

SHIPLAKE NEIGHBOURHOOD PLAN

'Making Shiplake a Better Place'



**2011-2035
VOLUME 3
CONSULTATION STATEMENT
SUBMISSION DRAFT - SEPTEMBER 2021**

Prepared by Shiplake Parish Neighbourhood Plan Steering Group &
Committee 2021

TABLE OF CONTENTS

SHIPLAKE NEIGHBOURHOOD PLAN 2011-2035 CONSULTATION STATEMENT

1. INTRODUCTION.....	3
2. AIMS OF THE CONSULTATION PROCESS.....	3
3. PEOPLE AND ORGANISATIONS CONSULTED.....	4
4. METHODS OF COMMUNICATION USED.....	4
5. BACKGROUND TO CONSULTATION.....	5
6. COMMUNITY CONSULTATION PROCESS.....	6
7. STRATEGIC ENVIRONMENTAL ASSESSMENT.....	10

APPENDICES

1. Full list of statutory and non-statutory consultees	11
2. Front Page of Neighbourhood Plan webpage	14
3. Periodic Newsletters and Notifications	18
4. Posters	40
5. Neighbourhood Area Designation 2017 Consultation Feedback	43
6. Neighbourhood Area Designation 2019 Consultation Feedback	58
7. Steering Group Meeting Minutes	74
8. Project Plan	76
9. Parish Council Updates	78
10. Neighbourhood Plan Update Articles from Website	108
11. Constituted Neighbourhood Plan Committee minutes	132
12. 2017 Questionnaire sample questions	138
13. 2017 Questionnaire Responses	150
14. 2017 Open Exhibition Responses	193
15. 2019 Questionnaire Sample Questions	199
16. 2019 Questionnaire Responses	204
17. 2019 Questionnaire No 2 Sample Questions	218
18. 2019 Questionnaire No 2 Responses	222
19. Regulation 14 Consultation Response Tables	229

1. INTRODUCTION

1.1. This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Shiplake Parish Neighbourhood Plan 2011 – 2035.

1.2. The legal basis of the Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified.;
- (b) explains how they were consulted;
- (c) summarises the main issues and concerns raised by the persons consulted; and
- (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified

2. AIMS OF THE CONSULTATION PROCESS

2.1 The purpose of the consultation process was to engage as widely and effectively as possible with the local community, interest groups, businesses and other key stakeholders to seek their views in bringing forward a positive and forward thinking Neighbourhood Plan.

2.2 The Shiplake Neighbourhood Plan Steering Group and subsequent Committee recognised that effective communication and community engagement were essential to informing and involving residents in the development of the Plan. Their aims were:

- To produce a community-led plan

- To provide the opportunity for the community to have a real say in local decision making
- To engage with every household in the parish and to involve young people ensuring the Neighbourhood Plan is representative of the views of the whole community.

2.3 Shiplake Parish Council had previously initiated in 2011 a community led villages plan, which was produced in 2014 reflecting the aspirations, concerns and recommendations for the future development of Shiplake. The recommendations made were based on the outcomes of community engagement via meetings and the questionnaire delivered and collected by hand to all households in the villages. Of the c. 610 households, 450 responses were received, a return of 65%. Important recommendations made included improving communications with and between residents, improved road and pathways maintenance, provision of cycle routes and appropriate housing development in the future. South Oxfordshire District Council (SODC) commended the approach and report.

2.4 Subsequent discussions with SODC Planning and John Howell MP's guidance at a clinic in 2016, attended by 50+ residents and councillors from nearby parishes, debated 'do we need and should we have a neighbourhood plan?'. This led to the decision of Shiplake Parish Council on December 12th 2016 to develop a Shiplake Neighbourhood Plan.

2.5 The Shiplake Neighbourhood Area application was submitted on 7th April 2017 and on the 25th July 2017 the South Oxfordshire District Council Head of Planning designated the area with a slight modification to the boundaries of the area (which excluded houses lying to the north of Woodlands Road).

2.6 On 23rd January 2019 a further application was made by the Parish Council to amend the designated area to include a part of the parish at the time included within the Joint Henley and Harpsden Neighbourhood Plan area. This further application was approved by SODC on 3rd May 2019. SODC confirmed in a letter of 17th May 2019 that "*... the amended Shiplake neighbourhood area does not affect the continuation in force of the joint Henley and Harpsden Neighbourhood Plan, in part of the parish of Shiplake, even though as a result of the modification the plan now relates to two neighbourhood areas.*"

3. PEOPLE & ORGANISATIONS CONSULTED

3.1 In addition to parish residents, landowners and businesses were consulted during the early stages of the Neighbourhood Plan preparation.

3.2 The Steering Group (SG) also engaged other local groups and organisations that made contributions to the Neighbourhood Plan. These included:

- Michael Stubbs (Chiltern Conservation Board)
- Bettina Kirkham (Kirkham Landscape Planning & terra firma)
- Bluestone Planning LLP
- Various (AECOM)
- Performance, Consultation & Insight Unit (Stratford upon Avon Council)
- Members of SODC's Neighbourhood Plan team and Planning Policy Manager

3.3 Throughout the development of the Neighbourhood Plan the Steering Group and subsequently the Steering Committee consulted with officers and local Councillors from SODC and Oxfordshire with regard to site selection, policies, Strategic Environmental Assessment (SEA) requirements, area designation and housing attribution.

3.4 A full list of statutory and non-statutory consultees can be found in Appendix 1.

4. METHODS OF COMMUNICATION USED

4.1 The mechanisms used to achieve the extensive community engagement sought by the Steering Group / Committee are summarised below:

- Shiplake Parish Website (specific pages including 'Evidence' and 'Communications' pages plus the Forum pages www.shiplakevillages.com) – See Screenshot of front page at Appendix 2.
- Dedicated email addresses for NPvolunteer@shiplakevillages.com, NPfeedback@shiplakevillages.com and np2017@shiplakevillages.com for any questions.

- Updates via the periodic newsletter (e.g. July and November 2017) and notifications on the parish website and via direct emails to registered users of the parish website (see Appendix 3 for newsletters / notifications).
- Posters on villages' notice boards (see Appendix 4).
- Fliers and Neighbourhood Plan Questionnaires delivered to and collected from every household that responded. Questionnaires undertaken via the website, supporting emails, posters and hand delivery to residents (see below for details).
- Drop-in sessions, village meetings, a Neighbourhood Plan Exhibition and Zoom meetings whilst COVID conditions applied (e.g. 10th January, and 3-4th November 2017; 23rd and 26th May 2018; 9th May 2019; 1st and 7th July 2020 - see below for details).

4.2 There were a number of organised consultation events to encourage 'face to face' engagement. These were:

- Reflecting the Government's determination to ensure that local communities are closely involved in planning decisions that affect them, a meeting with residents on 10th January 2017 to discuss the proposed neighbourhood plan, as approved at Shiplake Parish Council Meeting on 12th December 2016, and an invitation to residents to join the Steering Group. Fifty residents volunteered to assist and initially fourteen joined the Steering Group. A Chair and Vice Chair were appointed. Subsequent email from Chair to all residents registered on the parish website outlining the purpose of the plan and process for its development and importance of resident responses to the questionnaire.
- Presentation on status of the plan by Steering Group Chair at Shiplake Annual Parish Meeting on 4th May 2017 with c.50 attendees. (open to the public).
- November 3rd & 4th 2017 NP Open Exhibition: Presentation of Neighbourhood Plan questionnaire findings and proposed site selections, based on Steering Groups' criteria-based assessment, the guidance of SODC Neighbourhood Plan team and reference to

HELAA information. An open public meeting with over 300 attendees and 265 resident response forms 73% in favour of outline proposals. Subsequent special feature in parish newsletter. <https://www.shiplakevillages.com/page-content/documents/1511377339-ShiplakeNewsNovember%2020.11.2017.pdf>

- Presentation at the Annual Parish Meeting on 23rd May 2018 of status of the Neighbourhood Plan by Steering Group members and a feasibility study c/o Phil Jones Associates for a 'Shared Space' traffic/pedestrian concept In Lower Shiplake ...c. 50 attendees. (open to the public).
- Two 'pop up' consultation sessions with residents to discuss the latest changes to the Neighbourhood Plan with Steering Group members on Saturday 26th May 2018 at Baskerville Arms (Lower Shiplake) and Plowden Arms (Shiplake Cross).
- Presentation at Annual Parish Meeting on 9th May 2019 by Neighbourhood Plan Steering Group Chair on status of the plan regarding changes in approach to the plan with a criteria/policy-based plan. Approx. 35 attendees (open to the public).
- Two short supplementary primarily website-based questionnaires related to sites and criteria / policy-based approaches to the Neighbourhood Plan (published March 2019 and 30th June to 14th July 2019)¹.
- Shiplake Primary School children were asked by the School Head and staff, during Summer term 2019, for their views on Shiplake: What they like about living in Shiplake? What activities enjoyed outside of school? What needs improving in the villages? Positive responses included: small, peaceful, quiet woods, calming, cycling safety, countryside walks, the river, playgrounds, village shop. Serious suggestions for improvements were: less pollution, less litter, improved roads, traffic to travel slower and more activities made available.
- ZOOM sessions on 1st and 7th July 2020 to replace planned March 'drop-in' sessions during the Regulation 14 process following COVID restrictions. Materials prepared for 'drop-in' sessions were presented, followed by Q & A with Steering Committee Chair and other members of the Neighbourhood Plan Committee.

- Extension of the Regulation 14 process due to COVID restrictions from 29th February 2020 to 19th July 2020 with extensive proactive encouragement to participate via the Forum on the villages website.

4.3 The findings of the Regulation 14 consultation exercise are available on the Parish Neighbourhood Plan website.

5. BACKGROUND TO CONSULTATION

5.1 The development of the Shiplake Neighbourhood Plan was originally envisaged to be completed by the end of 2018 but has taken considerably longer, reflecting changes to the NPPF in February 2019, Neighbourhood Planning legislation, SODC's increased experience of neighbourhood plan outcomes, not least in respect of the 'robustness' of plans when developer's objections to a plan's proposals e.g. site selection process, are raised.

5.2 This is reflected in what appears to be an increased requirement for consultancy expertise in developing neighbourhood plans. In Shiplake's case the requirement for a Landscape Assessment, an unexpected Strategic Environmental Assessment and the selection of Bluestone Planning LLP to assist in determining policies for a 'policy and constraints' neighbourhood plan increasingly more relevant to Shiplake's specific circumstances than an allocation site-based plan.

5.3 The impact of relatively small changes to Shiplake and Harpsden parish boundaries in 2014 and the existence of the approved Joint Henley and Harpsden Neighbourhood Plan (JHHNP) which was 'made' in 2016 added unforeseen complexities, not least developers' speculative applications to develop land on the settlement boundary of Shiplake but located on the edge of Harpsden's parish boundary and the JHHNP designated area.

5.4 SODC's perceived shortfall of a 5-year housing land supply and subsequent approval of relatively large planning applications (200+ dwellings) on Shiplake's settlement boundary has had a significant impact on the views of Shiplake residents and the Parish Council. SODC's views were initially that these housing approvals

¹ See questionnaires at these links: <https://www.shiplakevillages.com/page-content/documents/NP/SNP%20Supplementary%20Survey%20March%202019.pdf> and [https://www.shiplakevillages.com/page-content/documents/NP/SNP%20Supplementary%20Survey%20June_July%202019%20\(hardcopy\).pdf](https://www.shiplakevillages.com/page-content/documents/NP/SNP%20Supplementary%20Survey%20June_July%202019%20(hardcopy).pdf)

should be more appropriately attributed to Shiplake but subsequently determined that they should be attributed for administrative reasons to the JHHNP. Shiplake residents were kept informed of these changes via the website and their views assessed and taken account of through two additional questionnaires, appropriate changes to the Shiplake Neighbourhood Area and the pre-submission (Regulation 14) consultation process.

5.5 Shiplake Parish Council's Neighbourhood Plan Area designation application was made on 7th April 2017 based on parish boundary changes agreed in 2014. Following public consultation it was approved on 25th July 2017 with minor modifications reflecting the existing adjoining Joint Henley & Harpsden Neighbourhood Plan (JHHNP) Area designation. On 23rd January 2019 a further application was made by the Shiplake Parish Council to amend the designated area to include a part of the parish at the time included within the JHHNP area. This was confirmed by SODC on 3rd May 2019, again following a period of public consultation, with a confirmatory note clarifying this did not affect the continuing in force of the JHHNP (see Appendices 5 and 6 for details of the consultation responses received at both the initial and subsequent area designation applications).

5.6 As described in section 4.2 above, meetings were held with residents invited to volunteer to form a Steering Group, which was formed in January 2017 to guide and produce a Neighbourhood Plan. A Chair was appointed and a member of the parish council joined the group to provide administrative support by way of governance, SODC liaison, updates to the parish council and access to council resources for Steering Group initiatives. The Steering Group met on a monthly basis (see minutes at Appendix 7) and established a project plan (see Appendix 8) intended to deliver a neighbourhood plan within two years. Regular updates were provided to the parish council (see Appendix 9) and published on the parish website.

5.7 High speed fibre to the villages, the development and launch of a new villages website (14th February 2014) with proactive communications and interactions with and between residents and the various clubs, interest groups and the parish council, via the online forum, social media, connections to other websites and electronic versions of a revamped villages' newsletter, made possible the ability to provide online questionnaires and updates at various stages during the

development of the neighbourhood plan. Alongside hard copy availability, the villages website has been central to the ability to deliver a well communicated community-led neighbourhood plan.

(Note: The Parish website has c. 750 registered users principally from c. 625 households in the Parish. The website is accessible to the general public and generally attracts in excess of 6,000 visits per day. It is GDPR compliant and, importantly, provides the evidence base, Neighbourhood Plan updates and other related materials. (www.shiplakevillages.com))

5.8 Updates on progress have been provided regularly via the website NP Articles page (see Appendix 10). Updates were included in the parish council meeting minutes and public meetings.

5.9 By July 2019, the Neighbourhood Plan had progressed to the point that the Steering Group should be reconstituted as a Parish Committee to reflect the statutory responsibilities of the Parish Council as the legal custodian of an approved Neighbourhood Plan governed by NPPF legislation. Members of the Parish Council as well as the volunteers became members of the Committee. Committee Minutes and updates to the Neighbourhood Plan are referenced in Parish Council Minutes from September 2019, available on the villages website and via Appendix 11.

5.10 Throughout the development of the Neighbourhood Plan the Steering Group and Committee has liaised with Officers and local Councillors from SODC. A resident and County Councillor was a member of the Steering Group until the group was reconstituted as a Parish Council Committee.

6. COMMUNITY CONSULTATION PROCESS

Questionnaires, Meetings and Surveys

6.1 A comprehensive Questionnaire was developed in the spring of 2017 (see sample questions at Appendix 12) and distributed in late May/early June asking

residents how they would like to see the villages evolve, not just in terms of housing but also in terms of use of space and development of facilities and infrastructure in a sustainable manner. All questionnaires were distributed and delivered personally by hand with agreed collection timescales/dates for collection (700+) and subsequently processed and analysed by Stratford upon Avon Council's Consultation & Insight Unit, including in excess of 5,300 written comments collated and analysed by the Steering Group. The responses framed the 'vision of the future' of Shiplake: what we do want to change & what we do not want to change, ultimately reflected as *'To preserve Shiplake as a rural parish containing two separate and distinct village settlements set within open countryside; to conserve and enhance the character of Shiplake and its villages in a way that allows the community to evolve whilst sustaining and improving core vital services and village attributes.'* (see summary of responses to 2017 questionnaire at Appendix 13).

6.2 SODC requested that the Neighbourhood Plan Area application be based on the pre-2014 Parish Council boundaries to avoid the NP area overlapping with the approved Joint Henley & Harpsden Neighbourhood Plan area. The Area application was submitted on 7th April 2017 and confirmed on 25th July 2017.

6.3 An update was provided to residents at the 24th May 2017 Annual Parish Meeting (APM).

6.4 An open exhibition was held on the 3rd and 4th November 2017 at the Memorial Hall: Over 300 people attended with residents and visitors from neighbouring parishes, our local MP and press. Based on the 265 completed response forms, analysis indicated 73% would support the proposals, 24% would not, 2% were unsure at that stage and 1% would not be voting at a referendum. The responses from residents across the parish were consistent with housing numbers in the two villages i.e. Lower Shiplake 83% and Shiplake 15%; 3% of responses were from non-residents. A four page 'open exhibition supplement' summarising the event and responses to the Plan proposals was circulated with the villages newsletter and published on the website. Furthermore a Q&A document was produced and a link to it can be found on the Neighbourhood Plan articles webpage (see Appendix 14 for both documents).

6.5 The positive response to the proposals enabled the Steering Group to develop the plan whilst taking account of concerns expressed regarding any development of greenfield sites. Meetings took place with landowners as appropriate to further qualify the potential sites. The timescales for the development of the plan needed to be adjusted, however, due to the unanticipated requirement for Strategic Environmental Assessment (SEA). Hitherto these had only been requested by SODC for sites or plans of 200 houses or more. It was also felt a Landscape Assessment would be required given the rural nature of the Plan area and its two villages. Taking into consideration responses to the 2017 questionnaire and at the open exhibition, the Steering Group also felt a study should be undertaken regarding traffic and pedestrian movements at the centre of Lower Shiplake village and the possible benefits of the concept of a 'shared space'. Consultants were subsequently engaged to address these requirements.

6.6 Members of the Steering Group met with SODC on March 13th 2018 to discuss status of Shiplake's Neighbourhood Plan, timing of realignment of NP areas with current boundaries of Shiplake and Henley and Harpsden and benefiting in new house numbers credited (95) to Shiplake from the Thames Farm development as its greatest impact will be on Lower Shiplake. As the correspondence (see the Neighbourhood Plan Evidence webpage- <https://www.shiplakevillages.com/page-content/documents/1626676136-Thames%20Farm%20AttributionHJ24052018.pdf>) confirms, SODC felt that Thames Farm housing numbers would most appropriately be assigned to Lower Shiplake, because developments that are proximate to a settlement form part of that settlement, irrespective of Neighbourhood Development Plans and parish boundaries. The Steering Group took this into consideration, along with other sites in the Plan area and aspirations/objectives based on the 2017 questionnaire responses in producing a draft Plan.

6.7 An update on the development of the Neighbourhood Plan was provided to residents at 23rd May 2018 Annual Parish Meeting (APM).

6.8 'Pop up' Neighbourhood Planning sessions took place at the Baskerville, Lower Shiplake on 10th and another on the Plowden Arms, Shiplake Cross on 17th November 2018, starting at 11am through to 5pm. Main topics centred around concerns regarding the retirement village application for 65 housing units on the edge of the Lower Shiplake on a greenfield site between the two villages, the application to build 40 new houses at the closed Wyvale Garden centre on the edge of the Lower Shiplake settlement and a divergence of residents' views re the possible 'shared space' pedestrian/traffic concept for Lower Shiplake.

