

**Application 20/00918 – Rivergate Southlea Road Datchet, Datchet.** The parish council would like to raise **an objection** to this application on the following points:

1. This is a retrospective application based upon a previous application that was refused by the Planning Officer and the previous objections have not been resolved in this recent application. There is still clearly visible from the main road within the conservation area and is a permanent construction in a flood zone 3 area.

2. The development represents inappropriate development in the Green Belt. Inappropriate development is by definition harmful to the Green Belt. Furthermore the outbuildings adversely affect the openness of the Green Belt as they are substantial buildings positioned on a previously undeveloped piece of land. The fact permission is sought for only 3 years does not constitute a case of very special circumstances that clearly outweighs the harm caused by reason of the harm to the Green Belt or any other harm. Accordingly, the outbuildings are contrary to the Paragraph 145 of the National Planning Policy Framework and saved Policies GB1 and GB2 of the Royal Borough of Windsor and Maidenhead Local Plan (June 2003).

3. The proposed outbuildings are located in Flood Zone 3 and when taken in conjunction with other development at the site would result in a ground covered area which is in excess of 30 square metres. In the absence of a flood risk assessment to demonstrate that the development would not increase flood risk within the site or the surrounding area, the development is contrary to Paragraph 163 of the NPPF, saved Policy F1 the Royal Borough of Windsor and Maidenhead Local Plan 1999 (Incorporating Alterations Adopted in June 2003) and the Council's SPD Interpretation of Policy F1.4. The car port by virtue of its poor quality and siting (visible from the road) would detract from the southern entrance to the Datchet Conservation Area and cause less than substantial harm to this heritage asset, even for a temporary period. In the absence of any public benefits to outweigh this harm the proposal is contrary to Paragraph 196 of the NPPF and saved policy CA2 of the Royal Borough of Windsor and Maidenhead Local Plan (2003).