

PLANNING

ELECTRONIC
VERSION

Planning Decision

P16/S0970/O

Mrs Claire Engbers
c/o DPDS Consulting Group
Old Bank House
5 Devizes Road
Old Town
Swindon
SN1 4BJ

REFUSAL OF OUTLINE PLANNING PERMISSION

Application No : **P16/S0970/O**

Application proposal, including any amendments :

Outline Planning Application for up to 95 dwellings and associated public open space and landscaping. Means of access and strategic landscaping not reserved

(as amended by information accompanying email from agent dated 27-04-2016 and drawings / additional information accompanying letter from agent dated 13-06-2016)

Site Location : **Thames Farm Reading Road Shiplake RG9 3PH**

South Oxfordshire District Council hereby gives notice that **outline planning permission is REFUSED** for the carrying out of the development referred to above for the following reason(s) :

1. The application site lies beyond the edge of the settlement of Lower Shiplake (a smaller village) and is not a site allocated for development in the Joint Henley Harpsden Neighbourhood Plan. The development would extend beyond the settlement edge, into the adjacent countryside, in a manner that does not accord with the District's strategy for growth. The proposal would have a detrimental impact on a locally valued landscape and detract from the character and appearance of the area. As such, the development would be contrary to the National Planning Policy Framework, policies CS1, CSS1, CSR1, CSEN1 and CSQ3 of the South Oxfordshire Core Strategy, policies C4, G2 and G4 of the South Oxfordshire Local Plan 2011 and policies H1 and DSQ1 of the Joint Henley Harpsden Neighbourhood Plan.



2. The proposal would have a severe adverse residual cumulative effect on the safety and convenience of highway users, including pedestrians and cyclists. As such, the development would be contrary to the National Planning Policy Framework, policies T1 and G2 of the South Oxfordshire Local Plan 2011 and the objectives of the Joint Henley Harpsden Neighbourhood Plan.
3. In the absence of a completed S106 legal agreement, the proposal fails to secure affordable housing to meet the needs of the District. As such, the development would be contrary to the National Planning Policy Framework, policy CSH3 of the South Oxfordshire Core Strategy and the objectives of the Joint Henley Harpsden Neighbourhood Plan.
4. In the absence of a completed S106 legal agreement, the proposal fails to secure infrastructure necessary to meet the needs of the development. As such, the development would be contrary to the National Planning Policy Framework, policies CS11 and CSG1 of the South Oxfordshire Core Strategy, policies C6, R2 and R6 of the South Oxfordshire Local Plan 2011 and the objectives of the Joint Henley Harpsden Neighbourhood Plan.

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council takes a positive and proactive approach to development proposals. The Planning Service works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and by advising applicants/agents of issues that arise during the processing of their application and where possible suggesting solutions to problems. The applicant/agent was advised why the proposal does not accord with the development plan and that there are no other material considerations to outweigh those objections before the application was determined.



Head of Planning
14th September 2016

STATUTORY INFORMATIVE

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under sections 78 and 79 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within **six months** of the date of this notice, using a form which you can get from :

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN
Telephone : 0303 444 5000
www.planningportal.gov.uk
email: enquiries@pins.gsi.gov.uk.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notice

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council

(District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI, Chapter 1 of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act 1990.

OTHER INFORMATION

The Planning Portal contains a wide range of helpful planning-related guidance and services. You may wish to view their website (www.planningportal.gov.uk).