6.9 SODC changed their position regarding the allocation of Thames Farm housing numbers to benefit the Joint Henley & Harpsden Neighbourhood Plan (JHHNP) for administrative reasons, also referencing the changed position within the Local Plan that smaller villages no longer were required to provide a housing increase of 5% to 10%. These changes gave rise to the question of whether a neighbourhood plan was desirable or necessary? Taking account of the original objectives of developing a Shiplake Neighbourhood Plan, and 2017 questionnaire responses (for example: provision of lower cost housing for younger families and those wishing to 'downsize'; and making it possible to protect the villages from inappropriate large scale speculative planning applications that could lead to the coalescence of the two village settlements) it was decided to continue to develop the Plan. It was felt appropriate, however, to consult residents for their views.

6.10 An application to re-designate the Shiplake Neighbourhood Plan Area, consistent with current parish boundaries, was made on the 23rd January 2019 and was confirmed in a letter dated 17th May 2019 (the decision to approve the re-designation was made on the 3rd May 2019).

6.11 A presentation on the content of the updated Neighbourhood Plan, key considerations and next steps took place at the Annual Parish Meeting (APM) on 2nd May 2019.

6.12 A Supplementary Survey was completed in March 2019 (see Appendices 15 and 16) to ascertain any changes in resident viewpoint on site selections discussed to date. Details of the outcome were published on the Parish Council website on the 31st

March 2019, complete with comments received. Overall 51% of residents agreed with and 44% disagreed with continuing with the sites previously selected for development. (5% had no view). With regard to a general policy of only selecting sites within the built-up area of the villages, overall 80% agreed and 8% disagreed (8% had no view). There was essentially unanimity of agreement across the villages in this respect. The Steering Group meeting of the 20th March 2019 reviewed the outcomes of the survey, including taking account of comments regarding the potential impact of the Thames Farm and Wyvale developments, and voted unanimously to recommend that only sites within built up areas of the villages be proposed for development within the neighbourhood plan.

6.13 Simultaneously, the Steering Group discussed their intentions with the SODC's Neighbourhood Planning team and, in light of NPPF changes in 2018 coupled with increased scrutiny of neighbourhood plan site allocation processes by developers and their advisors, it was felt Shiplake's previously acceptable process should be reviewed. Paraphrasing John Howell MP's comments to a group of constituents during this period'the time when well-informed volunteers could produce a robust Neighbourhood Plan was drawing to an end. The examiners are expecting more professional documents and applying stricter scrutiny. It has also been repeatedly demonstrated that any ambiguity or inferred meaning, intentional or not, particularly the policies, could be picked up by predatory developers. Approval of their planning applications in apparent contradiction of the Neighbourhood Plan was often due to the lack of precise wording and planning phraseology in the Neighbourhood Plan.' Examples of this were evident to Steering Group members who had attended recent planning inquiries.

6.14 This led to a change in approach to Neighbourhood Plan. Based on considerable research and analysis of the options and discussions with the Parish Council, as referenced at April's Parish Council meeting, it was agreed the Parish Council would initiate a process for selection of a consultant to produce a neighbourhood plan based on a 'Constraints & Policies' approach.

6.15 An additional survey (Appendices 17 and 18) requesting residents' views on changing the Neighbourhood Plan to a criteria-based policy plan,

rather than a site allocation plan and referencing specific policy areas, was made available for responses on the Shiplake Villages website on the 29th June 2019, with a closing date of the 14th July 2019. Simultaneously, a combination of hard copies were made available at the Lower Shiplake Corner Shop and via hand delivery to houses in Shiplake. Posters encouraging survey responses were displayed on council notice boards and bus shelters. 144 resident responses were received, with over 90% agreement to / support for a criteria-based policy approach in the Neighbourhood Plan and further supported expressed for each of the 10 policy areas mentioned in the survey.

6.16 The Shiplake Neighbourhood Plan was subsequently redrafted as a criteria-based plan with Bluestone Planning's guidance and the benefit of reviews of the plan and its policies by SODC's Neighbourhood Planning team. Appropriate documents were then prepared for pre-submission consultation (Regulation 14) to commence in early 2020.

Regulation 14 Consultation

6.17 The Regulation 14 consultation period started on the 29th February 2020 and finished on the 14th July 2020, having been extended significantly to allow for COVID-19 considerations. All relevant information and documents were available on the Parish website and in public places during this period.

6.18 Given no physical public meetings were allowed, two Zoom meetings were scheduled and promoted via the website with 40+ residents taking part on each occasion. The meetings comprised a short presentation summarising the background, reasons for developing the Neighbourhood Plan and the proposed policy considerations, followed by comprehensive and very interactive Q & A sessions.

6.19 The website Forum was used extensively by the Parish Council and residents in promoting the Neighbourhood Plan and engaging with residents over their concerns- 31 original posts, 65 responses and

5,000+ viewings were recorded.

6.20 The Parish website, coupled with direct emails to the 750+ registered users, were the primary means for inviting resident consultation responses, with links to the consultation documentation and responses via an online questionnaire. A very small number of additional comments was received via the Parish clerk.

6.21 A number of comments were received from statutory consultees including the Chilterns AONB Conservation Board, Oxfordshire County Council, Thames Water, South Oxfordshire District Council, Southern and Scottish Networks, Marine Management Organisation, FE Doble & Sons, The Corner Shop, National Grid, The Environment Agency, Historic England, Natural England, Cllrs Bartholomew and Rawlins and the Shiplake Memorial Hall Trustees raising issues in relation to flood risk, housing numbers, heritage, green infrastructure, biodiversity net gain, updating local plan references, refuse storage, water supply, policy wording, consistency with the Local Plan, references to the memorial hall and other detailed matters.

6.22 As a result of these responses, following the end of the Regulation 14 consultation exercise a number of amendments were made to the policies in the draft Plan to address the comments including:

- Updating policy SV13 and accompanying text to strengthen the biodiversity net gain
- Updating local plan references
- Updating the mapping in the Plan
- Revising the Character Appraisal and Design guide to address various issues (eg bin stores)
- Providing additional text to refer to Thames Water's pre-application service
- Amendments in relation to the AONB text to address the AONB Conservation Board's comments
- Amendments to the objectives
- Amendments to policies SV1 to reflect H16 phraseology

- References to 'non-designated heritage assets' amended to 'buildings of heritage value'
- Policy SV4 amended to reflect new use class E
- Amendments to policy SV6 to change emphasis
- Amendments to policies SV2, SV9, SV10, SV11, SV13, SV15, SV16, SV19, SV24 and SV25 to reflect SODC comments
- Amendments to references in Plan to the Memorial Hall
- Amendments to policy SV7 to address comments

6.23 Additional comments were received from landowners or their representatives including Bolney Court Inc and Phillimore Estate (represented by Savills). These representations raised a number of similar issues about the landscape and countryside policies as well as the more detailed development management policies SV18, SV19, SV20, SV22 and SV26.

6.24 Various amendments were made to the policies to address those comments that were deemed to be valid, including changes to policies SV9, the landscape character areas, policy SV11, the introduction of a new policy SV8a and amendments to policies SV19 and SV26. A detailed response on landscape issues was made in response to the Hankinson Duckett report and the responses are set out in the tables at Appendix 19.

6.25 Over 200 completed questionnaires were received from members of the local community and these are summarised in the tables at Appendix 19. Additional comments were received via direct mail. Allowing for duplicate entries, the 186 resident responses to the questions asked were:

- Do you broadly agree with this Neighbourhood Plan? YES 82% NO 18%
- Are there any policies you believe are missing? YES 33% NO 67%
- Are there any policies incorrect / should be removed? YES 29% NO 71%
- Do you have any other comments? YES 67% NO 33%

6.26 The principal issues raised by the local community included comments relating to the impact of the 200+ new houses permitted in recent times in and on the edge of Shiplake, subdivision of properties,

impacts on environment, urbanisation, and concerns that the Neighbourhood Plan is now effectively out of date in reflecting current situation given amount of approved new housing (for small rural villages).

6.27 A number of changes were made to the Plan in response to the issues raised by the local community including amendments to the mapping information in the plan, the objectives (in particular objective 2), the Village Character Assessment and Design guide and policies SV5, SV7, SV8a, SV9, SV11, SV16, SV19 and associated supporting text in the body of the Plan.

6.28 A detailed summary of the responses to the Regulation 14 stage comments is set out in tabular form at Appendix 19.

Regulation 16 Consultation

6.29 [Details to be added once we have the dates and further information confirmed by SODC NP officers]

7. STRATEGIC ENVIRONMENTAL ASSESSMENT

7.1 A Screening Statement on the determination of the need for a Strategic Environmental Assessment (SEA) carried out by South Oxfordshire District Council ('SODC') dated 29th November 2019. The conclusion of this Screening Statement was that the Shiplake Neighbourhood Plan does not require either SEA or HRA Appropriate Assessment.

APPENDIX 1 - FULL LIST OF STATUTORY AND NON-STATUTORY CONSULTEES

NP Consultee list

	Statutory consultation bodies	Organisation	Email address	Invite to comment sent	Response received
(a)	where the local planning authority is a London borough council, the Mayor of London or a	n/a			
(b)	a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;	Oxfordshire County Council	lynette.hughes@oxfordshire.gov.uk; Venina.Bland@Oxfordshire.gov.uk;	04/03/2020 -1	Yes
(b)	a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;	South & Vale District Council	southandvale@oxfordshire.gov.uk;	04/03/2020 -1	
(b)	a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;	South Oxfordshire District Council	planning.policy@southoxon.gov.uk; Dorotyya.Faludi@southandvale.gov.uk;	04/03/2020 -1	Yes
		Vale of White Horse District Council	planning.policy@whitehorsedc.gov.uk;	04/03/2020 -1	
(b)	a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;	Eye and Dunsden Parish Council	clerk@eyedunsden.org;	04/03/2020 -1	
	Local Parish Council	Harpsden Parish Council	clerk@harpsdenparishcouncil.org.uk;	04/03/2020 -1	
	Local Parish Council	Binfield Heath Parish Council	msermon@btinternet.com;	04/03/2020 -1	
	Local Parish Council	Wargrave Parish Council	office@wargrave.org.uk;	04/03/2020 -1	
	Local Town Council	Henley Town Council	clerk@henleytowncouncil.gov.uk;	04/03/2020 -1	
	SODC & OCC representative Councillor	Ward Councillor	leighrawlins@compuserve.com;	04/03/2020 -1	Yes (via questionnaire)
(b)	SODC & OCC representative Councillor	Ward Councillor	david.bartholomew@oxfordshire.gov.uk;	05/03/2020 (Resent)	Yes (via questionnaire)
	Member of Parliament	MP	howelljm@parliament.uk;	04/03/2020 -2	
(c)	the Coal Authority;	The Coal Authority	planningconsultation@coal.gov.uk;	04/03/2020 -2	
(d)	the Homes and Communities Agency;	Homes England	enquiries@homesengland.gov.uk;	04/03/2020 -2	
(e)	Natural England;	Natural England	Eleanor.Sweet-Escott@naturalengland.org.uk;	04/03/2020 -2	Yes
(f)	the Environment Agency;	Environment Agency	planning_THM@environment-agency.gov.uk;	04/03/2020 -2	Yes
(g)	the Historic Buildings and Monuments Commission for England	Historic England	Robert.LloydSweet@HistoricEngland.org.uk;	04/03/2020 -2	Yes
	National Trust	National Trust - reference AONB	enquiries@nationaltrust.org.uk;	04/03/2020 -2	
	Chilterns Conservation Board	Chilterns Conservation Board - reference AONB	planning@chilternsaonb.org;	05/03/2020 (Resent)	
(h)	Network Rail Infrastructure Limited (company number 2904587);	Network Rail	assetprotectionwestern@networkrail.co.uk ;	04/03/2020 -2	
(h)	Network Rail Infrastructure Limited (company number 2904587);	Network Rail	townplanningwestern@networkrail.co.uk;	04/03/2020 -2	
(i)	a strategic highways company - any part of whose area is in or adjoins the neighbourhood area;	Highways England	info@highwaysengland.co.uk;	04/03/2020 -2	
(j)	the Marine Management Organisation(6);	Marine Management Organisation	consultations.mmo@marinemanagement.org.uk;	04/03/2020 -2	Yes
	Any Person:				
(i)	to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003;	BT	nicola.sime@bt.com;	04/03/2020 -3	
(ii)	who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;	EE	public.affairs@ee.co.uk;	04/03/2020 -3	
(ii)	who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;	THREE	jane.evans@three.co.uk;	04/03/2020 -3	
(ii)	who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;	EMF Enquiries - Vodaphone & O2	EMF.Enquiries@ctil.co.uk;	04/03/2020 -3	
(l)	where it exercises functions in any part of the neighbourhood area —				
(i)	a clinical commissioning group established under section 14D of the National Health Service Act 2006;	Oxfordshire Clinical Commissioning Group	planning@oxnet.nhs.uk;	04/03/2020 -4	
(ia)	the National Health Service Commissioning Board;	NHS England	reception.jubileehouse@property.nhs.uk;	04/03/2020 -4	
	Oxfordshire Local Nature Partnership	Oxfordshire Local Nature Partnership	bap@oncf.or.uk;	04/03/2020 -4	
(ii)	a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989;	Wood E&I Solutions UK Ltd (on behalf of National Grid)	nationalgrid.uk@avisonyoung.com;	04/03/2020 -4	

NP Consultee list

	Statutory consultation bodies	Organisation	Email address	Invite to comment sent	Response received
(ii)	a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989;	National Grid	box.landandacquisitions@nationalgrid.com; nationalgrid.uk@avisonyoung.com;	04/03/2020 -4	Yes
(ii)	a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989;	Cadent	plantprotection@cadentgas.com;	04/03/2020 -4	
(ii)	a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989;	Scottish and Southern Energy Power	chris.gaskell@sse.com;	04/03/2020 -4	Yes (No comment)
(iii)	a person to whom a licence has been granted under section 7(2) of the Gas Act 1986;	UK Power Networks	ConsentsEnquiries@ukpowernetworks.co.uk;	04/03/2020 -4	
(iv)	a sewerage undertaker; and (v)a water undertaker;	Thames Water	developer.services@thameswater.co.uk; tasha.hurlev@savills.com;	04/03/2020 -4	Yes
(iv)	a sewerage undertaker; and (v)a water undertaker;	Thames Water - Developer Services	ThamesWaterPlanningPolicy@savills.com;	04/03/2020 -4	
(m)	Local Business & Institutions				
	Baskerville Arms: Hotel, Restaurant & Public House	Baskerville Arms	enquiries@thebaskerville.com ;	04/03/2020 -5	
	Plowden Arms: Restaurant & Public House ('Closed')	Plowden Arms	ktrackham1@outlook.com;	04/03/2020 -5	
	Lower Shipkake Post Office & Corner Shop	Corner Shop	markcarolharvey@btconnect.com;	04/03/2020 -5	Yes (questionnaire)
	Shiplake Butchers	Shiplake Butchers - response via hard copy			
	Shiplake Motors	Shiplake Motors Ltd	shiplakemotors@yahoo.co.uk;	04/03/2020 -5	
	Shiplake Farm	Shiplake Farm	stephen_doble@hotmail.co.uk;	04/03/2020 -5	Yes (questionnaire)
	Shiplake College - Independent Secondary Education	Shiplake College	info@shiplake.org.uk;	04/03/2020 -5	
	Shiplake C of E Primary School & Nursery School	Shiplake C of E Primary School	office.3810@shiplake.oxon.sch.uk;	04/03/2020 -5	
	Shiplake Memorial Hall: Local Events, Nursery, Sports & Social Activities	Shiplake Memorial Hall	secretary@shiplakehall.com;	04/03/2020 -5	Yes
	River Thames Society	Middle Thames Section	john-skuse@hotmail.com;	04/03/2020 -5	
	Other Institutions:				
	Oxfordshire Equality and Disability Council		info@ocva.org.uk;	04/03/2020 -6	
	Citizens Advice, Henley on Thames		sar@osavcab.org.uk;	04/03/2020 -6	
	Homes and communities Agency		stephanie.ainsworth@hca.gsx.gov.uk;	04/03/2020 -6	
	United Benefice of Shiplake, Harpsden and Dunsden		Robert.Thewsey@btinternet.com;	04/03/2020 -6	
	Local Land Owners:				
	SOHA	South Oxfordshire Housing Association	housing@soha.co.uk;	04/03/2020 -6	
	Phillimore Estate	Phillimore Estate c/o Savilles	ed.rehill@savills.com;	04/03/2020 -6	Yes
	Culden Faw Ltd	Culden Faw Ltd - (Bolney Court Inc)	add@culdenfawitd.com;	04/03/2020 -6	Yes
	Thames Farm	Taylor Wimpey	Jo.murphy@taylorwimpey.com;	04/03/2020 -6	
	Wyvale Nursery	Dairy Lane Ltd c/o Savilles			
	Mt. Ida	Ressance Land No. 21 Ltd	info@ressance.co.uk;	04/03/2020 -6	
	Land on New Road	Ashburn Planning Ltd	robmegson@btinternet.com;	04/03/2020 -6	
	Land on A4155	Retirement Villages Group c/o Tetlow king Planning	iain.warner@tetlow-king.co.uk;	04/03/2020 -6	

APPENDIX 2 - FRONT PAGE OF NEIGHBOURHOOD PLAN WEBPAGE

[Home](#)[Covid-19](#)[Community](#)[Local Area](#)[Council](#)[Businesses](#)[Forum](#)[Contact us](#)[Kids Corner](#)

Neighbourhood Plan - Evidence Base

This page contains links to relevant presentation, reports, etc.

To view a document, click on it. It will open in a new window and you will be able to view or download it. If a document doesn't immediately appear please be patient - some of the documents are quite large and may take quite a few seconds to appear.

If you have problems accessing a document please let us know by e-mailing webmaster@shiplakevillages.com. stating which document you were trying to access.



