

# SHIPLAKE NEIGHBOURHOOD PLAN

*'Making Shiplake a Better Place'*



2011-2035  
VOL2 APPENDICES

**SUBMISSION DRAFT - SEPTEMBER 2021**

Prepared by Shiplake Parish Council in conjunction with

Bluestone Planning LLP

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## Appendix 1 - Bibliography and Evidence Base for the Plan

Links to the relevant documents are set out below where available. A number of local evidence base documents are contained on the Parish Council website at:

<https://shiplakevillages.com/index.php?pid=338>

### Legislation

- Town and Country Planning Act 1990 (as amended)
- Localism Act 2011
- Neighbourhood Planning Act 2017
- The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

<http://www.legislation.gov.uk/>

### Guidance and Information

- National Planning Policy Framework <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- Toolkit for Neighbourhood Planners <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/neighbourhood-plans/neighbourhood-planning-toolkit/>
- My Community & Locality <https://neighbourhoodplanning.org/>  
<https://mycommunity.org.uk/2018/03/15/new-neighbourhood-planning-programme-changes-to-my-community-everything-you-need-to-know/>
- Planning Aid England (RTPI) <https://www.rtpi.org.uk/planning-aid/neighbourhood-planning/>
- UVNS guide to Neighbourhood Planning [https://www.uvns.org/sites/default/files/UVNS\\_Guide\\_to\\_Neighbourhood\\_Planning.pdf](https://www.uvns.org/sites/default/files/UVNS_Guide_to_Neighbourhood_Planning.pdf)
- Advice on Neighbourhood Planning and the Historic Environment: Historic England <https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/>
- Archaeology and the Planning System: Response to the Neighbourhood Planning and Infrastructure Bill, Council for British Archaeology <http://new.archaeologyuk.org/search-results?q=neighbourhood%20planning>
- National Census data 2011 (and 2001) <https://shiplakevillages.com/index.php?pid=338>

### District Level

- South Oxfordshire District Council Adopted Local Plan 2035 draft documents <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/local-plan-2035/adopted-local-plan-2035/>
- SODC SHMA  
[https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=FolderView&ID=1421403146&CODE=3187906E1C19C2DBD31A7EACD8810ADF&NAME=Local%20Plan%202035%20Documents%20and%20Evidence%20Base&REF=SLP\\_EXAMLIB&REFERER\\_URL\\_IN=&SOVA\\_IN=SOUTH#exactline](https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=FolderView&ID=1421403146&CODE=3187906E1C19C2DBD31A7EACD8810ADF&NAME=Local%20Plan%202035%20Documents%20and%20Evidence%20Base&REF=SLP_EXAMLIB&REFERER_URL_IN=&SOVA_IN=SOUTH#exactline)
- SODC Planning Register-

<https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/comment-on-planning-applications/find-and-comment-on-a-planning-application/>

- SODC Sustainability Appraisal Report of the Local Plan Preferred Options 2 Stage 4 March 2017 (Superseded)

- SODC Local Plan Habitats Regulations Assessment Report by LUC 2018

[https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=FolderView&ID=1421403146&CODE=3187906E1C19C2DBD31A7EACD8810ADF&NAME=Local%20Plan%202035%20Documents%20and%20Evidence%20Base&REF=SLP\\_EXAMLIB&REFERER\\_URL\\_IN=&SOVA\\_IN=SOUTH#exactline](https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=FolderView&ID=1421403146&CODE=3187906E1C19C2DBD31A7EACD8810ADF&NAME=Local%20Plan%202035%20Documents%20and%20Evidence%20Base&REF=SLP_EXAMLIB&REFERER_URL_IN=&SOVA_IN=SOUTH#exactline)

- SODC Landscape Character Assessment

[https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=FolderView&ID=1421403146&CODE=3187906E1C19C2DBD31A7EACD8810ADF&NAME=Local%20Plan%202035%20Documents%20and%20Evidence%20Base&REF=SLP\\_EXAMLIB&REFERER\\_URL\\_IN=&SOVA\\_IN=SOUTH#exactline](https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=FolderView&ID=1421403146&CODE=3187906E1C19C2DBD31A7EACD8810ADF&NAME=Local%20Plan%202035%20Documents%20and%20Evidence%20Base&REF=SLP_EXAMLIB&REFERER_URL_IN=&SOVA_IN=SOUTH#exactline)

