

P16/S3438/0

Shiplake Parish Council considers that this application should be REFUSED for the following reasons:

- The development proposed would be on a greenfield site outside the village settlement boundary.
- The scale and density of the development are totally inappropriate for the location and would have a severely harmful effect on the locally valued rural character and appearance of the area.
- The site is fundamentally unsustainable; it is effectively cut off from the village and only accessible by car –it is certainly not “accessible by foot, cycle and public transport” as claimed in the Transport Statement as there no pedestrian footpaths to or bus stops at the location, and this twisty section of the A4155 main road from Henley to Reading is not suitable for cyclists or mobility scooters.
- The proposed new access is itself at a dangerous location near a blind bend at the bottom of a hill and the considerable vehicle traffic generated by residents, visitors, employees and deliveries etc entering and exiting the site would create a safety risk here on this already busy road.

As such the development would be contrary to the National Planning Policy Framework, policies CS1, CSS1 and CSR1 of the South Oxfordshire Core Strategy and policies C4, G2, G4 and T1 of the South Oxfordshire Local Plan.