

**APPEAL APP/Q3115/W/17/3190495**

**Application No: P16/S3438/O Proposal: Outline application for the development of a retirement village.** Location: Land to the east of Reading Road Lower Shiplake RG9 4BG

Shiplake Parish Council are unanimously opposed to this application and we ask that the Inspector rejects the applicant's appeal for development.

Given the strength of opposition within the local community and amongst local ward councillors; the local Authority and our County Councillor we would welcome a Public Inquiry if this is at all possible.

Our response to the application (attached) remains at the heart of our refusal but in summary:

It is an unsustainable development which would have a seriously harmful impact on the locally valued character of the rural landscape;

It would lead to further ribbon development outside the curtilage of the village and outside of the proposed development boundary in the Shiplake emerging NDP;

The site is patently unsuitable for a retirement home. The access is unsafe; it is remote from any amenities; it is on sloping ground; it offers no safe cycling access. The site will be car dependent and it will represent an isolated community from the village of Shiplake.

It is contrary to the Local Authority's Core Strategy CS1 and CSS1 and contrary to the South Oxfordshire Local Plan policies: C4, G2, G4 and T1.

No benefit is provided to the local community.

**Our response dated 04/07/2017 to the application:**

Shiplake PC Land to the east of Reading Road P16/3438/O Shiplake

Parish Council strongly recommend refusal of this planning application as we believe it is unsustainable and harmful to the rural landscape and character of the area.

It is outside the smaller village curtilage on a green field site without reasonable access to the village amenities which are, in any event, insufficient to meet the magnitude of this development's demands.

The core requirement of any development is to provide safe access for all residents and we feel very strongly that the suggested footpath access is totally unsuitable, unsafe and unlikely to be used by any resident or staff member. There is no bus service; no safe cycle access and the site is distant from the village centre requiring total dependence on the car. This is a particularly dangerous section of the A4155 speed of traffic here is high and the road bends reducing visibility significantly and in our view it is unlikely that reasonable speed reduction could be introduced. Therefore we feel the highway safety risk to all users is significant

The development urbanises a rural landscape and the development will provide no benefit to the residents of the nearby villages of Lower Shiplake and Shiplake Cross. Furthermore, it would urbanise this section of countryside and no amount of landscaping will ameliorate its harmful impact. It will also create ribbon development threatening the distinction of settlement. It will also have a significant impact on traffic congestion and air quality in Henley on Thames and would provide excessive car usage without the necessary infrastructure in place to support it. Shiplake is currently undertaking its own Neighbourhood Development Plan (NDP) and the emerging SODC Local

Plan does not allow for this scale of development in open countryside, which certainly fails the social and environmental requirements of the NPPF.

Tudor Taylor - Chair Shiplake PC