

OXFORDSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: South Oxfordshire

Application No: P16/S3438/O-2

Proposal: Outline application for the development of land to the East of Reading Road to consist of the development of a residential care home facility (up to 40 beds) together with an extra care development (up to 66 units comprising of apartments and cottages) all within Use Class C2; associated communal facilities; provision of vehicular and cycle parking together with all necessary internal roads and footpaths; provision of open space and associated landscape works; and ancillary works and structures. (As amended by plans and additional information on highways matters received 5 May 2017).

Location: Land to the east of Reading Road Lower Shiplake, RG9 4BG.

Purpose of document

This report sets out Oxfordshire County Council's view on the proposal.

This report contains officer advice in the form of a strategic localities response and technical team response(s). Where local member have responded these have been attached by OCCs Major Planning Applications Team (planningconsultations@oxfordshire.gov.uk).

District: South Oxfordshire

Application No: P16/S3438/O-2

Proposal: Outline application for the development of land to the East of Reading Road to consist of the development of a residential care home facility (up to 40 beds) together with an extra care development (up to 66 units comprising of apartments and cottages) all within Use Class C2; associated communal facilities; provision of vehicular and cycle parking together with all necessary internal roads and footpaths; provision of open space and associated landscape works; and ancillary works and structures. (As amended by plans and additional information on highways matters received 5 May 2017).

Location: Land to the east of Reading Road Lower Shiplake, RG9 4BG.

Strategic Comments

Comments:

Oxfordshire County Council is keen to see greater provision of extra care in the county. This includes an increase in available accommodation for older people and for Adult Social Care. However, as Local Highway Authority, it is also responsible for highway safety and ensuring the sustainability of development sites. At present, the submitted plans do not provide sufficient detail to resolve matters of highway safety and sustainability. For this reason, a highway objection is maintained.

Please see more detailed Transport comments below. This should be read in conjunction with the original recommendation and commentary dated 20 December 2016.

Officer's Name: Aron Wisdom

Officer's Title: Principal Infrastructure Planner

Date: 26 May 2017

District: South Oxfordshire

Application No: P16/S3438/O-2

Proposal: Outline application for the development of land to the East of Reading Road to consist of the development of a residential care home facility (up to 40 beds) together with an extra care development (up to 66 units comprising of apartments and cottages) all within Use Class C2; associated communal facilities; provision of vehicular and cycle parking together with all necessary internal roads and footpaths; provision of open space and associated landscape works; and ancillary works and structures. (As amended by plans and additional information on highways matters received 5 May 2017).

Location: Land to the east of Reading Road Lower Shiplake, RG9 4BG.

Transport

Recommendation:

Objection, the original recommendation and commentary remain pertinent.

Further to the original consultation the developer has met with Local Highway Authority Officers in attempt to resolve the recommended highway refusal reasons.

At the meeting it was agreed that the 85%ile speed should be calculated from 12hr data between 0700 and 1900hrs. The requested calculation of the 85%ile speed remains outstanding and therefore I am unable to verify the appropriateness of the proposed visibility splays. The proposed splays will require the removal of trees and vegetation which may be unacceptable to the Local Planning Authority.

With regard to the proposed footway the applicant was requested to confirm the highway boundary and the ability to provide the footway without encroachment or use of third party land or narrowing of the carriageway; also the need for any retaining structure must be considered as there are level differences between the carriageway edge and adjacent land. The submitted plans do not provide sufficient detail to resolve this matter. In addition the footway and its construction may impact on and result in a loss of trees and vegetation which may be unacceptable to the Local Planning Authority.

Further to the amended plans, I have received a note with regard to contributions toward public transport services and the provision of an 'in-house' minibus service. I have perused the note regarding the provision of a minibus but do not consider it contains sufficient information. Any such provision would need to be secured in perpetuity through a S106 agreement which would require a clear specification of the level of service to be provided.

Officer's Name: Geoffrey Arnold

Officer's Title: Principal Engineer

Date: 25 May 2017

District: South Oxfordshire

Application No: P16/S3438/O (amendment)

Proposal: Outline application for the development of land to the East of Reading Road to consist of the development of a residential care home facility (up to 40 beds) together with an extra care development (up to 66 units comprising of apartments and cottages) all within Use Class C2; associated communal facilities; provision of vehicular and cycle parking together with all necessary internal roads and footpaths; provision of open space and associated landscape works; and ancillary works and structures. (As amended by plans and additional information on highways matters received 5 May 2017).

Location: Land to the east of Reading Road, Lower Shiplake, RG9 4BG.

LOCAL MEMBER VIEWS

Cllr: David Bartholomew Division: Sonning Common

Comments:

CONTINUED OBJECTION

One of the key original reasons for objection is lack of sustainability – there is no direct connection to the village. The applicant has sought to overcome this aspect by showing that a footpath could be created linking the site to the village. This does not bear close scrutiny for the following reasons:

1. There is insufficient width between the highway and the site to create a 2m pathway to OCC standards.
2. The land drops way at the side of the highway, meaning a level path would require extensive engineering works.
3. The creation of the pathway would necessitate the felling of many of the trees the applicant states would shield the site.
4. All the land required for the footway is not in the applicant's control – even though some of the land is Highways', the path would have to cross land owned by others.
5. The distance from the site entrance along the proposed path to the village centre is approximately one mile – far too far for the elderly residents the site is intended to serve.

Clearly the creation of the path is not something that be left as a reserved matter and it is absolutely essential that any amended application deals comprehensively with these points and does not try to defer them.

Others reasons for objection, as previously stated, still stand:

- References to cycle storage and mobility scooter storage are misleading – the A4155 is the main road from Henley to Reading. It is most certainly not suitable for cyclists or mobility scooters.
- The access point is at a dangerous location near a bend and bottom of a hill.
- Such a high-density development is totally inappropriate for the location and it would have a severely harmful effect on the rural character of the area.
- The development would be on a greenfield site outside the village boundary.
- The site is totally unsuited for the declared purpose, as elderly residents would find the sloping ground very difficult to move around in.

- There are already sufficient new retirement/care homes planned for the area.
- It does not comply with the SODC Local Plan – Shiplake is NOT a larger village and development is restricted to appropriate infill.

Date: 14 May 2017