- SODC Settlement Assessment Paper 2017

[https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=FolderView&ID=1421403146&CODE=3187906E1C19C2DBD31A7EACD8810ADF&NAME=Local%20Plan%202035%20Documents%20and%20Evidence%20Base&REF=SLP\\_EXAMLIB&REFERER\\_URL\\_IN=&SOVA\\_IN=SOUTH#exactline](https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=FolderView&ID=1421403146&CODE=3187906E1C19C2DBD31A7EACD8810ADF&NAME=Local%20Plan%202035%20Documents%20and%20Evidence%20Base&REF=SLP_EXAMLIB&REFERER_URL_IN=&SOVA_IN=SOUTH#exactline)

- The Good Councillors Guide to Neighbourhood Planning 2017

<https://www.leicestershireandrutlandalc.gov.uk/uploads/nalc-planningguide-2017-digital.pdf>

- Council Tax Bands (VOA 2011) (Within Rural Profile)

- ACRE, OCSI 2013 Rural Community Profile Shiplake

<https://shiplakevillages.com/index.php?pid=338>

- Local Insights

<https://shiplakevillages.com/index.php?pid=338>

- Community Insight profile for 'Shiplake' area (January 2018)

- SODC Strategic Environmental Assessment (as part the of Local Plan)

- My Community / Locality Social Survey toolkit

<https://neighbourhoodplanning.org/wp-content/uploads/Social-survey-toolkit.pdf>

- ODPM Practical Guide to SEA Directive 2005

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/7657/practicalguidesea.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7657/practicalguidesea.pdf)

- AONB Proposal to Extend (Multi Parish)

<https://shiplakevillages.com/index.php?pid=338>

## ***A Variety of Other Neighbourhood Plans***

- Including Blewberry, Thame, Brightwell Cum Sotwell, Woodcote, Attleborough, GL Hearn Report for Aylesbury Housing and Economic Needs Assessment
- My Community Housing Needs Assessment Planning Aid How to Use and gather Evidence
- Planning Aid How to Structure Your Neighbourhood Plan Planning Aid Material Planning Considerations
- Acre Community Planning SEA flowchart (Within Report)
- VCH Oxfordshire • Texts in Progress • Shiplake (Sept. 2016) 1-6

## ***Specific to Shiplake Villages***

All documents found at <https://shiplakevillages.com/index.php?pid=338> or as specified.

- Kirkham Landscape Planning Limited / The terra firma Consultancy Ltd - Shiplake Parish Landscape Character Assessment and Analysis of the Open Land Within the Parish Outside the Built-Up Areas of Lower Shiplake and Shiplake Cross (April 2021)
- Bluestone Planning – Shiplake Parish Character Appraisal incorporating Design Principles (May 2021)
- Phil Jones Associates – Traffic Study for Lower Shiplake (May 2018)
- Shiplake Village Plan 2014

<https://www.shiplakevillages.com/index.php?pid=181>

- Shiplake Neighbourhood Development Plan Questionnaire (June 2017) and Management Report with full analysis of responses (2018)  
<http://www.shiplakevillages.com/page-content/documents/1511779303-Shiplake%20NP%20Questionnaire%20FINAL%20Uploaded%20into%20Survey%20Snap%20Final%20Version%203.pdf>
- <http://www.shiplakevillages.com/page-content/documents/1516650025-Shiplake%20NP%20Survey%20-%20Final%20Report%202012018.pdf>
- Open Neighbourhood Plan Exhibition Posters  
[http://www.shiplakevillages.com/page-content/documents/np\\_presentation\\_nov17.pdf](http://www.shiplakevillages.com/page-content/documents/np_presentation_nov17.pdf)
- Exhibition feedback including statistical analysis of response See Appendix 4.a), b), & c)
- Feedback Forum from Shiplake Neighbourhood Plan website  
<http://www.shiplakevillages.com/index.php?pid=95>
- Shiplake Website Documents and Articles <https://shiplakevillages.com/index.php?pid=338>
- SEA Screening Opinion 2018 <https://shiplakevillages.com/index.php?pid=338>
- SEA Screening Opinion 2019 <https://shiplakevillages.com/index.php?pid=338>

- Outcomes of open meeting(s) with residents prior to pre-submission
- Written views of residents and others
- Summary of consultation responses at Pre-submission consultation stage

See Volume 3 Consultation Statement and Log

- Tree Preservation Register <http://maps.southoxon.gov.uk/gis/?cat=appl&ref=5>
- Extant Consents Log from 2011 <https://shiplakevillages.com/index.php?pid=338>
- List of Community Assets <https://shiplakevillages.com/index.php?pid=338>
  
- Confirmation by Trustees of Agreement re Memorial Hall Proposed Policy  
<https://shiplakevillages.com/index.php?pid=338>
- Minutes of Steering Group Meetings & Agenda (02-17 to 05-18)  
<https://shiplakevillages.com/index.php?pid=338>
- Planning appeal decisions for Thames Farm and Land East of Reading Road, Lower Shiplake  
<https://shiplakevillages.com/index.php?pid=338>

