

Summary of Comments	Response
<p>Site Location</p> <ul style="list-style-type: none"> You should be building on brownfield sites not greenfield. We believed this land to be green belt which could never be built on It is fascinating that you are marketing this development as "Emmer Green" yet the area you are proposing to build is in South Oxfordshire. This is very contradictory as Emmer Green is part of the Reading authority. This we feel will pollute and destroy our peaceful view and reduce the value of our property. Proposals must be able to fit into the area- this area is already full. Development should "not expect Reading to provide it (the needs of people) for housing in Oxfordshire". The proposed development is "too large" for the area. Development should be moved into South Oxfordshire /Sonning Common 	<ul style="list-style-type: none"> Gladman believe the proposal forms a logical and sustainable extension to Emmer Green and is well related to the existing settlement providing a measured and proportionate response to the site and the surrounding area. The site is adjacent to the suburb of Emmer Green but lies in the administrative boundary of South Oxfordshire DC. The land is designated as countryside on the adopted South Oxfordshire Proposals Map. The proposal does lie outside of the settlement boundary but, in the absence of a five year housing land supply (which Gladman believe SODC are unable to demonstrate), the NPPF clearly states that presumption lies in favour of sustainable development. A proportion of this growth will have to come forward on both brownfield and greenfield sites. Providing there is no detrimental impact on residential amenity, impact upon a private view is not a material planning consideration.
<p>Affordable Housing</p> <ul style="list-style-type: none"> 40% affordable housing and no doubt social housing is totally out of keeping with the northern end of Emmer Green. You claim to have "up to" 40% affordable housing planned. The proportion of affordable housing should be 60% and should be available at rents that can be paid by people at or near the living wage. 	<ul style="list-style-type: none"> South Oxfordshire DC is severely under-delivering on affordable housing across the District. The provision of 40% affordable housing on this site should be seen as a significant benefit. The affordable homes will be fully integrated within the market housing and be of a type and size that meets local need. Policy CSH3 (Affordable Housing) of the adopted South Oxfordshire Core Strategy seeks 40% affordable housing to be delivered on all sites of 3+ dwellings.
<p>Property Types</p> <ul style="list-style-type: none"> How many houses will be built? Please don't build flats. 2 bed semi-detached dwellings would be appreciated. We simply don't need lots of 4-bedroomed houses. Concerns about the mix of houses. Where are the homes for the Elderly? Is there a potential for retirement bungalows? 	<ul style="list-style-type: none"> Following feedback from local residents, Gladman reviewed the number of units proposed on this site from 270 to 245 dwellings. The housing mix will be determined at the Reserved Matters stage, if planning permission is granted, but it is expected to include a broad range of house types, sizes and tenures.
<p>Highways</p> <ul style="list-style-type: none"> The B481 Peppard Road is already severely congested particularly at peak times. The addition of another 300+ vehicles all wanting access to this road will exacerbate the problem. Capacity and safety issues associated with the Church Road junction. The traffic on the B481 is extremely busy during rush hour. There are already difficulties with the junctions of Kiln Road and Caversham Park Road and there have been many accidents where it meets Peppard Road. A new roundabout will be necessary at the junction of Peppard Road/ Caversham Road/ Kiln Road Peppard Road is an issue with accidents occurring on the corner No development should happen until the third bridge is agreed and jointly funded 	<ul style="list-style-type: none"> The application is supported by a Transport Assessment which details the traffic surveys that have been carried out in preparation of the application. The development will result in additional traffic on the local road network. The anticipated trip rates to and from the development have been investigated and are found to be acceptable should the development go ahead. Reading BC are still exploring possible locations for a third Thames Bridge and there is currently no definite plan in place. Should Oxford or Reading request off-site highways mitigation measures then GDL are willing to engage in further discussions. GDL have explored ways in which the existing footpath network can be enhanced and improved