General Data and Information

- [Key Census Data 2011](#) (File downloads as Excel file. You will need Microsoft Excel to open it.)
- [Rural Place profile Nov 2013](#)
- [Shiplake Village Plan 2014](#) (very large file!)
- [Lower Shiplake Flood Plain](#)
- [Shiplake Cross Flood Plain](#)
- [Local Insight Report March 2017](#)

Steering Group & Committee Meetings

- [\(See separate page\)](#)

Communications

- [Presentation to PC AGM 24 May 2017](#)
- [NP Questionnaire June 2017](#)
- [Initial Questionnaire Results August 2017](#)
- [Public Exhibition Material 4 November 2017](#)
- [Shiplake Newsletter November 2017](#)
- [Neighbourhood Plan Survey Final Report](#)
- [Neighbourhood Plan Development Report 2018](#)
- [Neighbourhood Plan Development Report 2019](#)
- [SNP Supplementary Survey March 2019](#)
- [SNP Supplementary Survey March 2019 - Results](#)
- [SNP Supplementary Survey June/July 2019](#)
- [SNP Supplementary Survey June/July 2019 - Results](#)
- [Pre-Submission Consultation - Questionnaire](#)
- [Pre-Submission Consultation - \(Draft\) Shiplake Neighbourhood Plan](#)
- [Pre-Submission Consultation - \(Draft\) Villages Character Assessment](#)
- [Pre-Submission Consultation - \(Draft\) Landscape Character Assessment](#)
- [Pre-Submission Consultation - Analysis \(Residents\) *Not yet available*](#)
- [Pre-Submission Consultation - Comments \(Residents\) *Not yet available*](#)
- [Pre-Submission Consultation - Responses \(Consultee\) *Not yet available*](#)

Formal Information

- [SODC Consultation Notice April 2017](#)
- [NP Area Approval Notice 25 July 2017](#)
- [NP Area Re-Designation Approval Notice 17 May 2019 inc. Supporting Statement](#)

Other Information

- [AONB Proposal to Extend \(Multi Parish\)](#)
- [Existing Planning Consents](#)
- [List of Community Assets](#)
- [Tree Preservation Register](#)
- [Confirmation by Trustees of Agreement re Memorial Hall Proposed Policy](#)
- [SODC attribution of Thames Farm to Shiplake settlement 24/05/2018](#)
- [SODC attribution of Thames Farm to Harpsden for administrative boundary considerations 07/12/2018](#)
- [SODC proposed additions to NP Area March/April 2018](#)

Council

Planning

Villages Plan (SVP) 2014

Neighbourhood Plan (NP) 2020

- [NP - Articles](#)
- [NP - Evidence Base](#)
- [Comms Survey 2021](#)
- [Councillors](#)
- [Ask a Councillor?](#)
- [Policies & Documentation](#)
- [Agendas & Minutes](#)
- [Branch Line & Electrification](#)
- [Crime and Neighbourhood Watch](#)
- [Flood Information](#)
- [Minutes Archive](#)
- [Newsletter](#)
- [Parish Map](#)

What's on?

13/9/2021	Parish Council Meeting	More...
11/10/2021	Parish Council Meeting	More...
8/11/2021	Parish Council Meeting	More...
13/12/2021	Parish Council Meeting	More...
10/1/2022	Parish Council Meeting	More...
14/2/2022	Parish Council Meeting	More...

Neighbourhood Plan Pre-Submission Forum Threads

Neighbourhood Plan		Start a new thread		
Originator	Subject	Replies	Views	Last Reply
Steve Tassell 07/10/2020 10:24 am	The Gables development	1	505	Cllr David Bartholomew 07/10/2020 10:59 am
Cllr David Bartholomew 12/07/2020 2:04 pm	No more infill, no more development. CHANGE THE PLAN	14	578	Peter Boros 17/07/2020 2:22 pm
Chris Penrose 15/07/2020 12:41 pm	The Consultation Period for the Neighbourhood Plan is now closed	0	150	
Chris Penrose 10/07/2020 1:36 pm	Only 5 days left to shape Shiplake	1	134	tim green 14/07/2020 4:14 pm
Chris Penrose 14/07/2020 10:24 am	Today's the final day for you to shape Shiplake	1	109	Chris Penrose 14/07/2020 3:56 pm
Chris Penrose 13/07/2020 9:18 am	Only 2 days left to shape Shiplake	1	223	Chris Penrose 13/07/2020 10:36 am
Chris Penrose 12/07/2020 9:59 am	Only 3 days left to shape Shiplake	0	155	
Chris Penrose 11/07/2020 7:48 pm	Only 4 days left to shape Shiplake	0	98	
Chris Penrose 09/07/2020 9:29 am	6 days left to shape Shiplake	0	153	
Chris Penrose 08/07/2020 2:08 pm	7 days left to shape Shiplake	0	133	
Chris Penrose 07/07/2020 10:24 am	8 days left to shape Shiplake	0	146	
Chris Penrose 06/07/2020 12:15 pm	9 days to shape Shiplake	0	175	
Chris Penrose 02/07/2020 11:50 am	13 days to shape Shiplake	8	332	windsor richards 06/07/2020 12:03 pm
Chris Penrose 05/07/2020 9:02 am	10 days left to shape Shiplake	0	193	
Chris Penrose 04/07/2020 8:01 am	11 days to shape Shiplake	1	277	Michael Burrough 04/07/2020 8:17 pm
Chris Penrose 03/07/2020 10:12 am	12 days to shape Shiplake	2	249	Chris Penrose 03/07/2020 12:00 pm
Cllr David Bartholomew 26/06/2020 5:24 pm	If you think 218 extra houses is ENOUGH please respond to the Neighbourhood Plan	5	313	Cllr David Bartholomew 02/07/2020 2:07 pm
Chris Penrose 01/07/2020 9:49 am	14 days to shape Shiplake	3	222	graham Spearpoint 01/07/2020 7:29 pm
Chris Penrose 30/06/2020 5:05 pm	15 days left to shape Shiplake	3	186	David Pheasant 01/07/2020 1:31 pm
Chris Penrose 29/06/2020 5:14 pm	16 days left to shape Shiplake	1	177	Chris Penrose 30/06/2020 2:49 pm
Chris Penrose 28/06/2020 6:06 pm	17 days left to shape Shiplake	2	140	Chris Penrose 29/06/2020 10:51 am
Chris Penrose 27/06/2020 8:18 pm	18 days left to shape Shiplake	0	145	
Chris Penrose 26/06/2020 5:05 pm	19 days left to shape Shiplake	0	102	
Chris Penrose 24/06/2020 4:02 pm	21 days left to shape Shiplake	2	191	Susan LINES 26/06/2020 2:35 pm
Chris Penrose 25/06/2020 5:57 pm	20 days left to shape Shiplake	2	172	Cyril Crouch 26/06/2020 11:34 am
Chris Penrose 22/06/2020 6:26 pm	23 days left to shape Shiplake	1	142	James Dalzell 25/06/2020 1:38 pm
Chris Penrose 23/06/2020 4:58 pm	22 days left to shape Shiplake	0	119	

Neighbourhood Plan

[Start a new thread](#)

Chris Penrose 30/05/2018 10:55 pm	Why is the majority of NP build in Shiplake Cross?	16	2595	tim green 27/05/2020 1:13 pm
Chris Penrose 29/03/2020 6:59 pm	Review and Comment on the Shiplake Villages Neighbourhood Plan	1	308	Chris Penrose 15/04/2020 5:55 pm
Chris Penrose 03/03/2020 10:22 am	CANCELLED - Shiplake Neighbourhood Plan meetings at the Memorial Hall	1	400	Chris Penrose 16/03/2020 10:15 am
Fred Maroudas 15/03/2020 5:40 pm	Neighbourhood Plan meetings cancelled	0	330	
Chris Penrose 09/03/2020 9:15 am	Shiplake Neighbourhood Plan is online and available in hard copy	0	372	
David Pheasant 14/06/2019 5:43 pm	Neighbourhood Plan Short Survey	1	1173	David Pheasant 08/07/2019 1:31 am
David Pheasant 09/11/2018 11:55 pm	NP Consultation & 'pop ups'	0	1555	
Felix Lighter 24/05/2018 5:17 pm	update online	0	1845	
Felix Lighter 02/05/2018 3:40 pm	Open space in NP	4	1959	Peter Boros 02/05/2018 8:44 pm
Felix Lighter 01/05/2018 3:36 pm	Where can we vote	6	1849	Felix Lighter 02/05/2018 3:44 pm
Peter Boros 04/03/2018 5:16 pm	BEGGARS BELIEF!	5	3435	Peter Boros 04/03/2018 5:57 pm
Anthony de Normann 01/03/2018 9:54 am	Neighbourhood plan	8	2185	Peter Boros 02/03/2018 3:19 pm
Peter Boros 06/02/2018 7:31 pm	What is Brownfield Land	10	2125	Charles Wright 27/02/2018 4:50 pm
Peter Boros 31/01/2018 2:54 pm	Invitation to New Road Residents	5	2133	Peter Boros 20/02/2018 1:05 pm
Joanne Stone 25/01/2018 10:27 am	Queries with the NP questions and answers	40	2824	Peter Boros 06/02/2018 7:18 pm
Charles Wright 30/01/2018 9:02 am	Neighbourhood Planning Group - Meeting Minutes	7	1989	Charles Wright 04/02/2018 1:41 pm
Rupert Thurgood 29/01/2018 12:12 pm	Neighbourhood Plan	6	1855	Peter Boros 29/01/2018 5:43 pm
Peter Boros 24/01/2018 4:58 pm	NP Sites 6/27	0	1812	
Peter Boros 21/11/2017 2:51 pm	The Neighbourhood Plan Forum	5	2351	Peter Boros 24/01/2018 1:27 pm
Ray Wild 02/01/2018 2:13 pm	Tree Preservation Orders	1	2026	Elaine Fowler 12/01/2018 6:37 pm

APPENDIX 3 - PERIODIC NEWSLETTERS AND NOTIFICATIONS



Newsletter Issues

The Newsletter in the Future



As information that would be in the Newsletter will be on the new website and we would also like to reduce some of the logistical difficulties in its distribution, we are reviewing what would be the best way to produce the Shiplake Newsletter in the future. Certainly, the newsletter is appreciated by many of the residents and whilst the number of people using the internet is very high within the villages, we are conscious not everybody uses it. The intention is to continue producing a newsletter, perhaps in a changed format, available via the website and the local shops, Sydney Harrison House and other suitable places.

The Parish Council, February 2014

Past Issues

July 2017	November 2017	
June 2016	November 2016	
April 2015	November 2015	
February 2014	June 2014	November 2014
February 2013	June 2013	October 2013

Neighbourhood Plan Special Supplement in Shiplake News

You can now view the **special supplement** electronically by clicking here: [Shiplake News Nov 2017](#).

It is a **4 page feature in the centre of the newsletter**. It includes a full update on the current status of the development of the neighbourhood plan and references the successful Open Exhibition, held earlier this month, with conclusions drawn from it and the resident survey in June.

Hard copies will be delivered to residents in the coming week with the special supplement separated from the main body of the newsletter. Keep it for future reference as more information becomes available via the website. It should be easy to keep up to date on the neighbourhood plan in shaping the future of Shiplake.

The newsletter, of course, gives you the chance to catch up with everything that is happening in Shiplake as we enter the festive season.

Article created / last edited: 22 November 2017

Shiplake News July 2017 Available Online

Regular visitors to the home page should have noticed the Shiplake News preview of the July 2017 issue...now you can just [click here](#) and get the full details before a hard copy drops through your letterbox in the next week or so. Should you not receive one, The Corner Shop, the pubs and the butchers in Lower Shiplake will likely have copies shortly.

Why wait? Find out now what real changes are affecting Shiplake, consider serious viewpoints relevant to the challenges of today, know what local events are happening...and, who can spot the factual error in one of the articles that kept evading the editor's cut?

Your views are important. Let us know what you think via: newsletter@shiplakevillages.com. and should you wish to become involved with the production of the newsletter, contact us at the same address.

David Pheasant & Dennis Oliver - with thanks to all contributors

Article created / last edited: 7 July 2017

Shiplake News November 2016 Available Online

The **latest issue is now available on the website**. It focuses on the challenge presented by large scale planning applications and how residents can help make sure the villages are not overwhelmed. There are also updates and features on the many good things happening in Shiplake... just [click here](#) and hopefully you will not miss out on anything.

Hard copies of the newsletters will be distributed shortly. Should you not receive one, The Corner Shop and the butchers in Lower Shiplake will likely have copies.

Your views are important. Let us know what you think via: newsletter@shiplakevillages.com. and should you wish to become involved with the production of the newsletter, contact us at the same address.

David Pheasant & Dennis Oliver with thanks to all contributors

Article created / last edited: 23 November 2016

Council

Planning

Villages Plan (SVP) 2014

Neighbourhood Plan (NP) 2020

- Comms Survey 2021
- Councillors
- Ask a Councillor?
- Policies & Documentation
- Agendas & Minutes
- Branch Line & Electrification
- Crime and Neighbourhood Watch
- Flood Information
- Minutes Archive
- Newsletter
- Parish Map

What's on?

13/9/2021	Parish Council Meeting	More...
11/10/2021	Parish Council Meeting	More...
8/11/2021	Parish Council Meeting	More...
13/12/2021	Parish Council Meeting	More...
10/1/2022	Parish Council Meeting	More...
14/2/2022	Parish Council Meeting	More...

Shiplake Now and in 15, 20 & 30 Years Time?

Does it matter? That's a personal point of view but as so many people arrive in Shiplake and stay for a long time, the answer is very probably yes. Anecdotaly, talking to residents, the answer is, again yes. The analysis of the neighbourhood plan questionnaires will very likely affirm this viewpoint. We shall see and we will have the answers towards the end of July; we shall



update everyone on the results via the website. The results are important in making it possible for the Neighbourhood Plan Steering Group to begin to define what the villages should look like in 2033, whilst meeting the housing requirements of SODC - as opposed to the likelihood of speculative developers defining our future for us. In this context, a **VERY BIG THANK YOU for the 700+ questionnaires received** and the **approaching 100 new user registration requests** for the villages website, for updates on our plans. This means we have well over 600 registered users representing 600+ households and begin to realise the objective of being 'a virtual village' from a communications perspective. The website is the way we will keep you updated on progress on all fronts and ask your views, directly and indirectly, on what you think you want for the future of **Shiplake: Your Villages...Your Future.**

And, yes, you can contemplate all this whilst enjoying all the places and events happening in Shiplake and the surrounding area over the summer – regattas, fetes, festivals, the river, countryside, bowls, walking football and tennis at Memorial hall, golf, great local pubs and restaurants....more about such things in this issue of Shiplake News and, yes, the future does matter!

Neighbourhood Plan update on page 2

Party and Picnic

A gorilla and a brown bear were amongst the large number of people who enjoyed the fourth Shiplake Party and Picnic on Sunday June 11th. The gorilla is a local, but the bear was a visitor from Ewelme.

Four music groups performed. Shiplake College students interrupted their exam preparation to play for us. The Community Choir was with us again. PIP and ADAM (new this year) gave us original songs and the headline act was again the wonderful RYWOLF .



The new Plowden Arms did not have time to muster a 'tug of war' team, so the event was dominated by mixed teams of children and the occasional very enthusiastic adult e.g. our local butcher. Again the girl's teams seemed to dominate the 'pulls' but that may have been because there were more of them. A big hit was the dressing up facilities provided by SHADDO. Many exotic creatures roamed the site so we now know about Amazing Creatures and where to find them in Shiplake.

Walking football was energetically demonstrated. The breeze was too strong for table tennis.

The gorilla and the bear were to be in charge of collecting donations, to help cover the cost of the event, but mild intimidation was not required; donations were generous.

Loddon Brewery was very popular as was Maurice's ice cream. Stovells fish and chips withdrew at the last minute but the Scouts, assisted by the College and Keith the butcher, set up an impressive operation and supplied a vast number of meals.

Special thanks are due to Shiplake College, the Farm, Bowls and Tennis Clubs, SHADDO, the Nursery, the Scouts, the BBQ and Teas teams, the organizing group, the MC and all those who made the event possible.

Ray Wild

P&P Photographs on page 6

**Inside
Neighbourhood Plan
Council Matters
Thames Farm Inquiry
W&S Regatta
Red & Green Boxes
Farm Bulletin
View from the Rectory
Party & Picnic Photos
Learning is Fun
Local Businesses**

Red and Green Boxes

As mentioned recently on the website forum, the red telephone box opposite the Corner Shop is now owned by the parish council, following BT's recent de-commissioning. It now needs to be renovated and used perhaps as a centre for information on the local area and, possibly, a 'book swap' library as successfully introduced in Binfield Heath. It should also be noted that the parish council has had the older green BT cabinet renovated with the BT graffiti numbering reference removed. The very discerning or, perhaps, those simply needing faster broadband speeds may have noticed that the green broadband cabinet near the Corner Shop has had its capacity increased from 300 to 420 users. This bodes well for the increasing number of users of the village's website to keep in touch with local events and developments; another successful outcome of the Shiplake Villages Plan. More about this elsewhere in the newsletter. What do we need now? Volunteers would help to make this part of Lower Shiplake more presentable and of value to the community. Simply respond via:

feedback@www.shiplakevillages.com



Neighbourhood Plan (NP) Status

At the middle of the year, we are also coming to one of the key milestones for the Neighbourhood Plan process. The results of the analysis of over 700 resident's responses to the questionnaire, seeking your opinion on a variety of issues and, in particular, the attitudes towards where any further residential development should take place and in what form.

I should like to thank all of the residents who have returned their questionnaires, 700 from villages having c 650 houses was a very good turn out and will provide valuable insight into what you think about your villages and the vision of how these should evolve over the next 15 years or so.

The next stage of the process, once this information has been analysed, is to draw some key conclusions from the survey and then to shape these conclusions into plans, proposals, and planning policy



statements for the NP. This will be done in tandem with talking to the owners of the various sites, which have been provisionally identified as being potentially suitable for residential and other development, in order to draw up a

ranked series of achievable options.

It was very clear from the Public Inquiry into the Thames Farm development how developers are trying to pick holes in Neighbourhood and Local Plans and so we need to be very careful and clear with the policies that we draft and the plans we present.

Once we have reached the stage of identifying the sites that could potentially support the number of new houses that you have identified as the target you would like achieved, (which needs to be a minimum of 5% of the housing stock at the beginning of the plan period), we will then have a further round of consultation and present residents with our findings. You will be able to express your views and opinions on the primary candidates for developments identified. This will then be followed by the production of a consultation draft of the plan for consideration by all.

Once again thank you for your support in this important Parish Initiative.

You can provide feedback via np2017@shiplakevillages.com

Peter Boros—Chairman NP Steering Group

Wargrave & Shiplake Regatta Become a Supporter

As you may know we run an annual traditional boats regatta (situated down Mill Lane past the Lock). This year we are celebrating our 150th anniversary and are keener than ever to encourage all local people to attend and support.

We charge an entry fee of £10.00 for the whole weekend or £7.00 for the Saturday only. It is a great day out for the family and you can

purchase food, drink and bouncy castle rides in the enclosure.

You can compete by entering different events. For details please see our web site at wsregatta.co.uk. Entries need to be submitted no later than 11th July.