## Appendix 2 – Statutory Heritage Assets

### [Church of St Peter and St Paul](#)

List Entry Number: 1059595

Heritage Category: Listing

Grade: II\*

Location: Church of St Peter and St Paul,  
Shiplake, South Oxfordshire, Oxfordshire

### [CHURCH OF ST PETER AND ST PAUL, CROSS APPROXIMATELY 80 METRES NORTH WEST](#)

List Entry Number: 1059596

Heritage Category: Listing

Grade: II

Location: CHURCH OF ST PETER AND ST PAUL,  
CROSS APPROXIMATELY 80 METRES NORTH  
WEST, Shiplake, South Oxfordshire, Oxfordshire

### [CHURCH OF ST PETER AND ST PAUL, WALL AND GATE APPROXIMATELY 30 METRES SOUTH](#)

List Entry Number: 1059597

Heritage Category: Listing

Grade: II

Location: CHURCH OF ST PETER AND ST PAUL,  
WALL AND GATE APPROXIMATELY 30 METRES  
SOUTH, Shiplake, South Oxfordshire, Oxfordshire

### [SHIPLAKE COLLEGE](#)

List Entry Number: 1059600

Heritage Category: Listing

Grade: II

Location: SHIPLAKE COLLEGE, Shiplake, South  
Oxfordshire, Oxfordshire

### [SHIPLAKE HOUSE](#)

List Entry Number: 1059601

Heritage Category: Listing

Grade: II

Location: SHIPLAKE HOUSE, Shiplake, South  
Oxfordshire, Oxfordshire

### [SHIPLAKE COLLEGE, BURR HOUSE](#)

List Entry Number: 1181358

Heritage Category: Listing

Grade: II

Location: SHIPLAKE COLLEGE, BURR HOUSE,  
Shiplake, South Oxfordshire, Oxfordshire

### [SHIPLAKE COLLEGE, WATER TOWER APPROXIMATELY 90 METRES NORTH WEST](#)

List Entry Number: 1181367

Heritage Category: Listing

Grade: II

Location: SHIPLAKE COLLEGE, WATER TOWER  
APPROXIMATELY 90 METRES NORTH WEST,  
Shiplake, South Oxfordshire, Oxfordshire

### [SHIPLAKE COLLEGE, TUDOR COTTAGE](#)

List Entry Number: 1368942

Heritage Category: Listing

Grade: II

Location: SHIPLAKE COLLEGE, TUDOR  
COTTAGE, Shiplake, South Oxfordshire, Oxfordshire

### [Lower Shiplake War Memorial](#)

List Entry Number: 1447881

Heritage Category: Listing

Grade: II

Location: Shiplake, South Oxfordshire, Oxfordshire

### [The White House](#)

List Entry Number: 1249962

Heritage Category: Listing

Grade: II

Location: THE WHITE HOUSE, BOLNEY ROAD, Shiplake,  
South Oxfordshire, Oxfordshire

## Appendix 3 – Housing Policy Evidence

### A3.1 Introduction – The Status Quo

A3.1.1 The two distinct and separate ‘small’ villages of Shiplake Cross and Lower Shiplake are characterised by the large size of many of the properties. Houses particularly in Lower Shiplake typically have 4 or more bedrooms and frequently occupy unusually large gardens back and front. It is not unusual for plot sizes to be arranged at very low-density levels of 5-10 houses to the hectare or 2-6 houses per acre.

A3.1.2 This can be illustrated by the results of the Parish survey undertaken mid 2017 which shows that 72% of respondents live in detached properties of 4 or more bedrooms, and a further 10% reside in larger semi-detached or terraced houses with 3 or more bedrooms.

A3.1.3 An inspection of the SODC on-line Planning Register for applications since 2011, demonstrates the very large number of Planning Applications that have been made for:

- Infill developments on surplus land
- Re-build developments and
- The addition of extensions and the like

A3.1.4 Many single houses have been demolished and replaced with a number of newer but still very large properties.

A3.1.5 As at the date of writing, since the Neighbourhood Plan period commencement date of 2011 there have been well over 400 Planning Applications in the Parish and over 200 new dwellings permitted, increasing the existing housing stock. These additional dwellings have essentially addressed the need locally for smaller dwellings, including social housing in the SOHA development, as expressed in the 2017 Neighbourhood Plan survey.

A3.1.6 It is therefore quite apparent that the local market is firstly very ‘tight’ in terms of the supply of development sites; mainly comprises infill and back of garden developments and finally is very much driven by the recycling of the existing housing stock where larger sites/gardens have driven out increases in density and the provision of primarily detached new units of accommodation.