<ul style="list-style-type: none"> • Serious repairs are needed on Peppard and Kiln Road • Access points are currently situated in dangerous and not well thought out positions • Traffic survey taken in school holidays not in school time. 	<p>aiding the connection into Emmer Green for pedestrians and cyclists.</p>
<p>Ecology</p> <ul style="list-style-type: none"> • Wildlife concerns - owls, great crested newts, bats. 	<ul style="list-style-type: none"> • A full Ecological Appraisal will be submitted to South Oxfordshire DC and details the survey effort that Gladman have undertaken to support this application. • With the implementation of mitigation measures the development is not anticipated to result in any adverse significant residual effects to Important Ecological Features.
<p>Infrastructure</p> <ul style="list-style-type: none"> • The educational and health infrastructure are already over loaded with Primary School Children having to be bussed and/or driven to a primary school in another Authority Area. • Is there a new primary school planned for the new development? • Will the children be allocated to Oxford schools or will they be competing with Emmer Green children within the Reading boundary? • More facilities for young people. • There should be a financial contribution towards the cost of the bridge. • The bus service could not possibly cope with a development of this size. • The NHS facilities in regards to local GP practices is already overloaded for Emmer Green. Patients are not able to get appointments due to the large number of people it must cater for. • Where will CIL/S106 money be spent? Reading? • There will not be enough CIL money to make a difference. 	<ul style="list-style-type: none"> • The provision of existing facilities and services within Emmer Green is being investigated with South Oxfordshire DC, Reading BC and Oxfordshire CC. If there is a need for further capacity at local services and facilities then contributions will be provided as part of the S106 agreement. • There is no plan for a primary school, or land for a primary school, to be submitted as part of the planning application but discussions continue with the education authority to ensure that appropriate measures will be put in place should this development go ahead. • New residents will support the local economy and help increase the sustainability of the village's local facilities and services. • The bus service will be enhanced with more frequent users of it. It may be that the bus operator increases the frequency of the service in order to serve additional patrons. • Emmer Green Surgery is currently accepting new patients on its website (last accessed 30/09/16) however if it is found that there is a need for further capacity at GP surgeries then a contribution will be provided as part of the S106 agreement. • The distribution of the CIL monies is to be determined through the application process.
<p>Design</p> <ul style="list-style-type: none"> • The proposed development images were 'for illustrative purposes only': therefore of very little use in giving local communities a clear idea of what is being proposed to be built in their current communities. Surely you, or the proposed contracted builders, have some clearer idea of how to maximise your investment in the land? • Will the houses be built with environmentally sustainable materials? With solar panels? • Will the houses be built with building materials sympathetic to the area? • 2 equipped play areas" and "fully equipped" implies that these would be equipped by you but this seems to be subsequently denied by the phrases" locally equipped" or "neighbourhood equipped" • Play area next to Peppard Road - unsafe environment with lots of accidents. • Do not put the footpath down the side of the rear garden boundary. • The density of the site is too high. 	<ul style="list-style-type: none"> • The key design principles of the development won't be implemented until the Reserved Matters stage, if the application is granted. • The application is only in outline at this stage and a number of matters are reserved for future determination including the detailed appearance of the dwellings and site layout. As such, any images at this stage will be indicative. • The Development Framework Plan will be submitted as part of the application and this sets the broad parameters for development. • The two equipped play areas currently proposed on the site will be built by the house builder and managed by a Management Company. The terms 'local' and 'neighbourhood' equipped areas of play relate to the specification of the play area and not who will deliver/fund the areas. • The new dwellings will respect the character of the area. • We feel that the density of the area is in keeping with the locality.

<p>Support for development</p> <ul style="list-style-type: none"> • Younger generations will not be able to buy houses unless more houses are built. "Most exciting development I have seen for many years" • "Your plan seems well thought out and brave" inevitable that land will have to be built upon. • Good plan to help younger people get on the property ladder. 	
<p>Miscellaneous</p> <ul style="list-style-type: none"> • Security / Crime - The proposal to upgrade access to Cherry Lane poses a security threat to its current residents. • When was the leaflet distributed? I have not received one. • Having a public exhibition on Wed 14th Sept between 16:00 and 19:00 is a nonsense. • Please provide us with the area in hectares that you propose to develop. • Hold a meeting with local residents sooner rather than later. • "What is plan 'B' or plan 'C' if this proposal is rejected?" • Impact doesn't apply to just Emmer Green residents; information should be sent to the residents of Caversham also. • Are there any plans to advertise the proposed development in the local newspapers? 	<ul style="list-style-type: none"> • GDL has actively engaged with local residents to ascertain their views on the development and welcomed any improvements that can be incorporated into the proposals. Leaflets were distributed to 910 addresses in Emmer Green within close proximity of the site on the 30th August 2016. • GDL have met with both Sonning Common and Eye and Dunsden Parish Council's to discuss our intentions further. • The Public Exhibition event held in September 2016 allowed local residents the opportunity to attend the event after work at a convenient to ask Gladman representatives any questions. • The area currently proposed for residential development is 8.23 ha. • Gladman have advertised the consultation process in the Henley Standard and the Reading Chronicle. The Public Exhibition event was also covered in the Henley Standard. • If any amendments to the application are requested, Gladman will seek to make these changes before the application is determined.