We have some free taster / training days on 25th June and 9th July.

There is the opportunity to have paid practice in the two weeks before the event.

We do rely on the support of our community so, if you would like to purchase tickets in advance and would consider including a donation, we would encourage you to be a subscriber by completing the [application form](#) and hopefully signing the gift aid declaration on our website.

We would love to meet you on the riverbank in August.

G.C. van Zwanenberg – Chairman, W & S Regatta



Council Matters

Planning

Planning activity continues on the increase, primarily in Lower Shiplake, as residents will be only too aware from the associated construction traffic! So far this year there have been 26 planning applications, which is 10% up on last year. Of these the parish council has recommended refusal of 13, at 50% a significantly higher rate than last year's 26%, which reflects what may be termed "pushing of the envelope", not just by developers but also by residents of the villages.

Conversion of the historic Lashbrook Chapel into residential use has finally been allowed on appeal, while an application for a development on a greenfield site on New Road was successfully opposed and refused by the SODC Planning Committee.

On another encouraging note, with the application to redevelop the languishing Sidney Harrison House site, whilst retaining social housing, now approved we are pressing SOHA to get on with it. Also the completion of Tennyson Mews, opposite the Corner Shop, has brought favourable comment, which reflects the positive response of the developer to the parish council's input.

Whilst we continue to oppose the application for an 8-house development on the Mt Ida site, our focus has been on joining with SODC and Harpsden PC in opposing the Thames Farm appeal for 95 houses. This was heard at a public inquiry at Nettlebed Village Club Hall, starting on Tuesday 13th June for 4 days. All the earlier written representations made by residents against this application were submitted to the Planning Inspectorate as part of the inquiry process. The presence of residents to demonstrate the strength of local opinion is important in these matters and our thanks to all those who attended—see the separate note from Tudor Taylor on the Inquiry.

Geoff Thomas - Chair Shiplake Planning Working Group

Thames Farm Inquiry

The four day Thames Farm Public Inquiry, reviewing Ms Claire Engbers appeal to build an estate of 95 houses across the A4155 from Lower Shiplake, closed on Friday the 16th June. We now have to await the Inspector's decision, which is anticipated in August.

A big thank you to all residents for your support through this process – it really does help and hopefully the Inspector will take note of the force of feeling and dismiss the appeal.



Entrance to Thames Farm

I am afraid to say, that I cannot give any indication as to which way it will go but, in my view, given the evidence presented at the Inquiry, the appeal by Ms Engbers should be dismissed—unfortunately though, I am not the Inspector!

We are taking our duties on future housing needs very seriously, hence the developing Shiplake Neighbourhood Plan. Following the review of survey responses a careful

evaluation needs to be completed of what sort of housing is required and more particularly where it should be built to meet our share of District housing numbers. We will need to take more housing but as a community we should decide for ourselves where it should go and not be at the mercy of speculative landowners and developers.

I am also hopeful that the ridiculous retirement home application on the Reading Road will be refused planning permission on sustainability and highway access and safety grounds.

Tudor Taylor Chairman, Shiplake Parish Council

Retiring Councillors and New Ones Needed

Retiring is not quite the word to use as Chris Smith and Geoff Thomas 'step down' from the parish council, after several years of significant contributions to the work of the council and the community it serves. Chris has provided strong strategic guidance to our activities, not least as a key member of the Finance Working Group, and should be remembered for using the phrase 'a virtual village' in referencing the objectives in developing of the village's website. This is becoming ever more important with increasing numbers of users as we progress the Shiplake Neighbourhood Plan.

Geoff has been 'the leading light' as Chairman of the Planning Working Group (PWG), ensuring the parish council has been fully appraised of everything it needs to know on planning matters, gaining the respect of SODC for our professionalism and, not least, ensuring the council has done the most it could have done on behalf of all residents in representing their interests and achieving the right outcomes...not least with regard to such as the Thames Farm Inquiries and other major developments. My personal thanks to him for coaching me in the specifics and vagaries of the planning system.

We now need two new councillors to continue the good work. A notice has been placed on the website and parish notice boards asking interested residents to contact the Parish Clerk, Roger Hudson via shiplakepc@hotmail.com or call him on 07809 829628 to find out more. We aim to be as representative of the whole parish as possible whilst encompassing the right mix of skills.

David Pheasant – Vice Chairman, Shiplake Parish Council & PWG

David Bartholomew Appreciation of Re-election

'I was honoured to be re-elected as your County Councillor on 4th May with an increased share of vote from 58% to 71% across the nine parishes I represent. Over the last four years I have worked very closely with Shiplake Parish Council on a non-political basis assisting them on local matters. The village is fortunate to have such an able and dedicated team of Parish Councillors and I look forward to continuing the relationship over the next four years. I also devote much time to directly helping residents on an individual basis on a wide range of matters including education, highways and planning, and my contact details can be found on the Shiplake Villages website.

Regards Cllr David Bartholomew

Farm Bulletin May 2017

The gardeners amongst you will have noticed that April was a very dry month. We usually expect roughly fifty millimetres of rain in April but this year we had less than five. The majority of the land that we farm is light and gravelly which makes it particularly sensitive to drought. Autumn sown crops of wheat and oilseed rape have already grown deep roots and held out fairly well so far but the spring sown crops were desperate for a drink. There is very little we can do other than wait for nature to take its course. And it did in May but a glorious hot period in June has presented challenges.



Over the last few years you may have noticed our morphine poppies growing in the fields around Shiplake, which look particularly striking when they flower in June. Unfortunately the pharmaceutical company that we have supplied has decided to stop production in the UK. This is partly due to the availability of cheaper imports and partly due to a gradual shift in demand for pain relief away from morphine towards codeine, which can only be grown in warmer climates. As a result we needed to find another crop to replace the poppies with, so this year we are trying soya beans. Traditionally soya has been imported. However, over recent years the majority of these imports have been grown with genetically modified (GM) crops, which have been widely adopted elsewhere in the world. Many European consumers are concerned about GM and as a result there is increasing demand for GM free soya both to feed livestock and for the growing market for products such as soya milk.

In March we were delighted to find out that our Countryside Stewardship Scheme application had been successful. This is a voluntary scheme run by the government which encourages farmers to manage



their land in an environmentally sensitive manner. We will be growing over ten acres of crops specifically to encourage pollinating insects such as bees, which are vital for both the natural environment and for successful crop production. Another five acres will be growing special mixtures of plants such as millet and quinoa to provide feed and shelter for farmland birds such as linnets and corn buntings. Although we are not hosting an open day ourselves this year, Open Farm Sunday was held on 11th June and a number of local farms participated. For more information please visit: www.farmsunday.org

Stephen Doble– Shiplake Farm

View from the Rectory

Dear friends

I write this article in the aftermath of the terrorist attacks around the world which seem to be escalating, and which has also left me, as I am sure it has left many of you, wondering about this world that we live in.

We can in our lives think that the little things that get us down and upset are important, but... are they really? What would we feel if we had had a row over breakfast with our loved ones and then found that we could not say sorry to them as they had been killed? Why do we get so upset over the small difficulties in life when we can seem at times to totally ignore the bigger picture?

Jesus says 'you shall love the Lord your God with all your heart, and with all your soul, and with all your mind, and with all your strength.' The second is this, 'You shall love your neighbour as yourself.' There is no other commandment greater than these." (Mark 12:30-31. NRSV)

I have been struck that we often do not seem to take these words to heart, and struggle to even like our neighbour, let alone love them. However, the open letter from Antoine Leiris, (17th November 2015) which directly addressed the terror gang who gunned down his wife H el ene Moyal-Leiris in the Paris shooting really hit home for me, and so I would like to remind you about what he said - just in case you missed it, or have forgotten his words.

'On Friday night you stole the life of an exceptional being, the love of my life, the mother of my son, but you won't have my hatred.

I don't know who you are and I don't want to know - you are dead souls. If this God for which you kill indiscriminately made us in his own image, every bullet in the body of my wife will have been a wound in his heart.

So no, I don't give you the gift of hating you. You are asking for it but responding to hatred with anger would be giving in to the same ignorance that made you what you are.

You want me to be afraid, to view my fellow countrymen with mistrust, to sacrifice my freedom for security. You have lost.

I saw her this morning. Finally, after many nights and days of waiting. She was just as beautiful as when she left on Friday night, just as beautiful as when I fell hopelessly in love over 12 years ago.

Continued on Page 5

Of course I'm devastated with grief. I admit this small victory, but it will be short-lived. I know she will accompany us every day and that we will find ourselves in this paradise of free souls to which you'll never have access.

We are two, my son and I, but we are stronger than all the armies of the world.

I don't have any more time to devote to you, I have to join Melvil who is waking up from his nap. He is barely 17-months-old. He will eat his meals as usual, and then we are going to play as usual, and for his whole life this little boy will threaten you by being happy and free. Because no, you will not have his hatred either!

Let us all then remember that in this world that we live in we can all make a difference, and we can and should make this world a better place to live in.

(The complete article can be seen at www.shiplakevillages.com)

Yours in Christ, Revd. Robert Thewsey

Learning is Fun Shiplake College

We are zooming towards the end of another academic year, and there are so many moments that stand out as highlights that it is difficult to know where to begin. The 1st VII rugby team stormed to victory in the Society of Heads' Sevens; the 1st VIII rowing crew impressed spectators and supporters, when they made history by winning the Schools' Head of the River; and Shiplake's musicians wowed audiences in the annual Spring Concert.

It has been a successful season for the Shiplake teams so far, cricket and tennis players have pulled off some stunning victories, and I hope that this will be a continuing trend throughout the following term! Rowers are heading to the Bedford Regatta, to put into practise skills that have been honed during an Easter trip to Temple Sur Lot in the south of France. Pupils working towards the Duke of Edinburgh awards travelled to the Brecon Beacons, in order to trek and camp as part of their expeditions.

These were not the only trips abroad undertaken during the course of the Easter holidays. Deputy Head, Academic Gareth Hughes, Assistant Head, Academic Studies, Paul Jones, and Director of Boarding Admissions Keith Settle visited Guiyang Prime International Academy, in the south-west of China, to further develop Shiplake's bond with international educational institutions. It is hoped that the bond between the two schools will benefit each, paving the way for many exciting school projects, such as international sporting tours to China.



Pupils have been given much food for thought from a variety of speakers and during a number of trips; Guardian journalist and

convicted murderer Erwin James shed light on the British criminal justice system; Paultons Park invited BTEC pupils to see how training and management was handled at a large

company; a number of members of the local community have been in to Religious Studies classes to discuss different religions with Sixth Formers; and Economics pupils visited the Bank of England to discuss theories in action.

These are just snippets of all that is going on at Shiplake, and we have much more to look forward to over the coming weeks. The annual Prize Giving ceremony will see us bid farewell to another Year 13 cohort. The Summer Concert is also approaching us, and all were welcome to attend on Monday 26 June at 7.00pm.

Gregg Davies-Headmaster

Stop Press



Shiplake College prevail over Abingdon at 2017 HRR

Shiplake Primary School

As we welcomed the children back after the Easter break, I find it hard to believe that we are already moving into the Summer term. The Summer uniform has made its reappearance and the sunshine arrived!

During our busy and very long Spring term, so many activities have taken place alongside our busy curriculum timetable. During March, each class had the opportunity to take part in an activity during Henley Youth Festival week.



The Reception class travelled to Nettlebed School to take part in a 'Blunderbus' activity, Year 1 went to Trinity School to attend a 'Singing with Lucy Hewes' workshop and Year 4 took a ride to Badgemore School to take part in a 'Solid Steel Drumming'

class. Our school was delighted to be able to host a 'Create 'n' Make' craft morning for the children in Years 2 and 3 and the Young Shakespeare Company made a welcome return to Shiplake, performing their production of 'A Midsummer Night's Dream' for the children to enjoy. We were pleased to welcome Peppard School to enjoy the performance with us. All activities were very well received by the children (and parent helpers who had joined us!) Some of our pupils also entered the HYF Entertain, Sing, Young Dancer and Dance competitions. The opportunity to perform on a stage at the Kenton Theatre is something they will never forget! Twenty

Picnic & Party



eight Shiplake pupils took part in the HYF Go Kids run at Swiss Farm. Everyone arrived full of energy and enthusiasm and were keen to have a go. The three courses were each challenging in their own way but Team Shiplake took them in their stride and were determined to put in their best effort. Everyone seemed to have enjoyed the run and it was wonderful to come away with some silverware too. Year 1/2 girls and Year 1/2 boys came first as school teams - the year 3/4 boys team placed 3rd overall as a school team too. We were extremely proud of all the children who took part in the Henley Youth Festival this year and all the events were extremely well organised by the Henley Youth Festival Committee

As a new school year is fast approaching we would like to welcome any family who is interested in applying for a place in our lovely school, to come and have a tour during a working school day. We have lots to show you! We have spaces in a few of the single year-group classes, and also have vacancies in our new Reception Class for September 2017. If you would like to speak to us about availability please call on 0118 940 2024 or email office.3810@shiplake.oxon.sch.uk

Katherine Page-Howie Headteacher

Shiplake Primary's Young Talent and a 'Bafta'



Shiplake has had a Mastermind winner in the past couple of years (Marianne Fairthorne) along with many high achieving students over the years. Of course, George Orwell once lived here and Tennyson is buried at the church and now Shiplake Primary has more artistic successes: a young actress, Beau Gadson, who appeared in The Crown, Rogue One and the latest Star Wars movie and, earlier this year, Isabella ('Bella') Barlow won a 'Bafta' for her entry in a national poetry competition. The topic was smells and fragrances and her winning entry was 'Smelly Seasons'.

Smelly Seasons

Suncream and salty air, Summer smells are here, Candyfloss and doughnuts, Sweet smells at the pier.	Fireworks, pumpkin soup, And smoky burning leaves, Toasted sweet marshmallows, Fill the autumn breeze.
Lavender and Wisteria, Spring flowers in bloom, Bluebell and lilac, All smelling of sweet perfume	Frost morning air, Cloves cinnamon and pine, Pretty burning candles, Christmas is my favourite time!

Local Businesses

2 Million Pints of Beer, 80 Years in Business & Going Strong... Keith the butcher?

No, not even close, it's the Baskerville. Some achievement and says a lot about one of our local pubs, also a multi award winning restaurant in the South East of England/Oxfordshire. Of course, some might say Keith might be getting close in terms of longevity. Not so, but he certainly has been providing

high quality fresh local produce to the villages for a long time and is always there when you want a great barbecue. He is also reputed to be a keen (if dangerous) 'walking' footballer...make sure he is on your side!

Not too far away, Orwells continues with its award winning menus and the Bottle and Glass at Binfield Heath has re-opened after a complete renovation. The Flowing Spring has its own twist on providing real ales and good food. So, good beer, wines, different approaches to food, country gardens....what a choice for the summer. Try them all.

The only thing that might be missing is what Americans call a great local store. But it isn't, we have one at the Corner Shop with Carol and Mark, 'The Oxfordshire Shop of the Year', which just hosted another one of its popular 'Tasting Days' with a few surprises. Do want a morning coffee? Try the Corner Shop or the Baskerville later in the morning and through the afternoon.



THE PLOWDEN ARMS Reopens

Following their purchase of the Plowden Arms in April, the new landlords David and Karen completed their refurbishment and reopened the Plowden's doors to the public at the end of May.



David and Karen commented that they are new to the area and since reopening have been humbled by the support they have received from the local community and feel very much at home. This is

their first experience of managing a pub and they would like to thank all the folk who have sampled the food and drink, their patience is much appreciated and they continue to welcome any feedback on how to make things better. The June Quiz Night was a direct result of customer demand and will be a regular feature each month.

The villages can once again boast of having two hostelries so let's keep it that way by getting down there and supporting these good people.

The Shiplake Country Run

The second Country Run is scheduled for Sunday morning, Sept 24th. It is however dependent on there being a sufficient number of volunteers to act as marshals.

Please contact Ray Wild (randcwild@gmail.com) to help with this Community event.



Almost Imminent Closure of A4155 near Playhatch

Most everyone will have experienced the traffic lights controlling the one -way only movement of traffic between the Flowing Spring pub and Playhatch roundabout. As reported in the local press, shortly after Henley Regatta the road will be completely closed for a suggested two month period; make sure you plan your journeys accordingly.

New train timetable Henley-Twyford and Paddington

A new timetable, including a 30 min frequency service on the branch line throughout the week, was introduced from May 21st. and further changes were made on July 3rd. Several small changes have been made to the weekday services from Paddington.

Through trains to Paddington in the mornings are now 7.12 and 7.46 ex Shiplake. Through trains from Paddington in the evenings are 17.11 and 18.10. The last weekday train from Paddington to Shiplake leaves at 23.18

A timetable (table E9) can be download from www.gwr.com/plan-journey/train-times

Additional Speed Signs in the villages

Following numerous complaints regarding speeding in and around the Shiplake and Harpsden areas, Thames Valley Police have undertaken speed audits, issued warnings and placed additional signage .e.g. '20 is Plenty' in the villages in places where speeding is an issue and a concern for safety of pedestrians in particular. Please cooperate with this initiative.

SHADDO

Wednesday 19th July at Shiplake Memorial Hall, 7.30 2018 Panto launch event. An opportunity for anyone to come to an informal meeting to discuss the arrangements for next year's Pantomime.

Tuesday 5th September Visit to the Magic circle. A few places remain. E-mail magic@shaddo.uk for details.

Saturday 16th September at Shiplake Memorial Hall - "Out of the SHADDOs". After a long absence SHADDO reintroduces its popular entertainment evenings with a short comedy play and a variety performance. One night only. Details will be posted on the village's website.

Forthcoming Events....

Details of these are usually available on the villages website but may want to make a particular note of:

Wargrave & Shiplake Regatta – August 4th & 5th (www.wsregatta.co.uk)

Henley Festival – July 5th to 9th (www.henley-festival.co.uk)

Henley Literary Festival – October 2nd to 8th (www.henleyliteraryfestival.co.uk)

Useful Information

Parish Clerk	Mr R Hudson 07809 829628 Email:shiplakepc@hotmail.com
Shiplake Baby and Toddler Group	Ellen Broughton 07958 419262 ekb@ellenbroughton.co.uk
Rosemary Club	Sharon King 940 2041
Scouts	Debs Boughey 07884266465 www.1stshiplake.org
SHADDO (Amateur Dramatics)	Pip Collings 07799 646675 chair@shaddo.uk
Tennis Club	Mrs C Cousins 940 1454
Bowls Club	C Gutteridge 9545808
Football Club	C Wagner 07799 773296
Shiplake WI	Mrs P Hudgell 940 2105
Shiplake Benefice	Rev. Pam Gordon 940 6098
Shiplake College	9402455
Primary School	940 2024
Memorial Hall Bookings	0118 324 3303 www.shiplakehall.com
Church Room Bookings	R Appleby 940 3837
Corner Shop & Post Office	940 2932
Butcher	940 2728
Shiplake Motors	940 3125
Baskerville Arms	940 3332
Plowden Arms	940 2794
Newsletter	newsletter@shiplakevillages.com

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SHIPLAKE NEWS



November 2017

Your & Shiplake's Future

The July issue of the newsletter highlighted the importance of the views of residents in responding to the Shiplake Neighbourhood Plan (NP) Survey, which had a specific focus on housing for the next 15-20 years. The 700+ responses from over 600 households were a key element in enabling the NP Steering Group to develop the important proposals presented at the NP Open Exhibition early in November. Over 300 residents attended the event **with 73% supporting the proposals** and providing further feedback to the Steering Group for consideration, as it finalises the plan prior to further consultation.