A3.1.7 Below are a few photographs of typical houses in the villages:



Typical Houses in Lower Shiplake

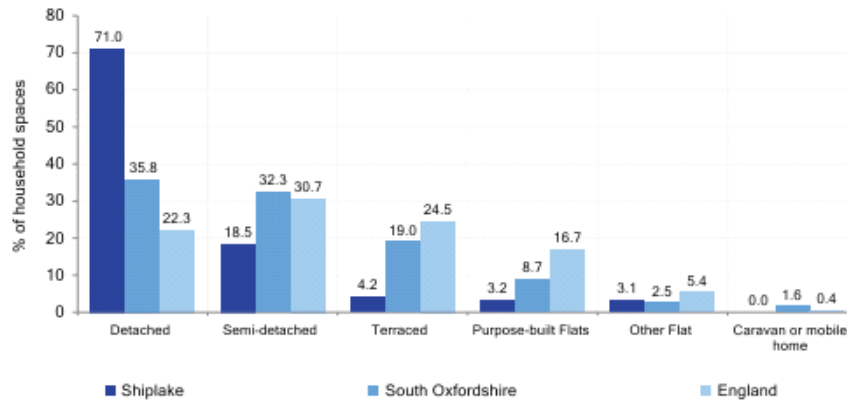


A3.1.8 The recent planning history of the parish shows the trend in the villages towards building large executive and professional homes rather than the perhaps more modest accommodation that smaller less well-off middle-income families might demand/be able to afford.



Detached	Semi-detached	Terraced	Purpose built flat
530	138	31	24
71.0% (England average = 22.3%)	18.5% (England average = 30.7%)	4.2% (England average = 24.5%)	3.2% (England average = 16.7%)
Flat (in converted house)	Flat (in commercial property)	Caravan or other temporary dwelling	Second homes (2001)
15	08	00	04
2.0% (England average = 4.3%)	1.1% (England average = 1.1%)	0.0% (England average = 0.4%)	0.6% (England average = 0.6%)
Source: Census 2011			

Figure: Dwellings type breakdown  
Source: Census 2011



(source: OCSI, Local Insight Profile for Shiplake area – report created 21 January 2021)

A3.1.9 The pattern of local housing is also illustrated in the following extract of bands for Council Tax extracted from the 2011 census and reflecting the preponderance of larger band F G and H housing in stark contrast to the remainder of the county.

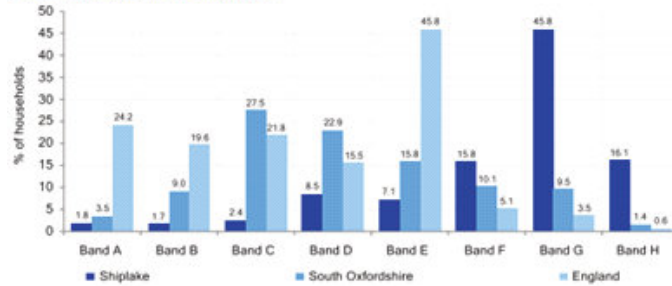
<b>Lower quartile house price ('affordable housing')</b> Affordability gap <b>£560,516</b> England average = -£39,328	<b>Average house price</b> Affordability gap <b>£741,117</b> England average = £42,272
Savings ratio (months of earnings for a deposit) <b>26.87</b> England average = 6.54	Savings ratio (months of earnings for a deposit) <b>33.57</b> England average = 10.41
Total ratio (years of earnings for a house) <b>12.35</b> England average = 3.57	Total ratio (years of earnings for a house) <b>14.88</b> England average = 5.5

Figure: Housing affordability gap for lower quartile house prices and average house prices.  
Source: ONS House Price Statistics for Small Areas Oct16-Sep17; ONS earnings data 2015/2016

(source: OCSI, Local Insight Profile for Shiplake area – report created 21 January 2021)

Average house price (all types of housing) (Land registry Sept-19 to August-20) <b>£1,185,000</b> England average = £304,430	Average house price (detached) (Land registry Sept-19 to August-20) <b>£1,377,500</b> England average = £428,202	Average house price (flats) (Land registry Sept-19 to August-20) <b>£137,500</b> England average = £301,449
Average house price (semi-detached) (Land registry Sept-19 to August-20) <b>£415,000</b> England average = £263,140	Average house price (terraced) (Land registry Sept-19 to August-20) <b>£248,047</b> England average = £248,047	Households in Council Tax Band A (Valuation Office Agency (VOA) 2020) <b>13</b> 1.8% (England average = 24.2%)
Households in Council Tax Band B (VOA 2020) <b>12</b> 1.7% (England average = 19.6%)	Households in Council Tax Band C (VOA 2020) <b>17</b> 2.4% (England average = 21.8%)	Households in Council Tax Band F-H (VOA 2020) <b>560</b> 77.8% (England average = 9.2%)

