

P16/S3778/O: New Road RG9 3LA.

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

-The development would be on a greenfield site outside the established curtilage of the settlement of Lower Shiplake, which is classified as a smaller village.

-It would extend into the adjacent open countryside in a manner which would be seriously harmful to the locally valued rural character and appearance of the area, exacerbated by the collateral damage caused by removal of established trees and hedgerows bordering the site.

-The scale of the proposed development of 7 houses (as shown on the plans) would amount to suburbanisation of this area and be out of character with the surrounding environment,

-The local primary school is over-subscribed and a sizeable development of 7 homes would cause displacement and consequent bussing of young school children to distant schools.

-The unmade road adjacent to the site is totally unsuitable for a development of this size, let alone the potential construction and ancillary vehicle traffic that would be involved.

-The site is locally known to have been a "refuse tip" and we believe that materials buried there could pose a serious potential risk to human health and water run-off if disturbed.

As such we hold that this development would be on the balance of planning judgement contrary to the National Planning Policy Framework, policies CS1, CSS1 and CSR1 of the South Oxfordshire Core Strategy and policies C4, G4 and H4 of the Local Plan.

It should also be noted that such development would be contrary to the Shiplake Villages Plan 2014 in which 74% of resident respondents stated that they did not want greenfield sites developed in and around the villages (p21 and appendix 7).