effective planting, given the topography. Chilterns Conservation Board has given clear guidance on their view of the local countryside and sites and areas that should not be open to development and which should remain outside the settlement." (Page 42)

The importance of the AONB in relation to Sonning Common is mentioned but the emphasis is more on adjacency to the AONB rather than protecting it as the plan intends to develop on AONB sites when there are sites available outside it.

If the Chilterns Conservation Board considers these areas to have important landscape value it would have been expected that they would have been included in the designation.

Allocated sites

Of the allocated sites SON 2 and SON 3 SON 6 and SON 9 only SON 9 is available so there must be a concern about deliverability.

Two of the sites are in the AONB with a potential use for a third SON 1. RPPC recognises that development in the AONB may be necessary however there are some concerns about the plans for the proposed development in the AONB

- **SON 1** - This site is designated as Local Green space; however it will remain as agricultural land throughout the period of the plan and is therefore not available for this use. If the landowner removes the site from availability under [Policy H1c: Removal of site allocations](#) the use of the site for amenity purposes may never happen.
- **SON 2**- This site is specified as highly sustainable but an access road(s) has to be provided across SON 3 to/from Reades Lane. There will be no access from the existing development that surrounds it on two sides
- **SON 3** - What will happen to this site should the Parish Council fail to raise sufficient funds to build the Community Hall. As future funding is not guaranteed will this site be a potential development site should the Parish Council be unable to fund it in the long term.

ROTHERFIELD PEPPARD PARISH COUNCIL

Draft-Minutes of The Planning Committee Meeting, held at The Sports Pavilion, Stoke Row Road, Rotherfield Peppard on Saturday 21st March 2015 9:30 am.

Concept Statements

The concept statements include large buffer zones which will be managed by the Parish Council. As it is possible that some RPPC residents could become part of Sonning Common in the future the concerns for them would be:

- Is the ongoing cost of maintaining these areas to be collected through the precept – and resulting in a possible increase in Council tax.
- What would happen to the areas should it not be possible to raise the finance in the future.

As the plan specifies that additional amenity space is required and Planning Policy includes private gardens in this category would it not be better for residents to manage these areas themselves as garden space.

10 Appendix 1

Section relating to Sport and Recreation in the RPPC Response to the Sonning Common Neighbourhood Development Plan Sustainability Appraisal Scoping Report - Consultation Draft 2 January 2015

8. *Page 46: "For a large village which serves as a hub for the surrounding neighbourhoods and beyond, the community facilities are a curious mixture of the good, inadequate or non-existent."*

Is this section an analysis of the Assets owned by the Parish Council or an assessment of the Community and Recreational Facilities?

SODC Open Space Standards 2013 provides a set of criteria against which the sports facilities and Village Hall can be assessed. This is not referenced in this section.

The standards include a maximum distance of travel as it is not expected that all facilities will be in one place. There are therefore facilities in the surrounding neighbourhoods that would meet the criteria.

The standards include other recreation facilities such as allotments which are not included in this section.

9. *Page 47: "Sonning Common has no recreational facilities of its own for teenagers or adults, i.e. no playing fields / pitches or recreational grounds and no sports / community hall. SODC has identified these and other recreational deficiencies in two studies undertaken in 2008 and 2011."*

It is assumed that "Sonning Common" in this context refers to the Parish Council as RPPC contributes to recreational facilities for teenagers i.e. Club SC, a Youth Club for 11-16 year olds. There are Adult football teams, Playing pitches and tennis courts at Bishopswood which is in the Parish of Sonning Common.

Note the following studies are referred to in the scoping report:

- i. **SODC Leisure and Sports Facilities Strategy March 2011 (pages 47, 61, 76)**

"The application of standards across the district indicates that no additional sports hall provision is required."

Table 5.9 Henley priority facility needs

Priority - Shortfall of nine junior football pitches

Recommended Sites - Henley Outdoor Sports Centre, Bishopswood Sports Ground, other existing sites

ROTHERFIELD PEPPARD PARISH COUNCIL

Draft-Minutes of The Planning Committee Meeting, held at The Sports Pavilion, Stoke Row Road, Rotherfield Peppard on Saturday 21st March 2015 9:30 am.

Henley supply/demand analysis summary

Identified the need for the following additional facilities in Henley hub:

- tennis courts in Sonning Common
- additional MUGA required in Sonning Common

ii. **SODC Open Space, Sport and Recreation Assessment April 2008 (page 47)**

Henley and District Sports facilities:

"Only facilities with an agreement for public use were included, this means some school facilities without a formal joint use arrangement in place were not".

This means that the Chiltern Edge School Sports Facilities (indoor, outdoor and grounds) - are not referenced.

Three other relevant references are:

iii. **SODC Open Space Standards 2013 Table 57: Proposed standards of sports facility provision.**

Sports halls - 45 sqm. of sports hall per 1,000 people (equivalent to one badminton court per 3,500 people and one four badminton court facility per 14,000 people).

The whole population within 7.5 miles (15 minutes driving time) of the closest hall.

