

## RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

**District:** South Oxfordshire

**Application no:** P16/S0970/O

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

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

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### LOCAL MEMBER VIEWS

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**Cllr:** David Bartholomew

**Division:** Sonning Common

#### Comments:

#### OBJECT

1. This application is little changed from the previous version (P13-S2184-O), which was rejected by the community, SODC and the Planning Inspector.
2. The application is in conflict with SODC Core Strategy.
3. The application is in conflict with the approved Neighbourhood Plan – the site was submitted for consideration and rejected by the community.
4. It is a greenfield site outside village boundaries.
5. Such high density housing is in total conflict with the rural character of the area, indeed the applicants refer to the proposal as an 'urban extension' (Henley Standard 01/04/16).
6. It would represent an overwhelming 20% increase in the size of the village.
7. There are no school places available and this would generate significant extra traffic as pupils would have to travel to distant schools.
8. Crossing the very busy A4155 at this point to access Shiplake village is very dangerous for pedestrians and cyclists alike.
9. There are no robust plans for sustainable travel (there is no footpath alongside the A4155 and cycling on this very busy road is undesirable).
10. It would be a major step towards amalgamating Shiplake and Harpsden into Henley, severely damaging the desirable separation of the three settlements.

**Date:** 06 April 2016

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