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11 September 2018

South Oxfordshire District Council
135 Eastern Avenue
Milton Park
Abingdon
OX14 4SB

Your contact is: **Susanna Bedford, Planning**

Dear Sir/Madam,

Consultation on your application no: P18/S1522/O
Application type: Adjacent Authority Consultation

Address: Land adjacent to, Highdown Avenue, Emmer Green, Reading

Proposal: This application is submitted in Outline form to establish the principle for use of the site for Class C3 Residential occupation. Under this application, means of access from Highdown Avenue and density of Class C3 residential on the site are submitted for determination, all other matters Reserved.

Applicant: Mr Sunny Nahal

I refer to the consultation of the above application which was received on **24 May 2018**.

1. Reading Borough Council considered the proposal at Planning Applications Committee on 5th September 2018 and **OBJECTS** to the application on the following grounds:

a) Development beyond the Reading Borough Council boundary at this location has not been subject to any detailed assessment through the Local plan process by either Reading or South Oxfordshire Council. The proposed development is inappropriate piecemeal development that does not accord with adopted planning policy, that has not been properly planned and makes no provision for necessary infrastructure and is therefore considered to be unacceptable in principle. Reading Borough Council therefore objects to

the submitted scheme contrary to para 49 and 50 of the National Planning Policy Framework (NPPF).

b) Visibility at the proposed junction of Highdown Avenue and Highdown Hill Road is substandard, and the increased traffic generated by the development would be a hazard to road users, and in conflict with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12 and NPPF Para 110.

c) Highdown Hill Road is unsuitable, due to its substandard width, to accommodate the additional vehicular traffic, pedestrian and cyclists which would be generated by the proposed development. This would have an adverse effect on road safety and the flow of traffic, in conflict with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12 and NPPF Para 110.

d) The proposed development is unlikely to function or operate in a sustainable manner, taking account of the predicted generation of vehicular traffic and the site's relatively remote location, which is poorly served by public transport links and pedestrian/cycle routes. The proposal would therefore be contrary to Core Strategy Policy CS4 and NPPF Para 110.

e) It is not considered that the quantum of development proposed on this sloping site would retain the local landscape character; and would have a harmful impact on biodiversity within and surrounding the site and is unacceptable on this basis. The proposal would therefore be contrary to NPPF Para 170 and 174.

f) The proposal would have a significant impact on the surrounding infrastructure in Reading Borough including highways, open space/leisure facilities (encompassing the use of Emmer Green Recreation Ground and Bugs Bottom), biodiversity within the Local Wildlife Site, at Hemdean Bottom, air quality and the provision of affordable housing. No clear plan or mechanism to secure appropriate mitigation to these impacts has been secured without which the scheme is considered unsustainable and contrary to para of the National Planning Policy Framework Para 54.

2. If South Oxfordshire District Council is minded to approve the application, it should jointly work with Reading Borough Council to identify infrastructure pressures in the local area and direct new provision accordingly.

Reading Borough Council received objections to the proposed development. Please view under ref 180855/ADJ on the following link <http://planning.reading.gov.uk/>.

Please confirm you have been able to review these comments to susanna.bedford@reading.gov.uk.

The Planning Applications Committee reports are also attached to this response.

Yours Sincerely,

SUSANNA BEDFORD

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Susanna Bedford
Principal Planning Officer