Village Halls- One village hall with minimum dimensions of 10m x 10m x 3.5m per 1,250 people in the smaller settlements.

The whole population within 600m (10 - 15 minutes walk) of the nearest hall.

"Both surveys and subsequent updates will inform the emerging South Oxfordshire Local Plan 2031."

The surveys from 2008 and 2011 are out of date as deficiencies such as Tennis courts and Junior pitches seems have been addressed and SODC intend to update them as part of the development of the 2031 Core Strategy.

iv. **SODC Sports & Recreation Audit of facilities - Playing Pitches**

Includes Bishopswood Sports Ground

Map Code	Area	Town / Parish	Owned By	Site	Address	OS Ref.	Number of Adult Football	Number of Junior Football	Number of Mini-Soccer
PP36	Thame and District		Club	Aston Rowant CC	Butts Way, Kingston Blount	SU 735993			
PP1	Didcot and District		Parish Council	Aston Tirrold & Aston Upthorne Recreation Ground	Aston Tirrold	SU 556856	1		
PP79	Wheatley and District		Parish Council	Beckley Recn. Grd.	Woodperry Rd., Beckley	SP 560111	1		
PP53	Wallingford and District		Parish Council	Benson Recreation Ground	Sunnyside, Benson OX10 6LZ	SU 618920	1	1	
PP54	Wallingford and District		Parish Council	Berinsfield Recreation Ground	Lay Avenue, Berinsfield	SU 572963	3		
PP16	Henley and District		SODC	Bishopswood Sp. Grd.	Horsepond Rd., Sonning Comm.	SU 699806	2		

v. **SODC Sport and recreation analysis**

www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/evidence-studies/sport-and-recreation-anal

"The current study period goes up until 2011, but we will be looking to undertake further research to extend this period up to 2026 to accord with our Core Strategy timescales."

ROTHERFIELD PEPPARD PARISH COUNCIL

Draft-Minutes of The Planning Committee Meeting, held at The Sports Pavilion, Stoke Row Road, Rotherfield Peppard on Saturday 21st March 2015 9:30 am.

10. Page 47 "*Sonning Common's football team plays its home games outside the parish, at Peppard.*"

One of the Adult Teams played in Peppard for the 2012/13 season until the dressing rooms at Bishopswood were able to accommodate them

Rotherfield United Football Club were based in Rotherfield Peppard from 1973 until 2012 when they exchanged their site for Bishopswood in Sonning Common Parish which provided them with 15 acres of top quality football pitches. <http://www.rotherfieldfc.com/>

It appears to be thriving with 2 adult teams, 6 youth teams, 15 junior teams including one for girls and 2 mini teams for under 6s.

There is also a covenant on the land which allows public access for informal recreation such as walking and cycling, with plans for the dedication of a new public footpath. *ref: Sonning Common Magazine June / July 2013*

Part of the Bishopswood site has been purchased by Sonning Common Parish Council from Rotherfield United Football Club so that a Skate / Roller Park can be built. Rotherfield Peppard Parish Council has agreed a contribution to the development.

11. Pages 46-48 *There appears to be a much wider set of facilities used by the Community in Sonning Common than is identified in this section*

Chiltern Edge School - Oxfordshire Adult Learning service

Facilities for Hire

- Main Hall with Stage (seats up to 250 persons)
- Sports Facilities (indoor, outdoor and grounds)
- Audio Visual Theatre (seats up to 132 persons)
- Small Conference Room (seats up to 70 persons)
- Dance Studio
- Drama Studio

Stagecoach Reading North

Performing arts - drama classes, dance classes and singing classes

St Michaels Church Parish Hall

"Large enough to accommodate 100 people, the Parish Hall is available for hire by parishioners and members of the community. Local groups and individuals already use it regularly for activities such as exercise classes, quiz nights, art classes, meetings, birthday parties and guitar lessons."

Residents from Sonning Common also use the Peppard War Memorial Hall and continued use is essential for its continued sustainability. Examples are:

[Peppard Bowls Club](#)

[Sonning Common & Peppard Table Tennis Club](#)

[Chiltern Edge Horticultural Society](#)

[Chiltern Players](#)

12. *There is no mention of 'Brinds Copse' - a piece of open-woodland owned by the Parish Council since 1965 on Woodlands Road.*

ROTHERFIELD PEPPARD PARISH COUNCIL

**Draft-Minutes of The Planning Committee Meeting,
held at The Sports Pavilion, Stoke Row Road, Rotherfield Peppard
on Saturday 21st March 2015 9:30 am.**

Appendix 2 – RPPC response to SODC 2031 Local Plan
(Excludes responses Where RPPC gave 'no comment')