Figure: Dwelling stock by council tax band  
Source: Valuation Office Agency (2020)



(source: OCSI, Local Insight Profile for Shiplake area – report created 21 January 2021)

### Data tables for Shiplake

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Indicator	Shiplake		South Oxfordshire	England
	N	Rate	Rate	Rate
All households (2011)	645			
Pensioner households (2011)	195	30.2	22.9	20.7

### Data tables for Shiplake

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Indicator	Shiplake		South Oxfordshire	England
	N	Rate	Rate	Rate
All People (2011)	1,955			
Males (2011)	1,045	53.6	49.2	49.2
Females (2011)	905	46.4	50.8	50.8
Aged 0-15 (2011)	445	22.7	19.2	18.9
Working age (2011)	1,080	55.4	62.6	64.7
Aged 65+ (2011)	430	22.0	18.2	16.3
Dependency Ratio (2011)		0.8	0.6	0.6
Females, aged 0-4 (2011)	30	3.5	6.0	6.0
Females, aged 5-9 (2011)	60	6.8	5.9	5.4
Females, aged 10-14 (2011)	70	7.8	5.8	5.6
Females, aged 15-19 (2011)	45	5.2	5.4	6.1
Females, aged 20-24 (2011)	30	3.1	4.1	6.6
Females, aged 25-29 (2011)	25	2.8	5.0	6.8
Females, aged 30-34 (2011)	25	3.0	5.6	6.5
Females, aged 35-39 (2011)	35	3.9	7.1	6.6
Females, aged 40-44 (2011)	70	7.9	8.1	7.3
Females, aged 45-49 (2011)	70	7.5	8.0	7.3
Females, aged 50-54 (2011)	70	7.7	8.9	6.4
Females, aged 55-59 (2011)	55	6.1	6.0	5.6
Females, aged 60-64 (2011)	75	8.3	6.5	6.0
Females, aged 65-69 (2011)	65	7.3	5.6	4.8
Females, aged 70-74 (2011)	50	5.3	4.4	4.0
Females, aged 75-79 (2011)	40	4.4	3.5	3.4
Females, aged 80-84 (2011)	35	3.6	2.8	2.7
Females, aged 85-89 (2011)	25	2.9	2.0	1.9
Females, aged 90+ (2011)	25	3.0	1.3	1.1
Males, aged 0-4 (2011)	45	4.5	6.2	6.5
Males, aged 5-9 (2011)	50	4.8	5.8	5.8
Males, aged 10-14 (2011)	130	12.5	6.5	6.1
Males, aged 15-19 (2011)	210	20.1	6.2	6.6
Males, aged 20-24 (2011)	20	2.1	5.1	6.9
Males, aged 25-29 (2011)	30	3.0	5.6	7.0
Males, aged 30-34 (2011)	25	2.2	5.6	6.7
Males, aged 35-39 (2011)	20	2.1	6.6	6.8
Males, aged 40-44 (2011)	55	5.3	8.0	7.4
Males, aged 45-49 (2011)	65	6.3	8.0	7.4
Males, aged 50-54 (2011)	70	6.6	7.0	6.5
Males, aged 55-59 (2011)	60	5.5	6.1	5.7
Males, aged 60-64 (2011)	75	7.0	6.5	6.0
Males, aged 65-69 (2011)	70	6.6	5.2	4.7
Males, aged 70-74 (2011)	35	3.4	4.2	3.7
Males, aged 75-79 (2011)	40	4.0	3.3	2.9
Males, aged 80-84 (2011)	20	2.1	2.2	2.0
Males, aged 85-89 (2011)	10	1.1	1.2	1.1
Males, aged 90+ (2011)	10	0.9	0.5	0.4

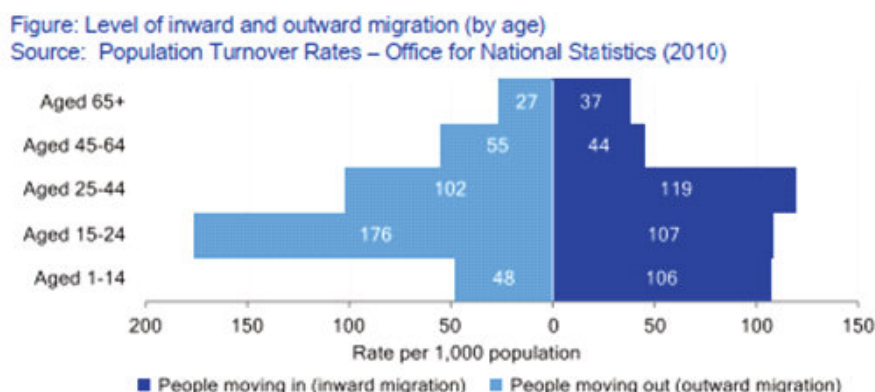
A3.1.10 There is also a very clear pattern suggesting a relatively elderly villages population viz: in 2013 Aged 65+ was 22% compared with: All England 16.3% and Oxon 18.2%. Pensioner households are also a third higher than for the rest of the county.