The NP Open Exhibition

The Neighbourhood Plan has been progressed rapidly and it is a major feature of this issue of the newsletter because it is so **IMPORTANT TO THE FUTURE OF SHIPLAKE**. To keep everyone up to date, the Chairman of the Steering Group has provided a comprehensive update on the plan in the enclosed special supplement. In the next few months, progress will be highlighted on the villages website with the opportunity for residents to respond with their views. If you have any questions or want to make a suggestion, then email: np2017@shiplakevillages.com

We all have busy lives but please take time out to review the information, consider the implications, provide feedback and help the Steering Group deliver the plan that is best for the future of Shiplake.

There is more in this issue than the Neighbourhood Plan. There have been a lot of fun events in Shiplake over the summer months and a lot more to come as we enter the festive season. We hope we have captured all of this inside the newsletter.

A very merry Christmas and best wishes for 2018.

Train Horn Nuisance & Use of Level Crossing

Overly loud train horn noise at the station was raised as an issue in the Shiplake Villages Plan of 2014 and the recent Neighbourhood Plan survey responses. As the noise levels have worsened, a group of residents has discussed the matter with GWR and Network Rail (NR) over a lengthy period. Both have acknowledged the issue and are working to mitigate it. Like all regulated health & safety issues, however, there are procedures to follow and ultimately require the Sec. of State's office to approve any changes.



The outcome, hopefully, will be the elimination of the horn at the level crossing on Station Road. The horn at Scammel's crossing between Wargrave and Shiplake stations has already been removed. Procedural. The request for the level crossing is being reviewed currently. This would be a significant improvement but is not certain **AND will be influenced by pedestrian use of the level crossing, which IS being monitored during a trial period**. For everyone's safety - train passengers and drivers, pedestrians and motorists **DO NOT, whatever rush you may be in, feel it appropriate or clever to go under or around the barriers when the red lights are flashing and the barriers lowering or in the down position**; it was pointed out by a GWR senior manager, on a recent visit, that a mature

Inside

NP Special Supplement
Thames Farm Inquiry
Farm Bulletin
Country Run Photos
Local Businesses

Council Matters
W&S Regatta
View from the Rectory
School Highlights
SHADDO Alert

gentleman with a brown dog did go around the barriers, endangering himself and others. Such actions do not help eliminating this horn nuisance and should anybody see anyone misusing the crossing in this way, please advise the council via feedback@www.shipakevillages.com with the date and the time of the incident.

Many thanks for your help and cooperation in ensuring we get the reductions in noise levels that residents seek.

Rail Services – update

From Jan 2nd 2018 all trains operating the half hour service on the branch line will stop at Wargrave in both directions. The trains will be 3 car units.

Importantly from that date all through services to and from Paddington will cease and all journeys will require a change at Twyford. The connecting services from/to Twyford will be operated by new 8 car electric trains.

Wargrave & Shiplake Regatta 2017

2017 is a very special year for the W & S Regatta, marking its 150th anniversary. It was celebrated with the 'Jubilee Dongola' race, which saw families compete in fancy dress for a special trophy. Overall the weather could have been kinder but did not diminish the enthusiasm for the events over the weekend.

Did Shiplake competitors do well? Whilst enjoying themselves they were winners in the following events:

Coffin Dodgers were the winner of 'Vertran Dongola' race, **Peter and Seren Moore** won the 'Ladies and Gentlemen's skiff' race, **Meg Hearn and Ben Doyle** won the 'Boy and Girl' skiff race and the **Daring Dazzling Dongolas** won the Junior Dongola race. All that remains now is to start training for next year's events and checkout the 'The Silver Rudder' on the Regatta website for a good overview of the regatta.

More at: www.WandSregatta.com

The Old Telephone Box

'A group of volunteers has begun renovation work on the telephone box opposite the Corner Shop. The old careworn floor has been removed and a new concrete surface put in place. The electrics have been isolated and the door taken away for restoration by one of the volunteers. It is hoped to clean and prepare the box for painting in the certified red colour in the warmer dryer weather early next year. The volunteers will then decide what it is best used for...a village local library?

Note: The barrier tape currently wrapped around the box is there for a reason. Please do not remove or enter the box.'



A View from the Rectory Autumn/Fall 2017

Dear Friends

As I write this all three of the churches that I have the privilege of caring for, are busily preparing for Harvest this coming Sunday. I know that the displays in all the churches will be absolutely amazing. What a wealth of talents this beautiful part of the world nurtures. I wonder if it is the area that creates the talent, or are people with such talent drawn here because of the beauty? A real chicken and egg situation.

Last year at Dunsden they held a special festival to showcase the talents of local people and the church was filled with a wide variety of craft items.

November for me is a time of remembering, with All Souls Day, Remembrance Sunday and the general change in the weather forcing us to try and recall the all too brief Summer, whilst our senses are assailed by the smells and chills of blustery Autumn days. But I also have to admit that, actually, Autumn is my favourite time of year and I also love the way Americans refer to it as 'Fall'; to me this conjures up a far more romantic image of the seasons as it brings to my mind the russet reds, and burnt golds of the leaves of the trees. I am really just an old romantic.



I also know that many people do find this time of year a challenge; one of my friends suffers from SAD syndrome and at this time his 'day light lamp' comes into play for a few hours each day to boost his feeling of well-being, and I sympathise with his plight.

Remembrance reminds me that we tend to forget the huge impact that any war has on a community and our annual act of remembrance should be something that we all take seriously, as war can very easily happen again if we forget our past. We only have to look at South Korea at the moment to see the possible conflict that might lie ahead.

Let us then all pray for peace as we remember those who have laid down their lives so that we might live in freedom. Let us remember their sacrifice so that we, in our turn, do all that we can to ensure that peace survives and that we learn to live alongside our brothers and sisters in Christ, remember that God created us all, and that ultimately it is to God that we return.

Autumn is a time for remembering, and that is why All Souls day is also so important to many people; the chance to remember a loved one, to have permission to once more grieve for their loss, to remember the happy times and rejoice, and to mourn what has been lost. With all God's Blessings.

Robert Thewsey

Council Matters

Planning

Planning applications large and small continue unabated. Some remain contentious such as Thames Farm, the current status of which is outlined below. Other significant applications include the Retirement Village on the A4155 (recently rejected on sustainability, landscape and other grounds), Mt Ida and Thames Farm Barns. The owners of Wyvale have also invited comments on their proposals to change the use of the site from commercial to a combination of much reduced commercial usage and approximately 40 new houses. Three of these referenced sites are in Harpsden and, as part of the Joint Henley & Harpsden Neighbourhood Plan, not identified for residential development. They impact Shiplake to the greatest extent. Our neighbouring parishes are also now experiencing similar planning applications. It is clear that developers continue to seek opportunities to take advantage of SODC's lack of 5 year land supply for homes, which should be addressed by the new Local Plan and with government agreement will become effective in late 2018. Shiplake has proposals within its developing neighbourhood plan to play its part in the Local Plan whilst providing more homes for young and old. With the right outcome we should be able to devote more time to delivering on that plan than expending effort on opposing unsustainable, in planning terms, applications.

Thames Farm Judicial Review Update

The parish council, supported by residents, has been consistent in opposing the development of housing on the Thames Farm site. Our objections have been based both on highway safety grounds and because - as a substantial residential development outside the village boundary - such development is not sustainable.

SODC has always rejected Thames Farm's applications for residential development, and this has been confirmed on appeal by the planning inspectorate. Earlier this year, however, a planning inspector overturned SODC's refusal to grant planning permission, in this case for 95 houses.

Our legal advisors - including a leading planning QC - believe we have strong grounds for arguing that the inspector was wrong. Shiplake and SODC continue to fight the decision and we are both seeking leave to appeal against it in the High Court. **Our applications were initially rejected, which is not unusual, but both we and SODC have the right to seek leave at an oral hearing, which will be heard at the Royal Courts of Justice on 28th November.**

We will keep you updated on progress in this matter and thank you for your support in ensuring the right outcome prevails.

Shiplake Neighbourhood Plan

The plan has advanced rapidly since it was initiated and sponsored by the parish council early in the year, details of which are covered extensively in the special supplement. The volunteer Steering Group deserves great credit for the significant progress made.

Shiplake's Roads to be Resurfaced in 2018

OCC have scheduled the public roads to be resurfaced during 2018, which presumably includes repairs too. It is also assumed that **all** road markings will be renewed, many of which are already obscured and inadequate. Do not expect any to be renewed before other than requirements for the SOHA site. Currently, no dates are available for when the work will take place.

SOHA Site Redevelopment in 2018

The work on this site is scheduled to start early in 2018 and residents may have noticed activity related to road marking to deter parking in Mill Road. Clearly, we expect some disruption with such a large project but the end result will be benefit to the village. The promised availability of a meeting room for use by the community, as existed before its closure, should help the local community groups, which made use of it before closure of the current building.

Welcome to new Parish Councillor – Ann Manning



Ann moved to Lower Shiplake in 1989 and loves the area. She is a professional businesswoman with over 35 years' experience in the Insurance Broking Industry and started Manning UK, based in Henley-on-Thames, in 1984 to provide a professional, competitive and "easy-to-do-business-with" service to clients, however large or small,

whether face to face, or by correspondence. This is a philosophy that still applies some 33 years later.

Ann is confident at public speaking and is able to articulate and interpret people's views. She is a good debater, a very traditional woman who believes in mutual respect for all. She is proud to be a Freeman of the City of London and Liveryman of The Worshipful Company of Insurers.

She has served on all types of Committees for a number of years. She was a member of Rotaract and became President in 1979. She is a member of the Chartered Insurance Institute and has served terms of office on the Committee of the Reading Institute. In 1988 she became a Magistrate serving the Berkshire Bench, with all that entails, and was also a serving member of the Magistrates' Courts Committee.

See all the background details for Ann on the villages website: www.shiplakevillages.com

3rd Bridge Over Thames – A329(M) to A4155 at Caversham/Play Hatch

An outline business case has been proposed with access between Caversham Park Village and Play Hatch roundabout. A bridge is desirable in many respects but the current proposals leave many questions unanswered and inadequate consideration of infrastructure requirements, all of which you can and should update yourself on via the local press.

School Highlights

Shiplake College

Shiplake College had a very busy and successful summer holiday! Just a couple of days after the end of term, it saw its 1st VIII reach the semi-finals at Henley Royal Regatta (the last crew to achieve this was in 1990).



Two pupils, Henry Blois-Brooke and Seb Newman, also represented GB at the World Rowing Junior Championships in Lithuania, taking bronze medals in the GB VIII. Not only that but there was a rugby tour for over 30 boys in South Africa, the College's theatre company Scruffy Penguin performed at the Edinburgh Fringe Festival, 15 members of the Expedition Society spent 4 weeks in Kenya climbing and volunteering in schools, CCF cadets completed the Caledonian Challenge and 18 Gold Duke of Edinburgh participants undertook walking and kayak expeditions in Scotland. The College also held very successful rowing and DT camps.

The summer was rounded off with record-breaking GCSE and Sixth Form examination results, with 99% of pupils going to their first or second choice university. The College started the new academic year with a record 478 pupils, including a record 55 girls in the Sixth Form.

The summer period is also busy for our maintenance and grounds staff; there was an extension to the girls' House to incorporate a new Year 12 day prep room and changing facilities, which in turn led to a new tractor shed to house the grounds machinery and tools. Four new classrooms have been created, allowing for a reallocation of departments and some redecoration. Also, as part of the ongoing maintenance and refurbishment programme, there were new boilers installed and most excitingly the roof of the Sports Hall was replaced. This included 160 solar photovoltaic modules which provide the College with a 41.6kW capacity PV system to convert sunlight into electricity, which will power the Sports Hall itself and save the College £7k a year.

Little over a month in to the new school year, we've had some amazing sporting successes. Sunny Pong of Year 13 recently took part in the NATD British National Championship in Latin and Ballroom Dance and finished sixth overall! He competed against much more experienced dancers and his success has inspired his parents in Hong Kong to learn how to dance. A little closer to home, however, the Henley 10k was won by Year 10 Adam Hunt who finished the race ahead of

324 runners with an astounding time of 40:34!

We have also had success with our recently established Clay Pigeon Shooting club, as they competed at the Marlborough College Sporting Clay Shield Competition. Of the 32 schools that competed, the Shiplake team finished in eighth position, which in their second year of competition, is most impressive!

Looking to the not-too-distant future, Shiplake College hopes to open a sixth form centre which will include a café, with toilets and outdoor seating, on the ground floor. It will also contain two classrooms and an office space. The pre-application response is favourable and the College will now submit the planning application.

Apart from the shortage of rented residential space for teaching staff, the College has a long term problem of securing better playing fields on which to lay out six rugby pitches. The existing facilities comprise a shared use of open agricultural land close to the River Thames and are often waterlogged and susceptible to flooding for about 25% of the time they are needed. The College is examining a variety of options to resolve this difficulty.

The College has also received planning permission for a new boathouse to consolidate and replace nine structures within the 'old quarry' area. The new boathouse will include boat storage, CCF and outdoor education, water sports, a workshop, a fitness area and an archery and rifle range centre. It is likely that planning will be resubmitted to include changing facilities, an indoor climbing wall and a kitchenette. A fundraising campaign will be taking place and it is hoped that the development will be completed during 2019 to celebrate the College's 60th anniversary.

Our Christmas Fayre took place on Saturday 11 November and welcomed all members of the Shiplake village community.

Gregg Davies—Headmaster

Shiplake Primary School – Sporting Success & Governors Excellence Award

Football: In early October Year 4 started the season with 18 pupils taking part in a 'five -a-side' tournament at Shinfield's Crosfields school, fielding both a girls and a boys team, with substitutions during matches ensuring everyone took part. A great introduction to the game and the level of sportsmanship on display was exemplary.



Later in October, Year 5-6 took part in the Rotherfield FC



Neighbourhood Plan Special Supplement

November 2017

The Shiplake Villages Neighbourhood Plan

As the winter months close in we are moving towards the final phases of putting together a Neighbourhood Plan for the Parish.

Over 300 people attended the recent open exhibition held at the Memorial Hall on 3 and 4 of November and the turnout was impressive, illustrating just how important an initiative this exercise really is. Just to go back over old ground for the benefit of those who could not attend, it may be helpful to reiterate a few points.



Why are we doing the plan and what is its scope.

Neighbourhood Plans are a relatively new and recent feature of the UK Planning system. They were brought into being by the Localism Act of 2011, and the purpose of these plans is to give local communities far more say in how development might take place in and around their communities. In essence, the Government recognised that the Planning system was hugely bogged down due to the contentious issue of regulating where development should actually go, and so the primary objective of the new system is to remove much of the contention and opposition to development, thereby speeding up the Planning system and making the system pay more regard to the wishes of local communities.

The house building industry in the UK is a woefully blunt instrument that has for years staggered from boom to bust. The huge profits that can be made from achieving a development designation for land has regularly resulted in hugely contentious proposals, which have left those for and against at loggerheads for years if not decades.

If much needed housing development can be 'pre-agreed' in terms of where communities wish to see development take place, then the whole system should become far easier for everyone.

The second limb to all of this is that a Neighbourhood Plan will also therefore provide guidance on where communities do not want development to take place so again making the

system smoother and easier to administer for the future. Thus, the primary goal both to tell the Planning Authority where development should and should not go; and, providing that the Local Planning Authority maintains the required level of progress in producing the much-needed housing in the UK, then the Government will allow things to move ahead in line with the Neighbourhood Plans.

Once a Neighbourhood Plan has been accepted and adopted by a local referendum of residents, then it becomes part of the Local Plan for the district and MUST be regarded by the Planning Authority in arriving at its decisions on individual Planning Applications within the district.

If an Authority fails to maintain its Housing Supply target figures then the Neighbourhood Plan is at risk, as the system reverts back to National Planning Policy Rules. These fundamentally say that a Planning permission should always be granted if the Application relates to a sustainable site and where the benefit of approving the Application outweighs any harm that the consent might bring about.

All of this is hugely complex and I have paraphrased many decades of legislation and legal precedent to provide the essence of how the system works.

So, the Shiplake NP is being produced for a variety of reasons:

1. To indicate where and what type of development we would like to see
2. To indicate which areas we want to protect from development
3. To indicate the scale and distribution of development
4. To provide a shield against unwanted speculative development plans being promoted by developers
5. To take the opportunity of not only addressing the question of Housing in the Parish but also to try and provide guidance for the future evolution of the Villages and the facilities they provide for residents and visitors

Unfortunately, things like education, schools, highway issues and infrastructure are largely beyond the scope of a Neighbourhood Plan and are dealt with at a higher level in the Planning System and so, whilst we may provide some 'pointers' in our plan, these matters are beyond our scope.

The Plan period is 2011 to 2033, with some interim reviews, and so the long-term nature of what we set out in the document is very important. Equally, we have a target of a minimum of 5% of new housing that we must provide for over the life of the plan. Once again that is taken as a given and is not negotiable.

How has the plan been constructed and how will residents and others views be taken into account.

