



PROPOSED HOUSING DEVELOPMENT ON LAND OFF PEPPARD ROAD

CONSULTATION WITH MEMBERS

In August the EGRA Committee became aware of the intention of Gladman Land to submit an outline planning application to South Oxfordshire District Council for a development of houses off the Peppard Road to the north of Emmer Green. There was contact with Gladman Land, copies of their leaflet were circulated to members and their attention was drawn to a public exhibition held on 14th September.

In view of the substantial implications for the community of Emmer Green, the Committee decided that it would best be able to represent residents if it gathered information on their reactions to the proposal. Accordingly a questionnaire and an information sheet were circulated to all 486 members (households) in November.

The closing date for completed questionnaires was 9th December. 169 replies were received – a response rate of 35%. A rate of 20% is seen to be good for such exercises, so 35% is a pleasing result.

The summary of replies is as follows:

1 I don't have a strong view on development in the proposed area.	2.5	1.5%
2 I think it would be good to have additional housing in the proposed area.	4.5	2.7%
3 I could accept one scheme in the area beyond the Borough boundary provided the impact on local services was properly assessed and adequate measures taken to enhance them.	49.5	29.3%
4 I am opposed to any development in the proposed area.	112.5	66.5%

This shows that **a clear majority of the respondents do not want any development on the site**. A smaller number would be prepared to see development provided that a precedent for further housing was not set and that the impact on the local infrastructure could be adequately dealt with.

Almost half those responding (83) made comments on the proposal, and these were used to help shape the EGRA submission to South Oxfordshire District Council and to Reading Borough Council. A copy of the submission appears separately.