A3.1.11 This data is reinforced by our own questionnaire responses (mid 2017) that shows that 43% of respondents are of retirement age (taken to be over 65).

A3.1.12 Whilst this ratio is very high and is no doubt influenced by those having the time to complete the questionnaire, the pattern and direction of travel is clear from the 2 data sets.

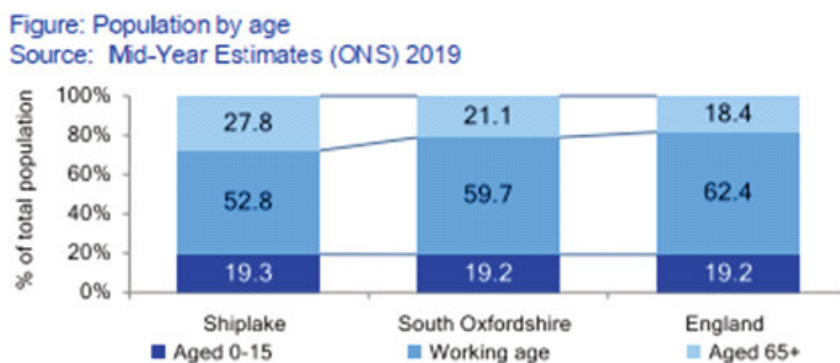
A3.1.13 It is also quite apparent at the opposite end of the scale that the numbers having very young children (0-4) are almost half that of both the district and also the nation as a whole. This is clear evidence that younger families cannot afford to live in Shiplake. Those with 'relatively young' families are more in line with the local and national levels, and progressively outstrip local and national figures in line with the increasing age of the children within families.

A3.1.14 This pattern is demonstrated not only by the population make up highlighted in the above tables, but also the pattern of migration over time as indicated below (outflow left – in pale blue, inflow right - in dark blue). There would appear to be an exodus of families with teenagers and also young adults leaving, and middle-aged adults returning or moving in. Such a pattern of movement supports the affordability point viz, that accommodation is large and expensive locally and occupied on the whole by older and wealthier people.



(source: OCSI, Local Insight Profile for Shiplake area – report created 21 January 2021)

A3.1.15 The comparative pattern of older residents widens even further in the 2019 ONS figures as follows:



(source: OCSI, Local Insight Profile for Shiplake area – report created 21 January 2021)

### A3.2 The Residents' Vision for the Villages & Correcting the Open Market Mechanisms

A3.2.1 Recognising the very significant change from being a location that 20/25 years ago attracted younger to middle aged professionals and upwardly mobile families with young children, residents in the Villages were asked to comment on these latest trends. There was a strong view that it was undesirable to have such an overwhelmingly large elderly population; that younger people should be encouraged to come to the Villages and that existing residents should be able to remain; by where necessary, moving within the villages by downsizing. However, to achieve this there would have to be both suitable and more affordable housing and also appropriate village infrastructure.

A3.2.2 Our Parish Questionnaire invited comment about how many and also why people needed to move and their views of the available accommodation in the area. 25% of respondents were looking to move 15% in the next five years and perhaps 25% over the next ten years.

A3.2.3 37% of respondents who were looking towards moving over that period said this was because their accommodation was too big. A further 72% of respondents said that there was not an adequate choice of appropriate housing for them in area.

A3.2.4 In view of this the residents of the villages wish to pro- actively influence how the villages evolve and change via specific policies in this Neighbourhood Plan.

A3.2.5 The villagers are not satisfied that the open market in the shape of developers will, if left to their own devices, build the type of accommodation that meets the needs of the villages in terms of correcting the out of kilter demographics over time.