As this exercise is all about reflecting the views of the community in the plan that we produce and ultimately getting your approval at referendum, it is fundamental that we seek the views of the community for whom we are producing this document. We are doing this in a variety of ways:

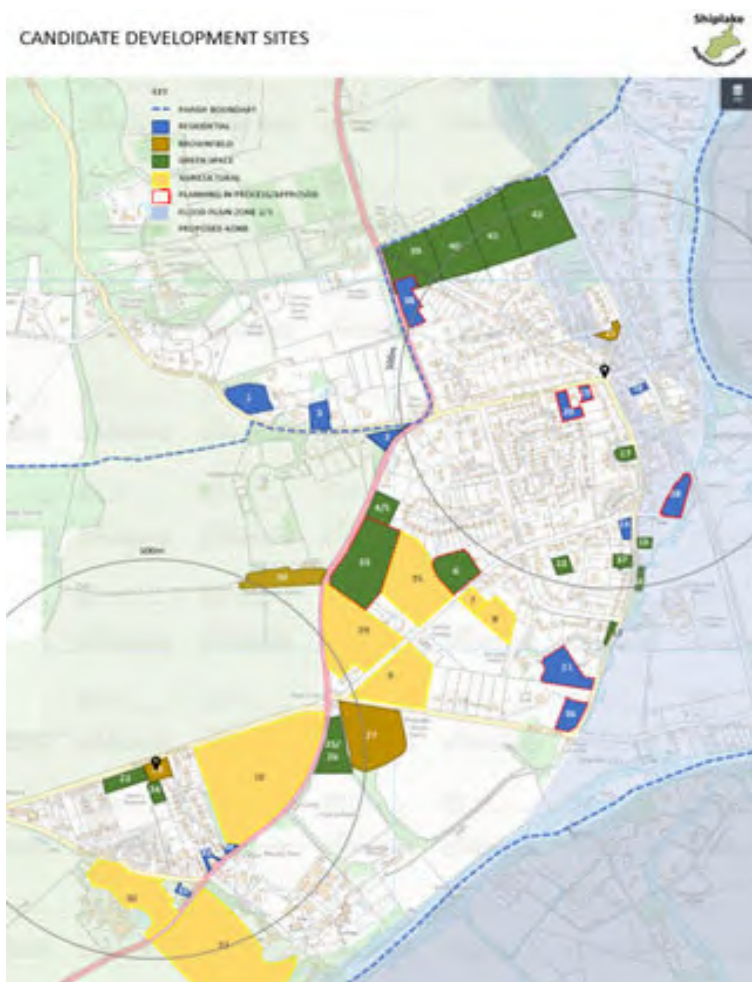
- a. The Parish Questionnaire that was circulated in the summer
- b. The recent exhibition where we asked people to feedback on how we were doing and whether we were on the right path
- c. A draft of the final document for public consultation and comment.
- d. Review and approval by the Parish Council
- e. Review and comment by a variety of Statutory Consultees
- f. A review by an Independent Inspector
- g. The residents referendum

Only after all of these steps have been achieved will the plan be adopted and become part of the statutory Local Plan.

Sites considered and how they were rated.

At the outset of the exercise, we took a blank sheet of paper and identified every site in the Parish that we felt could sensibly sustain housing development. The sources for this were the SHMA, sites that SODC had had offered to them in their 'call for sites'; sites identified in the Arups HELLA review for SODC, the register of Planning Applications, and finally a physical survey of the Parish and good old fashioned leg work and nosing around looking for land that might be suitable.

We also talked to the major land owners in the area and ultimately came up with a long list of 44 potential opportunities. These are shown on the Plan below.



An initial first pass over the list to weed out sites that were subject to major 'road blocks' was undertaken, namely things like The Flood Plain, any statutory protection/designation or sites that we felt were untenable for some overriding reason.

Having reviewed guidance and recommendations on how sites should be considered and also the work done by numerous other bodies, that had already undertaken the exercise, we then drew up 10 key criteria against which all of the remaining sites should be ranked: -

- | | |
|---------------------------------|---|
| Planning Sustainability | Impact on Community |
| Brownfield / Greenfield | Heritage or Archaeological Value |
| Traffic Impact | Impact on Ecology |
| Integrated with Villages | Suitability for Mixed Sizes |
| Inside Village Boundary | Landscape Value |

Our aim was to create a robust and fair method of review capable of providing an audit trail, whereby all sites could be measured against a common yardstick. Personal preferences would therefore, as far as possible, be excluded from the process. Similarly, because the Steering Group is made up of 11 local residents from across the Villages, nobody was able to influence the exercise disproportionately.

The entire team ranked the sites independently of each other, and then only at the end of the process were the rankings brought together for all sites and reviewed as a whole.

The result was a prioritised list of sites which could then be plotted on a map and compared to a number of key criteria that we had been given by the whole Parish in the results from the summer questionnaire.

The key criteria that the residents were very united upon were:

1. 85% wanted to see the preservation of the 'green gap' between the two villages
2. 100% of residents wanted development to take place only within the existing settlements or on the edge of them
3. Over 60% of residents wanted the plan to provide for only the minimum number of houses that we could target i.e. 33 if the target remains 5%
4. 86% of residents wanted a mixture of sites below 11 units

From these criteria we therefore took a mandate to produce a recommended list and a backup list of sites, as well as some guide development boundaries as shown on the plan on the next page.

Sites that have been selected by the team and why.

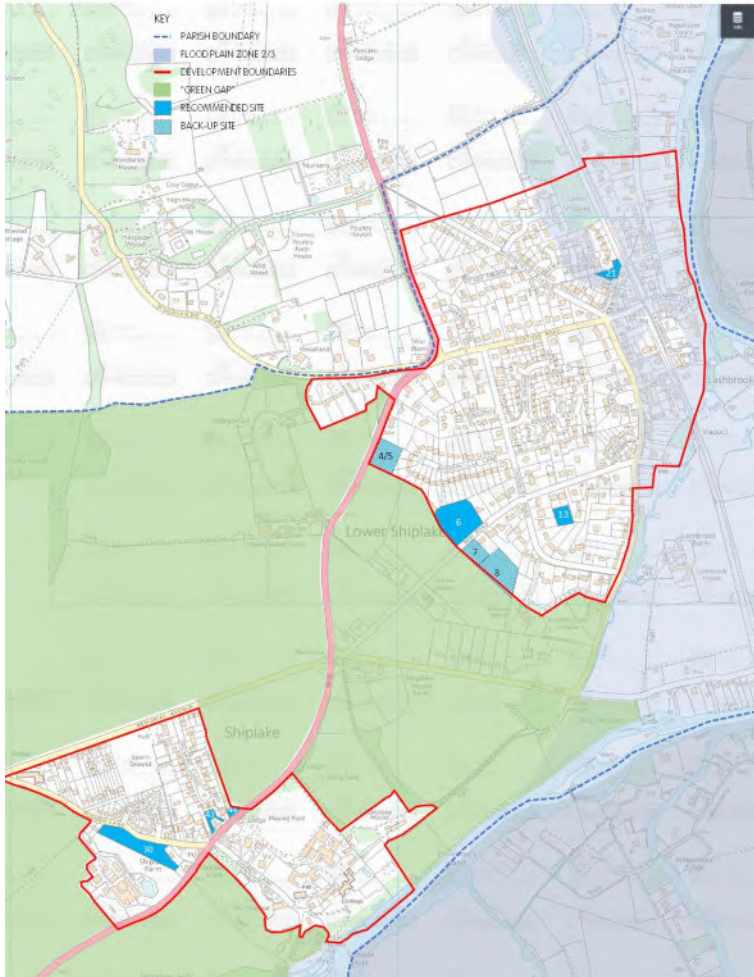
There are a total of 9 sites – 6 recommended and 3 backup.

We know that designating sites is contentious as someone will always be unhappy. However, we would be failing in our duty to the residents if we avoided this step and so we have tried to do this in as objective a way as possible and in a manner that accords with the wishes of the majority of people in the 2 villages. At the same time we created a boundary

beyond which we would not normally wish to see development go, thereby providing as much certainty as we could that during the Plan period residents could be provided with the knowledge and certainty of where development would, and just as important, would not take place.

We see our role as principally one of trying to create this certainty so that the huge amounts of resources hitherto spent on defending unwanted development proposals can be re-directed into benefiting the village residents rather than used for such a negative purpose.

PROPOSED DEVELOPMENT SITES



Key Themes from your responses

Our second objective having identified these development sites, is to produce a plan that contains guidance as to what type of housing should be provided, and also what Shiplake should look like going forwards.

Some very clear themes and messages emerged from the questionnaire.

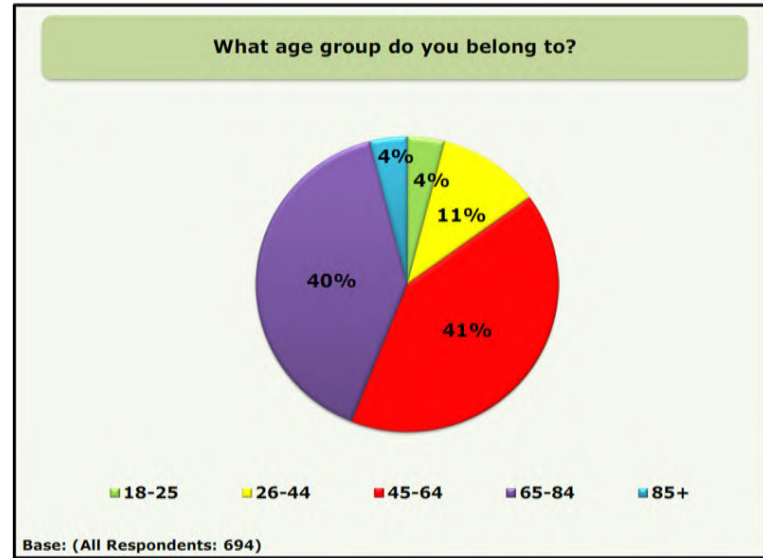
- The Villages are increasingly becoming a retreat for older people, our residents having a very disproportionate age profile to other parts of the district and the country.
- There is no where suitable for down sizing in the Parish
- Younger families cannot afford to buy property in the Parish because the size of houses is exceptionally large, which means the prices are too high.

The NP when it is finalised will therefore identify a need for smaller housing within the Parish suitable for younger families and also for 'downsizer' accommodation, as a

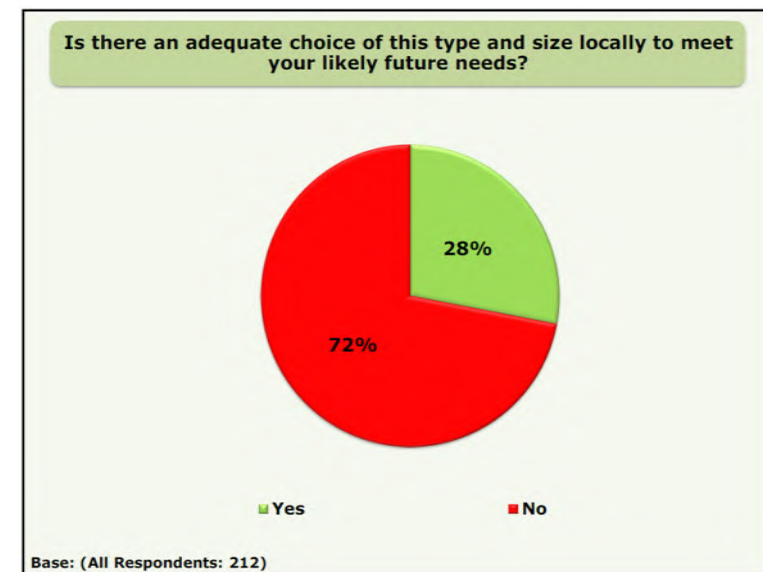
priority requirement, in an effort to try and re-balance the demographic profile of the Villages to accord with a more balanced population make up.

The charts below taken from the recent survey, Census and Land Registry illustrate the points.

Age Profile

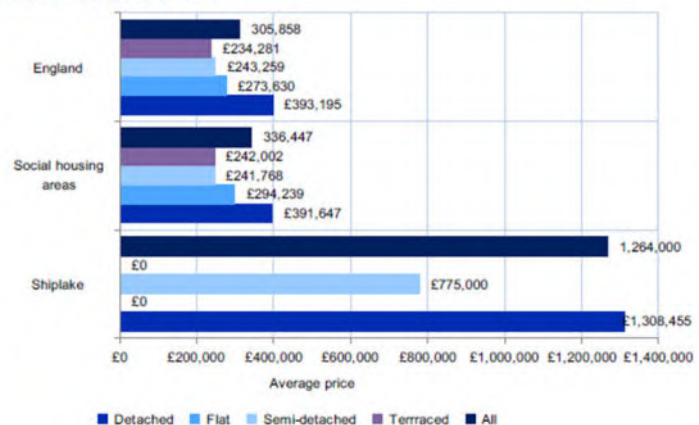


Choice of Housing



Value of Houses

Figure: Average property price by dwelling type
Source: Land registry Dec15-Nov16

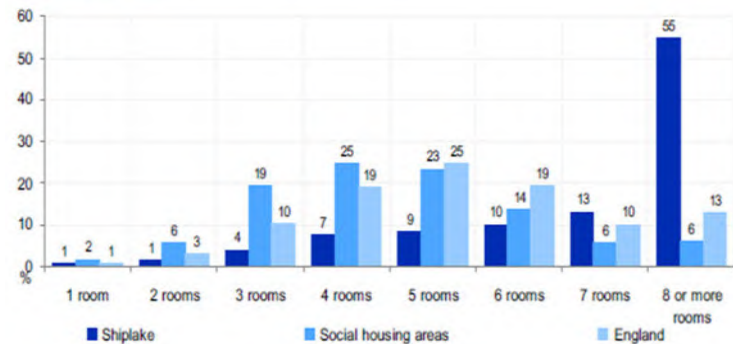


House sizes in Shiplake

Best describes your current property?	%
Detached private house (3 or fewer bedrooms)	8
Detached private house (4 or more bedrooms)	72
Small semi-detached/terraced house (1 or 2 bedrooms)	2
Larger semi-detached/terraced house (3 or more bedrooms)	10
Small bungalow (1 or 2 bedrooms)	2
Large bungalow (3 or more bedrooms)	3
Apartment	1
Affordable home (owned or rented)	1
Sheltered accommodation for elderly people	0
House of multiple occupation (e.g. shared house, hostel, etc.)	0
Other	1
Base: (All Respondents)	(696)

Relative size of Houses

Figure: Dwelling size (number of rooms per household)
Source: Census 2011



Other Proposals

Some of the other things that you told us included the desire to create a more family oriented community with a 'heart' and facilities for young and old alike.

We looked at how we could address a number of different objectives such as a meeting place, a community focal point, and saw that whilst Shiplake Cross has the Memorial Hall, playing fields, tennis courts and bowls club, Lower Shiplake did not have anything obvious of this nature.

So, we have come up with the idea of a 'Shared Space' at the crossroads in Lower Shiplake. The idea is to create a meeting area/focal point and enhance the commercial centre of the Village, whilst maintaining a very safe environment for pedestrians, plus somewhere to park vehicles for short periods whilst shoppers pop in to the local shop/post office or butchers.



Obviously there will need to be a properly prepared detailed design that will meet all normal safety requirements and be subject to a safety audit by the Highway Authority before it can be implemented. In principle, though this idea seems to have struck a chord with residents, whom we found to be very engaged and excited by the prospect of enhancing the centre of Lower Shiplake.

There are intended to be some other smaller projects such as providing 'white traffic calming gates' at the entry points to the villages.



Where do we go from here

Once we have updated our thoughts from the feedback we received at the exhibition, the next steps will be to finalise a draft of the plan and open this up for public consultation, before finalising the document towards the end of the year and submitting it to the Parish Council for review.

They will then seek to socialise the draft Plan with a number of statutory and other consultees, including with SODC, following which the document will be reviewed by an independent inspector and then taken forwards to referendum.



Some found the NP Exhibition Fun

There is still a long way to go, but I should like to thank the Steering Group for its hard work and diligence and for you, the residents, for helping us to get this far in such a short period of time.

Any queries or comments then email np2017@shiplakevillages.com

Peter Boros Chair, Shiplake Neighbourhood Plan Steering Group

football tournament in a four team 'Round Robin' format, playing Peppard, Sonning Common and Kidmore End schools. The **girl's team** came 2nd, winning 2 games and scoring 11 goals! Getting better and better as the tournament progressed, they worked out how the team could score and win games, whilst having lots of fun at the same time. The boy's team also came 2nd, again improving as the tournament progressed and, in their own words, 'scoring some cracking goals and having great fun'.

Cross Country

Success: Early in October 25 keen runners from the school took part in the first race of the Chiltern Edge Winter Series. The children were from Years 1-4, with some taking part for the first time. Their enthusiasm and determination



enabled them to score well for the school, winning several school team positions. A couple of firsts, a second, a cluster of fourths and near misses for podium positions was a great result on the day and the children looking forward to the next run in November.

Shiplake School Governors Excellence Award: The Oxfordshire Diocesan Board of Education presented the award to Sarah Blomfield (Chair), in recognition of the governors' commitment to training and professional development at the school, at a special ceremony at Henley's River and Rowing Museum. Only a handful of schools in the Diocese receive this award which, as Sarah said, is quite a distinction for Shiplake Primary School.

From sport to politics? The children also have the opportunity to take part in the 'School Parliament', which enables them to be involved with the running of the school and make suggestions which would be beneficial. The parliament this term asked to learn more about the daily safety checks in the school and spent time checking on fire extinguishers locations, finding any trip hazards, examining the contents of first aid boxes, the location of fire signs and procedures to be followed in emergencies. They will also be testing the fire alarm system and water temperatures.

Special Note re School Open Morning on Tuesday 12th December for parents considering Shiplake CE Primary School....details are shown opposite.

SHIPLAKE Nursery

The nursery is throwing open its doors to toddlers as young as two as it looks to the future after 50 years in the village.

Founded in the 1960s and Ofsted rated 'Good', the nursery provides quality pre-school care for children in the Shiplake Villages and beyond. This year it welcomed new manager Melissa Sampson.

The nursery, which enjoys a beautiful rural setting, takes its 'Little Squirrels' on weekly woodland walks and nature trails.

They also have fun weekly drama sessions with a trained drama teacher. Children enjoy a mix of free play and planned activities, which support all areas of learning. They work closely with the Reception teacher at neighbouring Shiplake C of E School to give children a taste of life and a "seamless transition" to 'big school'. This includes weekly visits to the Reception classroom and sharing ideas to help the children work



towards the early years curriculum. Parents are encouraged to send in 'WOW' moments, for the 'WOW' tree and an item for the 'letter of the day' bag. The Nursery recently rebranded with the help of local artist Holly Surplice and photographer Ellen Broughton. They have launched a new website as well as a facebook page which is updated daily with fantastic images of the children's activities. Funded and non-funded spaces are available, if you would like to arrange a visit, please contact Melissa on 0118 9404738

manager@shiplakevillagenursery.co.uk
www.shiplakevillagenursery.co.uk
<https://www.facebook.com/shiplakevillagenursery/>

Did you or your grown up children attend Shiplake Village Nursery? The nursery would like to compile a book of photos and memories. If you have memories to share, please contact Karen registrar@shiplakevillagenursery.co.uk



**Shiplake Church of England Primary School
OPEN MORNING**

Tuesday 12th December 2017

If you are considering Shiplake CE Primary School for your child, you are warmly encouraged to come and see the school for yourself.