SODC Question / Comment / Comments
QUESTION 2 <i>Is this the most appropriate strategy to deliver the vision and, if not, what changes do you suggest?</i>
ANSWER: It is understood that the current Core strategy is not supporting growth in some of the smaller villages however their profiles differ considerably and grouping them all into a single category will not deliver a balanced level of development. Changes to general policies which will support the needs of some villages will impact on all the others with potentially damaging consequences. As a parish near to Reading we would be concerned if there is pressure to close the gap between Reading and the closest settlements in South Oxfordshire if there is an overspill. Housing allocations in areas close to Reading will also increase traffic and the demand for a third Reading bridge with the resultant impact on the road network in the south of the district
QUESTION 3: <i>Is 3,600 for our needs and around 3,000 for Oxford City the correct number of additional new homes we should plan for, if not why?</i>
ANSWER: Page 16 - The figures are based on a SHMA where the assumptions for growth are not generally accepted. The concern is that the identified economic growth will not happen but the Local plan will allow for the increased development. The result is likely to be that the increased homes will be delivered in some of the areas attractive to developers but will not happen in areas with perhaps more need but less commercial benefit. The overall picture for the district will therefore not be balanced. If possible the numbers should be adjusted or managed so that they are spread across the district to achieve the sustainability objectives and the actuality of need.
QUESTION 4: <i>What do you think is the most appropriate way of dividing the 3,600 homes between</i> <i>a) Science Vale within South Oxfordshire,</i> <i>b) the market towns and larger villages, and</i> <i>c) the smaller villages?</i>
ANSWER: Page 20 Predicted 2026 households in South Oxfordshire is 64420 so 3,600 is about 6% http://www.oxford.gov.uk/Direct/CoreStrategyCD1519OxonPopulationHouseholdForecastsJul2010.pdf Peppard has about 680 houses so a proportional increase of 6% over the period of the plan would be 41 houses i.e.3/year. However in the last year approval has been given for an additional 14 infill houses. Continuing at this rate of 2% a year for the remainder of the plan would be 238 houses which is not sustainable. We suggest: 1) Science Vale takes 50% of the allocation 2) The market towns and large village take the same percentage as allocated in the current

ROTHERFIELD PEPPARD PARISH COUNCIL

**Draft-Minutes of The Planning Committee Meeting,
held at The Sports Pavilion, Stoke Row Road, Rotherfield Peppard
on Saturday 21st March 2015 9:30 am.**

plan

- 3) The smaller villages have a central allocation that is allocated to sites through neighbourhood plan, neighbourhood order or community right to build processes.
- 4) There is some control of infill numbers against an allocated number of houses for the smaller villages

QUESTION 13: *Do you think that policies for smaller villages should be relaxed to enable a small increase in the number of homes built, and are there other things we could do to help meet the local housing need in these villages*

ANSWER: Page 41 –

Adding flexibility to the policies that manage development in and adjacent to smaller settlements

Changing CSR1 to allow developments of up to 10 houses will apply across the district without any supporting policy to ensure that these developments are either appropriate or needed and will lead to the negative impact identified for Option E in the Sustainability Appraisal.

There will be no control of overall allocation or dispersal of housing and because the towns and larger villages will either have neighbourhood plans or Local Plan protection it will push more opportunistic development into the smaller villages

As there is no proposal to change the assessment criteria which defined the smaller villages will lead to more houses in areas without the infrastructure or services to support them.

CSR1 has already led to a 2% increase in the number of houses built in our parish in the last year. The resulting cancerous development spreads, changing the local character in terms of density, building type and destruction of rural features but does not deliver the smaller houses that were needed. Instead overpriced, oversized houses accessible only via narrow shared driveways sit on the market for years and fail to enable local residents the opportunity to remain in the village.

This development has not improved local services or infrastructure and has led to serious concerns about highway safety and emergency vehicle access in one area which has had a nearly 200% increase in houses.

It is recognised that some development is needed in the smaller villages but that it should be planned so we support the suggestion that communities in smaller and other villages wishing to allocate sites for housing should be allowed to do so through the neighbourhood plan, neighbourhood order or community right to build processes.

The idea of a centrally managed allocation for smaller villages is also supported and we would support a process where the Parish builds an evidence base which could be used by the SODC planning team in determining housing sites and allocations

QUESTION 15: *Our suggested locations for additional employment land are at Monument Business Park, Culham Science Centre, Didcot station area and the market town centres. Do you have other suggestions?*

ANSWER: Page 45 Focus on areas with rail links

QUESTION 18: *What sort of housing should we plan for people as they get older and where should it be?*

ANSWER: Page 49 – development should enable to grow old in the areas where they live (ie be

ROTHERFIELD PEPPARD PARISH COUNCIL

**Draft-Minutes of The Planning Committee Meeting,
held at The Sports Pavilion, Stoke Row Road, Rotherfield Peppard
on Saturday 21st March 2015 9:30 am.**

able to down size in the same village town. Houses and infrastructure should be introduced to support this.

QUESTION 19: *Are there any of our policies that need changing, if so why, and are there any new emerging topics we should be introducing policies on?*

ANSWER: Yes – Control infill against overall allocation.

Restrict changes / extensions to buildings before they have been built to prevent the creeping increase in size built on previous approved plans

H4 developments to have similar volume restrictions to H12 so infill developments are similar to existing houses on the site

More appropriate number of off street parking spaces for the size of the dwelling

Restriction on scale of houses so that it is appropriate to local market conditions e.g. restrict basements third/ fourth storey in the roof where out of character with the area.