<b>Q12 What sort of home would you like to move to? (Tick all boxes that apply)</b>	
Detached private house (3 or fewer bedrooms) .....	72 (34%)
Detached private house (4 or more bedrooms) .....	54 (25%)
Small semi-detached/terraced house (1 or 2 bedrooms) .....	36 (17%)
Larger semi-detached/terraced house (3 or more bedrooms) .....	37 (17%)
Small bungalow (1 or 2 bedrooms) .....	27 (13%)
Large bungalow (3 or more bedrooms) .....	30 (14%)
Apartment .....	48 (22%)
Affordable home (owned or rented) .....	19 (9%)
Sheltered accommodation for elderly people .....	18 (8%)
House of multiple-occupancy (e.g. shared house, hostel etc.) .....	4 (2%)
Other .....	23 (11%)
Other reason, please specify in the box below	
22 comments in Appendix	
<b>Q13 Is there an adequate choice of this type and size locally to meet your likely future needs? (Tick one box only)</b>	
Yes.....	59 (28%)
No .....	153 (72%)

A3.2.6 Developers by and large will always seek to maximise built density on any given site as this is how they maximise their profit and spread the fixed cost of buying the site across a greater square footage – which they can then sell at similar pro-rata rates per unit of built accommodation.

A3.2.7 In a location such as Shiplake it will always be possible to sell whatever a developer chooses to build, and developers will invariably choose to build what is most profitable to them.

A3.2.8 The adopted Local Plan 2011-2035 sets out some key objectives that are very relevant to this Neighbourhood Plan:

- ***OBJ 1.1 Support the settlement hierarchy, the growth and development of Didcot Garden Town, the delivery of new development in the heart of the district, the growth of our market towns and the vitality of our villages.***
- ***OBJ 1.2 Support rural communities and their ‘way of life’, recognising that this is what attracts people to the district.***
- ***OBJ 6.1 Champion neighbourhood planning, empowering local communities to direct development within their area and provide support to ensure Neighbourhood Development Plans are deliverable, achievable and sustainable.***

A3.2.9 Shiplake Cross and Lower Shiplake are designated as ‘smaller villages’ in the adopted Local Plan, having quite limited services and infrastructure; and are two distinct villages separated by an open area of landscape that provides a critically important setting to the villages.

A3.2.10 Notably these two villages are settlements that are quite close to a significant town – Henley-on-Thames – but are distinct and separate from it. The residents of the two villages like and appreciate the proximity of Henley and the additional services available within Henley but wish to retain their distance and independence and do not want to simply become suburbs of Henley.

A3.2.11 The villages are much more rural in character, and the residents have chosen specifically not to live in a medium sized market town or city/conurbation, but rather in a far more rural and village type community.

A3.2.12 The policy towards housing provision in smaller villages is confirmed in policy H8 below:

*“Policy H8: Housing in the Smaller Villages*

- 1. The Council will support development within the Smaller Villages in accordance with Policy H16. Where a Parish Council wishes to prepare a Neighbourhood Development Plan and make housing allocations within it to support further growth, the Council will support this.*
- 2. Those Neighbourhood Development Plans will need to demonstrate that the level of growth they are planning for is commensurate to the scale and character of their village, and this is expected to be around a 5% to 10% increase in dwellings above the number of dwellings in the village in the 2011 census (minus any completions since 1 April 2011).*
- 3. Neighbourhood Development Plans allocating sites on greenfield sites in these locations should consider how development can meet the bespoke needs of their village, including housing mix, tenure and the amount of affordable housing.*

*This policy contributes towards achieving objectives 1, 2 & 3”.*

A3.2.13 The supporting text notes that

*“4.37 Smaller Villages, as defined in the settlement hierarchy (Appendix 7), have no defined requirement to contribute towards delivering additional housing (beyond windfall and infill development) to meet the overall housing requirement of South Oxfordshire. There is a sufficient supply of housing from strategic allocations and from existing planning permissions, which means that the less sustainable settlements will not be required to offset the housing requirement. However some parishes may still wish to proceed with preparing a Neighbourhood Development Plan for example to achieve the protection afforded by allocating housing to fund projects they want to deliver or they would like to identify a specific type of housing bespoke to their village’s*

needs. The Council's strategy therefore allows them to do so, provided that the levels of growth are commensurate to the size of the village.

*4.38 Proposals in a Neighbourhood Development Plan must be in conformity with the strategic policies in this Plan, and policies in the NPPF. This Local Plan does not set down a requirement for Smaller Villages in the Green Belt to deliver additional housing and as such, Smaller Villages would not be expected to propose alterations to the Green Belt through Neighbourhood Development Plans..”*

A3.2.14 This is supplemented by the Affordable Housing Policy (policy H9) and the mix of housing is dealt with in policy H11.