We are holding an Open Morning on



Tuesday 12th December 2017

Families will be able to tour the school with current pupils and governors, meet staff and ask the Headteacher questions.

Coffee and welcome with our Headteacher and Chair of Governors at 9.30am, followed by group tours at 10.am.

Please book a place on our Open Morning by emailing **office.3810@shiplake.oxon.sch.uk** or by telephone on 0118 940 2024

Shiplake, Henley on Thames, Oxfordshire, RG9 4DN
 For more information email: office.3810@shiplake.oxon.sch.uk or telephone 0118 940 2024
www.shiplakeprimary.org.uk

The Second Shiplake Country Run

It was a bright sunny morning on September 24th. Runners registered early, began to get impatient, and then following a short motivational piece of 'Chariots of Fire' they set off up New Road.

It was a new route this year with several additional sections to give a total distance of 5.2k over a very varied and scenic 'Cross Country' style course. Whilst the spectators and supporters enjoyed music, cakes and coffee, the runners headed south west to the Thames Path via the College rugby field, College grounds, Church Lane, a steep path and the water meadows by the river. Then the route was along the path to the lock and then Ferry Lane to the rail bridge before taking the path along the field to Lashbrook, Crowsley Rd and the finish. On the way there were 4 bridges, 2 sets of steps, 10 gates. and varied terrains. 13 marshals ensured that no-one got lost.

The first finisher was Duncan Wild in a time of 21min 40secs. The first female finisher was Zayja Kanter in 25mins 30 secs. The first '18 or under' finisher was Oliver Doyle in 22.04. The first dog ('Nell') trotted in with Joanna Lock in 26.40.

None of the other local runs is quite like 'The Shiplake'. Again this year over 30 runners enjoyed the distinctive experience - some for longer than others.



Farm Bulletin

This harvest was a tale of two halves. We made one of the earliest starts ever in early July with wall to sunshine and almost perfect harvesting conditions which allowed us to harvest our winter barley and oilseed rape dry. However, in late July things turned against us and the rain prevented us from turning a wheel for nearly two weeks whilst we watched our milling wheat turning blacker and blacker. Unfortunately, the continual wetting and drying caused the grain to sprout in the ear which meant that by the time we could harvest it the milling quality, and therefore the value, had been dramatically reduced. The stop start nature of wet harvests makes them really hard work, particularly as we had to dry nearly all of our wheat. Thank you to Murray and Kevin for their perseverance.

Our new grain store was ready just in time for harvesting our wheat. In the past we have been forced to sell a large chunk of our grain at harvest as we have not had space to store it all. The new store gives us more control over when we can sell our grain and reduces our exposure to volatile prices. This will become more important as the safety net of government support is likely to be reduced after BREXIT. The store also means that we can dry the grain much more efficiently as we can use the electricity from our solar panels next door.



For the last five years we have been rearing female Angus beef cattle on the river meadows. However, recently the supermarkets have tightened the specifications of the cattle that they buy in order to satisfy consumers' demands for smaller, leaner cuts of beef. As a result, we have moved to rearing steers which should reach the new specifications without getting too fat, which the heifers would struggle to achieve. The steers have grown really well on the grass this summer and should be ready for the Christmas sales.

Stephen Doble

SHADDO, your local amdrum group, has been very active over the summer. As well as holding a BBQ for the group, we attended a show at the Mill at Sonning and visited the Magic Circle in London.

We are currently planning a group Xmas meal followed by a show at the Kenton. For information on any of these and other future events please contact us at info@shaddo.uk.



In September, **SHADDO** presented **OUT OF THE SHADDOS**. This show consisted of a one-act comedy play in the first half of the evening and a variety of local talent in the form of magic, music, dance, poetry reading and Chinese Opera in the second part of the evening, after a light refreshment break. This event proved more popular than we'd expected and we quickly sold out, disappointing many of our regular supporters so we've decided to repeat the event.

SHADDO is now hard at work (**OH YES IT IS!!**) to produce the next village pantomime – Alice in Wonderland – a pantomime by Limelight Scripts (www.limelightscripts.co.uk). Make sure to put the date in your diary now. Performances will be January 25-27th 2018 at Shiplake Memorial Hall. Tickets will be available after Christmas; look out for the posters and local publicity.

This promises to be an exciting production with plenty of singing, magic and laughter, some familiar faces and a few new ones as well.

The acting parts have now been cast but we always need plenty of people to help put a production together: making props, painting scenery, helping backstage, making costumes. So.... it is not too late to join in! **YOUR VILLAGE PANTO NEEDS YOU!** To find out more, please contact Pip at info@shaddo.uk.

SHADDO PANTO 2018



ALICE IN WONDERLAND
January 25th to 27th
Memorial Hall

Lower Shiplake Orienteering Challenge

On a Sunday morning, earlier this month, the rain cleared and the sun came out on a chilly autumn afternoon. With more than 40 people competing in 17 teams covering all ages and an interesting challenge, the inaugural challenge was a great success.



Thank you to all who came to support the event and particularly to Angela Jones and Louise Webb for managing registration and Kevin Hannah for use of the Baskerville garden. Keep an eye on the website for details of the next one in the future events in Shiplake.

Locally – What to Buy? What to Eat? Where to have Fun? Corner Shop



The Corner Shop/Post Office has all you need in terms of Xmas stamps, wrapping paper, cards and lots of local produce for everyday needs and, yes, Xmas. Mark has also heard that OCC will be resurfacing the public roads in Shiplake in 2018 and is saving up for a Ferrarimost males get to this point at some point in their lives! We wish Mark and Carol a very merry Xmas.

Butcher

Keith is always here providing fresh local, seasonal produce and helping local good causes with his culinary skills. Right now it is game.....venison, pheasant and much more. Great beef and sausage treats all year round. Organic local turkeys may well be in your mind shortly so pay a visit to Keith to ensure you get what you want.



The Baskerville

The Baskerville, fresh from its role as the centre of Shiplake's Halloween event now has its Xmas Menu as a good excuse to relax and enjoy with a good beer or bottle of wine. Oxfordshire restaurant of the year award again in 2017 and finalist in the 'Best Traditional Pub in the South East' Awards (TBD), they may be celebrating again during their usual opening on Xmas Day for drinks between 12 and 2 pm....always busy and a great start to the holiday season.



The Plowden Arms

As with all businesses on the A4155, the road works have not been helpful to The Plowden's business. Now with the road 'open' again, checkout their approach to 'being a local pub';

good simple food with excellent local beers and much more... maybe, seeing how good you are at one of their quiz nights? The Shiplake website team will be meeting there soon to try out their beers and the new Wi-Fi makes a difference!

Useful Information

Parish Clerk	Mr R Hudson 07809 829628 Email:shiplakepc@hotmail.com
Shiplake Baby and Toddler Group	Ellen Broughton 07958 419262 ekb@ellenbroughton.co.uk
Rosemary Club	Sharon King 940 2041
Scouts	Debs Boughey 07884266465 www.1stshiplake.org
SHADDO (Amateur Dramatics)	Pip Collings 07799 646675 chair@shaddo.uk
Tennis Club	Mrs C Cousins 940 1454
Bowls Club	C Gutteridge 9545808
Football Club	C Wagner 07799 773296
Shiplake WI	Mrs P Hudgell 940 2105
Shiplake Benefice	Rev. Pam Gordon 940 6098
Shiplake College	9402455
Primary School	940 2024
Memorial Hall Bookings	0118 324 3303 www.shiplakehall.com
Church Room Bookings	R Appleby 940 3837
Corner Shop & Post Office	940 2932
Butcher	940 2728
Shiplake Motors	940 3125
Baskerville Arms	940 3332
Plowden Arms	940 2794
Newsletter	newsletter@shiplakevillages.com
Shiplake Nursery	Melissa 940 4730

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Katherine Page-Howie	Viv Pheasant
Gareth Jones	Rev. Robert S Thewsey
Fred Maroudas	Ray Wild
Karen Hawkes	

Published by Shiplake Parish Council

APPENDIX 4 - POSTERS

The Neighbourhood Plan

Your Opportunity to Shape the Future

Local Businesses?

Green Landscape
Or Urban?

Leisure Facilities?

Environmental
Concerns?

A 4155?



Schools?

Housing Development
What & Where?

Affordable Homes?

SHIPLAKE NEIGHBOURHOOD PLAN

4 KEY POINTS & 2 QUESTIONS TO ANSWER

RESPOND BY TUESDAY 19TH MARCH 2019 VIA WWW.SHIPLAKEVILLAGES.COM OR ASK FOR A FORM AT CORNER SHOP OR COLLECT ONE FROM MEMORIAL HALL ENTRANCE

Strongly Agree	Agree	No View	Disagree	Strongly Disagree
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

YOUR VILLAGES.....YOUR VIEWS

APPENDIX 5 - NEIGHBOURHOOD AREA DESIGNATION 2017 CONSULTATION FEEDBACK

Delegated Report for Neighbourhood Area application

Date: 24/07/2017

Application proposal: Shiplake Neighbourhood Area

Case officer: Rachael Riach

Consultation lead: Jodie Wales

PROPOSED NEIGHBOURHOOD AREA

Shiplake

RELEVANT BODY

Shiplake Parish Council

POLICY & GUIDANCE

SECTION 61G(1) OF THE TOWN AND COUNTRY PLANNING ACT 1990 as amended

CONSULTATION

Duration 26 April 2017 to 07 June 2017
(6 WEEKS)

Comments (See Summary in Appendix 4)

Respondents with no comments

Highways England

Respondents with comments

Natural England

Environment Agency

Oxfordshire County Council

OBJECTIONS

NONE

WARD MEMBERS

Paul Harrison – Sonning Common

No comments received

Will Hall – Sonning Common

No comments received

1.0 PLANNING CONSIDERATIONS

- 1.1 Neighbourhood planning is part of the Government's Localism agenda. Neighbourhood plans have to meet the basic conditions. This applies to their preparation in addition to the final document and is set out in the legislation as:
- to have regard to national policy and guidance and
 - contribute to sustainable development and
 - be in general conformity with the strategic policies of the local plan;
 - be compatible with EU obligations - SEA, EIA, Habitats, Waste, Air, and Water Directives - and that
 - prescribed matters are met – Habitats, Marine and any other relevant legislation.
 -
- 1.2 Section 61F of the Town and Country Planning Act 1990 states that once a neighbourhood area has been designated, the qualifying body is authorised to act in relation to the neighbourhood area designated. Therefore, the parish or town council become the qualifying body - the legal authority - for preparing a neighbourhood plan in that area.
- 1.3 Shiplake Parish Council submitted an application for the designation of a neighbourhood area on 10 April 2017, in accordance with neighbourhood planning regulations. A supporting statement was also submitted, detailing some information about the area and why it is considered appropriate.
- 1.4 We have publicised the application from 26 April 2017 to 07 June 2017 in accordance with neighbourhood planning regulations. No objections were received. A summary of responses is presented in Appendix 3.
- 1.5 In determining the application, the district council needs to be satisfied that:
1. a relevant body has made the application;
 2. in the case of a parish council, the specified area includes the whole or any part of the council; and
 3. the specified area is appropriate.
- 1.6 We are satisfied on point one, a relevant body has made the application; Shiplake Parish Council will be the qualifying body. They made the application and indicated that all local residents of the parish, including those outside of the neighbourhood area, will be included in the plan process.
- 1.7 We are satisfied on point two; the specified area includes the whole or any part of the council. This is shown on the map in appendix 2.
- 1.8 Regarding point three the following has been considered:

Inclusion of part of Harpsden Parish Council

- Shiplake parish council want to include a small area of Harpsden parish in their neighbourhood area. This area of land was part of Shiplake parish up until the most recent parish boundary changes in 2014. It is

not included in the Henley and Harpsden Neighbourhood area.

- The reason given for including this area of Harpsden is so that those living there are included in a neighbourhood area and given the opportunity to be involved in a neighbourhood plan.
- Section 61F of the Town and Country Planning Act 1990 states that: *“1) For the purposes of a neighbourhood development order, a parish council are authorised to act in relation to a neighbourhood area if that area consists of or includes the whole or any part of the area of the council.*
2) If that neighbourhood area also includes the whole or any part of the area of another parish council, the parish council is authorised for those purposes to act in relation to that neighbourhood area only if the other parish council have given their consent.”
- Therefore, to include part of Harpsden parish in their neighbourhood area, Shiplake parish council will need Harpsden parish councils consent.
 1. Harpsden PC were invited to comment on the area designation during the 6 week publicity period.
 2. SODC and the Shiplake neighbourhood plan steering committee have been in contact with Harpsden parish council to obtain their consent to include the area of Harpsden in Shiplake neighbourhood area.
 3. To date, we have not received comment from Harpsden Parish Council that they do or do not give consent to include the small area of Harpsden Parish in the proposed Shiplake Neighbourhood Area.
- In the absence of consent from Harpsden Parish Council for a part of their parish to be included in the Shiplake neighbourhood area the specified area would not be appropriate.
- Therefore, I recommend that the specified area is modified to exclude part of Harpsden parish.

Neighbourhood area does not include the entire parish of Shiplake

- Section 61G (4) of the Localism Act 2011 also states that in determining an application for a neighbourhood plan area, regard must be had to the desirability of designating the whole of the area of the parish council as a neighbourhood plan area.
- A part of Shiplake Parish is included in the Henley and Harpsden Neighbourhood Area but is not included in the Shiplake neighbourhood area being applied for.
- The reason for this is because the parish boundaries were changed after Henley and Harpsden Neighbourhood Area was designated.
- Leaving out part of Shiplake Parish from the Shiplake Neighbourhood area avoids overlap between neighbourhood areas.
- The Neighbourhood Planning Act 2017 makes provision for overlap between neighbourhood plan areas, however this provision has not yet commenced at the time of writing and therefore is not in effect. Shiplake Parish Council have been notified of this.
- Given the above, I recommend that it is appropriate for the neighbourhood area to not cover the entire parish of Shiplake.

Designation as a business area

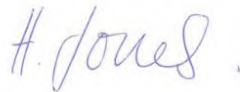
- The area is not primarily or wholly business in nature and should not be designated as a business area under section 61(H)(1) of the Localism Act 2011.

2.0 OFFICERS RECOMMENDATION

1. Officers recommend that the Head of Planning designates the neighbourhood plan area shown on the map in Appendix 3 as a neighbourhood area in accordance with Section 61G(1) of the Town and County Planning Act 1990 as amended.

**Decision by Head of Planning
Delegated to Planning Policy Manager**

Agree/~~Consider further~~




Signature.....

Date.....25/07/2017.....

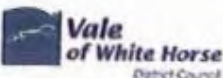
Appendix 1: Area Designation Application

Neighbourhood Planning Area Designation Application Form



South Oxfordshire
District Council

Application to designate a Neighbourhood Area
Town and Country Planning Act 1990
Neighbourhood Planning (General) Regulations 2012



Vale
of White Horse
District Council

1. Single point of contact regarding the Neighbourhood Plan

Title: First Name: Surname:

Address:

Postcode: Telephone:

Email:

2. Parish clerk details (if different from those above)

Title: First Name: Surname:

Address:

Postcode: Telephone:

Email:

3. Relevant Body

Please confirm that you are the relevant body to undertake neighbourhood planning in your area in accordance with section 61G of the 1990 Act and section 5C of the 2012 Regulations.

Yes No

Name of Relevant Body:

Note: in areas covered by a town or parish council, the town or parish council is the relevant body. For applications covering more than one parish area, please nominate a lead parish to act as the Relevant Body. If your area is not covered by a parish council (only a parish meeting), please contact the Planning Policy Team before making your application.

4. Extent of area

Please attach an OS plan showing the extent of the proposed Neighbourhood Area and indicate below the relationship of the proposed area to parish boundaries. For further information about obtaining OS maps please see note 1.

Proposed area covers the whole of a single parish boundary area:

Proposed area covers part of a single parish boundary area:

Proposed area covers multiple parish boundary areas:

5. Applications covering more than one parish area:

If your application area covers more than one parish area, please list the parishes covered by the area application, the extent of the parish included and obtain consent from the parish by getting them to sign below:

Name Town/Parish Council	Extent of parish included in Neighbourhood Area	Name and Position	Authorising Signature

By signing this form your Parish Council is agreeing to the inclusion of part or the whole of your parish into the Neighbourhood Area named below and shown on the attached OS map.

6. Name of Neighbourhood Area

Please give the name by which your Neighbourhood Area will be formally known

Shiplake Neighbourhood Plan

7. Intention of neighbourhood area:

Please indicate which of the following you intend to undertake within your neighbourhood area:

Neighbourhood Development Plan:

Neighbourhood Development Order:

Community Right to Build Order:

8. Reasons for considering the area appropriate

Please briefly describe below why you consider this area is appropriate to be designated as a Neighbourhood Area:

Please see accompanying supporting statement

9. Previous applications

Has this relevant body previously submitted an application to designate a neighbourhood area, which has not yet been determined?

Yes

No

10. Withdrawal of previous application

If you answered 'yes' to question 9 above, please sign below to withdraw your previous application

I/we hereby wish to withdraw any previous application/s to designate a neighbourhood area made by this relevant body

Name:

Date:

Signature:

11. Declaration

I/we hereby apply to designate a Neighbourhood Area as described on this form and the accompanying plan.

Name: David Pheasant

Date: 07/04/2017

Signature:

Please return the form to:

Vale of White Horse District Council
135 Eastern Avenue
Milton, Milton Park, OX144SB

or

South Oxfordshire District Council
135 Eastern Avenue
Milton, Milton Park, OX144SB

planning.policy@whitehorsedc.gov.uk

or

planning.policy@southoxon.gov.uk

Publications of applications to the Council's website.

Please note, as required under the Neighbourhood Planning (General) Regulations 2012, a copy of this form and accompanying information will be published on the Council's website. However, all personal information, with the exception of the name and address of the main contacts, will be redacted from the website. The complete form will be available to view in the council offices. If you require any further clarification, please contact the Planning Policy Team.

Supporting statement for Neighbourhood Planning Area Designation for Shiplake

Additional background information to support the Neighbourhood Plan Area Designation Application for Shiplake Parish

Designated Area: Given the existence of the Joint Henley and Harpsden Neighbourhood Plan, approved on the basis of council boundaries existing **before** the 2014 changes, the designated area for the application for Shiplake Parish Council is also on the basis of parish boundaries existing before the 2014 changes. This is represented by the defined area of the parish in the attached map.*

A Profile of Shiplake Parish

Shiplake Parish comprises two smaller villages - Shiplake Cross and Lower Shiplake - as designated within the emerging SODC Local Plan and is located in South Oxfordshire, two miles south of Henley on Thames. The Parish extends from the banks of the river Thames across the A4155 up to its boundaries with Binfield Heath Parish and Harpsden Parish, the former being part of Shiplake until changes c. 2000.