A3.2.15 H11 states (NB point 5 is highly relevant to this Neighbourhood Plan):

*“Policy H11: Housing Mix*

- 1. A mix of dwelling types and sizes to meet the needs of current and future households will be sought on all new residential developments.*
- 2. All affordable housing and at least 15% of market housing on sites of 10 dwellings or more should be designed to meet the standards of Part M (4) Category 2: accessible and adaptable dwellings (or any replacement standards).*
- 3. At least 5% of affordable housing dwellings should be designed to the standards of Part M (4) Category 3: wheelchair accessible dwellings.*
- 4. All affordable housing and 1 and 2 bed market housing dwellings should be designed to meet the Nationally Described Space Standards.*
- 5. The mix of housing should have regard to the Council's latest evidence and Neighbourhood Development Plan evidence for the relevant area.*

*This policy contributes towards achieving objectives 1, 2, 4, 5 & 6.”*

A3.2.16 With much of Shiplake's newer housing stock having come from infill development and the development of large gardens, the ongoing position for such developments of which many may still form a significant proportion of the villages' growth going forwards is important to understand per policy H16.

*“Policy H16: Infill Development and Redevelopment*

- 1. Within Smaller Villages and Other Villages, development should be limited to infill and the redevelopment of previously developed land or buildings.*
- 2. Infill development is defined as the filling of a small gap in an otherwise continuous built-up frontage or on other sites within settlements where the site is closely surrounded by buildings. The scale of infill should be appropriate to its location.*
- 3. Where a proposal encompasses residential development of land behind an existing frontage or placing of further dwelling/s behind existing dwelling/s within the existing site, the proposals should demonstrate that:*
  - i) the privacy of existing and future residents will be protected;*
  - ii) means of access can be appropriately secured; and*
  - iii) development would not extend the built limits of the settlement.*

*This policy contributes towards achieving objectives 2, 4, 5 & 6”*

A3.2.17 This Neighbourhood Plan accepts the above policies handed down through the Local Plan and in addition wishes to supplement these policies with the additional policies in set out herein and developed to recognise and give effect to the particular circumstances of the two villages concerned.

## **Appendix 4 – Landscape Character Assessment by Kirkham Landscape Planning Ltd / The terra firma Consultancy Ltd**

(see separate document)

## Appendix 5 – Footpath Survey September 2019

### A5.1 Introduction

A5.1.1 Parish Councils have a responsibility for footpaths within their area. In June the Parish Council asked Gareth Jones, as someone who is familiar with the public footpaths in the Parish and who walks many of them regularly, to assist the PC by monitoring and reporting on them. His initial report is below.

*"I have produced a map and a checklist (copies attached) of the public footpaths within the Parish based on the Definitive Map and Statement and am using these as a basis for checking all the paths in the Parish. Based on guidance from Roger Hudson I have considered surface condition, obstructions and damage. I have also included another aspect I consider of importance – the adequacy of signage. I have not as yet found defined standards for these aspects so have used my own judgement as to reasonable standards for rural footpaths.*

### Summary

*All footpaths are in an adequate or good condition: surface condition is good, all paths are readily passable with only occasional minor overgrowth, there is no significant damage and signage is generally adequate. There are a few instances where some attention to the footpath – either in terms of clearance or signage - is desirable. There are rather more instances where Definitive Map and Statement should be corrected or updated.*

### Specific issues

1. *Footpath 4 (from station to Bolney Road) – the path width behind Black Cat and Rozel Cottages is significantly limited by overgrowing hedges. It is passable but hedges should be significantly trimmed back.*
2. *Footpath 9 (Church to College landing) - there is a waymark post located some way down the path but this has rotted. It needs to be replaced, preferably at the top of the path.*
3. *Footpath 10 (across Shiplake Farm fields) - part of this footpath is marked by posts indicating this is a Permissive Footpath. This conflicts with the definitive map and is inconsistent with signs at each end of the footpath indicating a Public footpath.*
4. *Footpath 11 (from FP10 to Orwell's) - there's a sign where this path changes route but it's poorly sited – it should be closer to the corner.*

### Updates required to Definitive Map and Statement:

1. *Footpaths 242/1 (part of) (Bolney Lane), 242/26 & 27 (Northfield Ave to Reading Rd) should be transferred from Harpsden to Shiplake Parish responsibility to reflect 2014 Parish Boundary change. Renumbering and revision to map and descriptions required.*
2. *Footpath 6 (Northfield Ave) requires revision to description to reflect 2014 Parish Boundary change.*
3. *Footpath 6 (Mill Rd to railway viaduct) needs to be shown in the Map.*
4. *Path from New Rd to Badger's Walk to be included in next Map revision.*
5. *Footpath 37 (River to railway viaduct) commonly used route is not as shown in Map. Revision desirable.*
6. *Footpath 10 (Shiplake farm fields) mapping inaccurate. Revision desirable."*



## **Appendix 6 – Shiplake Villages Character Appraisal and Design Guide**

(see separate document)