The parish is one of six (Harpsden, Shiplake, Binfield Heath, Eye & Dunsden, Sonning Common and Kidmore End), embracing several smaller villages, between Henley on Thames and the major conurbation of Reading in Berkshire; both of the latter having acknowledged issues of an unsustainable highways infrastructure and severe concerns over environmental factors. As such, the greenfield rural area has significant amenity value as an environmental buffer. The AONB to the north and the Thames flood plain to the south is a limiting factor for housing development opportunities.

Shiplake itself has approximately 630 dwellings with a population of approximately 2000, based on 2011 Census (1954 people) and ORCC's community profile project 2013 (1955 people). According to the electoral role about 80% of electors live in Lower Shiplake and 20% in Shiplake Cross.

Social housing in Lower Shiplake is provided within a small estate (estimated 9 of 21 units) of smaller affordable houses at Westfield Crescent and the SOHA accommodation of 12 units, a project strongly supported by the parish council, due for development in 2017 to the latest EU standards. Both have easy pedestrian access to the post office and shop, the pub, local butcher and train services. The housing in Shiplake Cross is largely clustered close to the primary school, church and Plowden Arms and generally comprises smaller houses, including a post war development of council houses, many of which have been bought by residents over the years but still retains an element of affordable rental accommodation.

Because of its rural environment, proximity to the river with the Thames Path as it winds through Lower Shiplake, rail transport links and local school, it is considered a desirable place to live. It is also an attraction for visits by ramblers, joggers, cyclists, rowers and tourists from nearby communities (and further afield). The density of housing reflects this desirability with significant developments between 1960 and 2003, adding more than 170 houses in Lower Shiplake – an increase of 56% in the number of dwellings since 1970 - and resulting in a **population density of 4.4 persons per hectare, one of the most densely populated smaller villages in South Oxfordshire with its average population density of 2 persons per hectare**. These factors, alongside national trends and policy, particularly with regard to 'back land' development, have led to expensive housing stock and the gradual conversion of smaller more affordable 2/3 bedroom homes into larger 4/5 bedroom homes, a trend across the district referred to in SODC's proposed Local Plan.

In recent years, the Parish Council sponsored the production of The Shiplake Villages Plan (SVP) Report 2014, which reflected the views of residents in terms of what they valued about Shiplake, how they would want to see the villages develop and provided a more up to date insight into local demographics. This was done with the guidance of and was subsequently highly commended by SODC. Extracts have been included within this designation application, including the **'Additional notes on historical perspective of Shiplake and its villages'** provided below. For more details, a copy of the report can be viewed on the parish's website via: www.shiplakevillages.com or click here: http://www.shiplakevillages.com/page-content/documents/1394213420-SVPREPORT_Final.pdf

The report included reference to projects such as: provision of high speed broadband; road maintenance; paths & cycleways; local rail and bus services; housing and development; traffic calming; community facilities and activities. The outcome has been very positive for those projects largely under the parish's influence and control. The impact on others has been more limited because of national and local authority budgetary limitations.

A key aspect in the conclusions and recommendations of the Shiplake Villages Plan (SVP) was the views on housing development, strongly supporting the value of the rural location and its local services alongside strong negative feelings regarding the effects of creeping urbanisation. Whilst a very large proportion of residents (89%) felt the issue is important, with 74% not wanting greenfield sites developed, they also recognised the issues of affordability for young and old families; over 70% preferred any new developments to be small to medium houses.

Additional strong feelings were expressed regarding the continued separation of the two villages, provided by the existing green space around the busy A4155 tertiary link between Henley and Reading. The associated high volumes of traffic, particularly in commuter and 'school run' periods, are a major concern.

Should housing requirements become a larger issue, it was appreciated that the Parish Council may have to investigate addressing such concerns, whilst ensuring that the characteristics of the villages most valued by residents are retained.

Subsequent changes in the government's guidance on housing requirements, reflected in the emerging SODC Local Plan 2032/3 and an apparent current shortfall in SODC's '5 Year Land Supply' have resulted in ad hoc potentially overwhelming and unsustainable speculative housing applications. The parish council wishes, therefore, to develop a neighbourhood plan to meet housing requirements, consistent with the emerging Local Plan and based on an approach/vision to **Preserve, Protect and Grow**, thereby enhancing the existing character and setting of the parish with its special landscape to the benefit of the local and extended communities in the area.

The Parish Council is a properly constituted elected body, representing the local community within the defined parish boundary.

The Neighbourhood Plan Steering Group is comprised of a parish councillor and eleven residents, representing a cross section of the local community within Shiplake.

The area defined in this application and supported by the attached map is appropriate to be designated as a Neighbourhood Plan Area.

Shiplake Parish Council

March 2017

* In the 2013/14 SODC review of parish boundaries, the Parish Council requested that those areas of Harpsden Parish, which are effectively part of Lower Shiplake (parts of Northfield Avenue, Bolney, Reading and Woodlands roads), be included in Shiplake Parish. This was agreed to and confirmed by SODC in 2014. In the context of the Joint Henley and Harpsden Neighbourhood Plan (JHHNP), the only area of land affected by the changes is that referred to as Mt Ida, which was offered for development but classified as unsuitable and not included in the subsequently approved neighbourhood plan. Shiplake Parish Council supported this assessment and outcome.

Additional Notes on the historical perspective of Shiplake and its villages

The oldest part is the area known as the village of **Shiplake Cross**. It is close to the parish church of St. Peter and Paul, Shiplake College (formerly Shiplake Court and farm), the local primary school and the Plowden Arms pub. The name Shiplake most likely stems from 'stream where sheep are washed' (sheeplake) but it has also been suggested that it could be named after the final resting place of a Viking ship (ship loss) as the river was too shallow to navigate above Shiplake. In the Domesday book (1086) it was part of the 'Binfield Hundred' and the area named as Lysbrook, later Lachebroc (a sluggish stream) and Bolchede, later Bolney. The Lashbrook and Bolney names still exist today in street names.

According to tithe records, the Church of Saints Peter and Paul dates from at least the 12th century. Major restoration work took place in 1822 and in 1869 the chancel, north aisle and parts of the south aisle were rebuilt. Alfred Lord Tennyson married a cousin of the vicar's wife, Emily Mary Sellwood, here in June 1850.

It is likely that the Lashbrook Chapel building was originally the store for the nearby paper mill. The mill closed in 1907. In June 1914 the store was referred to as the Parish room and daily services were held here. The last service at the chapel was held on 27th October 2002.

Shiplake Court dates back to the 12th Century, but was rebuilt in the 14th Century by the Englefield family. The Plowden family took it over until 1691 and it passed through many other landowners, notably Henry Constantine Jennings. It was rebuilt in 1905, finally becoming Shiplake College in 1958.

There is evidence that some of the timbers of the Plowden Arms public house date back to the 1600s and that it was an ale house as far back as 1749. It was originally called The Plow, then the Plough Inn and then The Plough Hotel before the name was changed to the Plowden Arms in the 1930s by owners Brakspear. In the 1800s it was the location of dinners following Parish meetings. In 1853 the parishioners discussed the proposal for the Henley branch railway line. Isambard Kingdom Brunel is likely to have been present at such dinners.

Shiplake Memorial Hall, a focus for local activities for the last 90 years, was funded by a Mr Mardon in memory of his son killed in the First World War. It was used as a temporary classroom for evacuees from London during World War Two, as the local primary school was not big enough. In 2013 a complete remodernisation was undertaken costing £450,000.

Education in Shiplake Parish, has a long history. The primary school saw its origins in the Mission school 'for the education of the poor' in Shiplake Parish, which was built in 1847 where two roads crossed in Binfield Heath. A new school, known as the Victorian school, was built at Shiplake Cross in 1870, but by the 1950s this school was in poor repair and failed to meet Education Department standards. A third school with two classrooms was built next to it in 1963. The Victorian school was

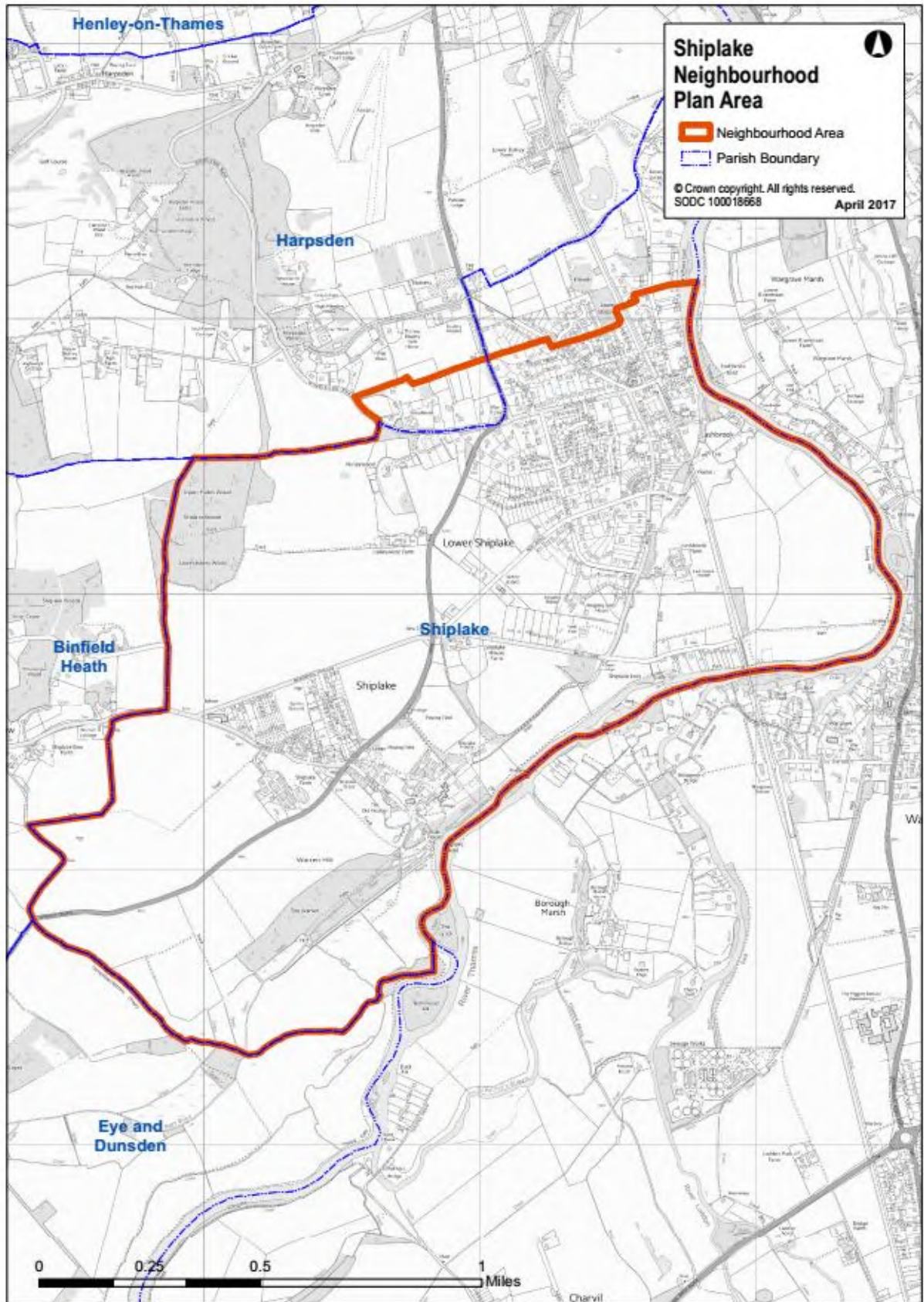
then demolished to provide the school playground. Since then there have been numerous extensions until the current school has seven classrooms, including the ARK – a fully equipped technology and music facility.

Economic and Social History up to the 19th century the area was characterised by the larger houses such as Shiplake Court, Shiplake House, the church and a few farmhouses and workers cottages. The Phillimore, Plowden, Harrison, Jennings, and Baskerville families all providing employment to local people as farm labourers or servants. Improvements to transport links aided the economic and social development of the area and especially **Lower Shiplake**. In 1773 the Thames Navigation Commission built Shiplake Lock on the Thames about 800m downriver from the original village. This allowed improved access to the paper mill located close by. In the 1880s the mill provided important employment opportunities in the village as 27 men worked a 24 hour day in two 12 hour shifts. The Wargrave and Shiplake Regatta was founded in 1867 and is now held annually with over 330 events on a two day programme.

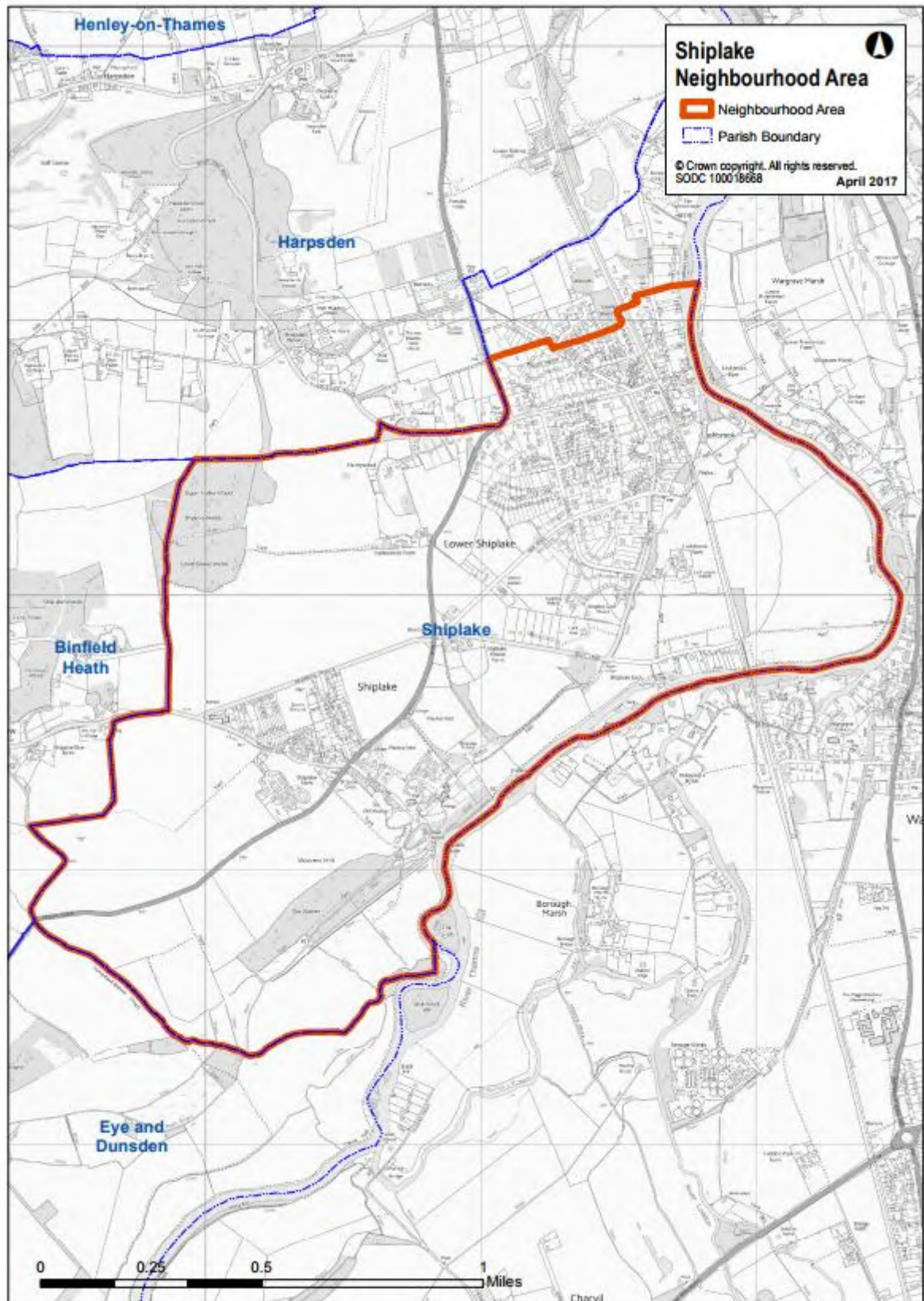
In 1769 the A4155 turnpike road was built, providing a direct route from Reading through Shiplake to Henley and thence to Oxford. Previously there were two minor roads that crossed close to Coppid Hall, from Reading through Emmer Green to Henley and from Shiplake Mill, past the Church and across the heath to Shiplake Bottom. With the opening of the Henley Railway branch line in 1857 the improved transport links were complete. The railway transformed Lower Shiplake. The Bolney and Lashbrook estates were sold and the land developed for housing. The Bolney estate had previously provided moorings for houseboats alongside the river, and several of the houses in Bolney Road retained the name of the original houseboat. Housing in Lower Shiplake was bought by commuters to London as the railway provided a good route. According to the trade directory for 1936 there was a grocer, two coal merchants, a dairyman and riding stables, shop and sub-post office, a plumber, an off licence, a garage, a newsagent, two boat builders and boat repairers, and two market gardens (one for bulbs). A policeman, a stationmaster and a lockkeeper all lived in the village. The Baskerville Arms was built after this date on the site of the huge village store which had burned down. Post War Expansion in the period between 1960 and 2013 resulted in more than 170 new houses being built in the villages. Part of the Baskerville estate was developed into Badgers Walk/Brocks Way, and the horticultural fields off Northfield Avenue into Manor Wood Gate and Brampton Chase. Lower Shiplake is where the 'commercial centre' of the parish is located.

Unlike many rural villages the parish still boasts many amenities including two pubs, a shop and post office, a butcher, a garage, a church, a school, a nursery and good bus and rail links. The community partakes in a wealth of activities, clubs and societies, including the Shiplake Village Community Club, the Women's Institute, the Rosemary Club, Cubs, Scouts and Beavers. Three tennis courts with floodlights and a bowling green are regularly used by club members.

Appendix 2 - Neighbourhood Plan Area proposed



Appendix 3: Shiplake Neighbourhood Area To be Designated



Appendix 4- Summary of responses

	Name	Organisation	Summary of response
1	Sharon Jenkins	Natural England	<p>Your proposals should be in line with the National Planning Policy Framework. The key principles are set out in paragraph 109:</p> <p>The planning system should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> • protecting and enhancing valued landscapes, geological conservation interests and soils; • recognising the wider benefits of ecosystem services; • minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
2	Clark Gordon	Environment Agency	<p>There are areas of Flood Zones 2 and 3 within the designated area. For further information please consult your Strategic Flood Risk Assessment and any relevant Surface Water Management Plans.</p> <p>You or the Parish Council/Neighbourhood Plan Group will need to ensure a sequential approach is taken to the selection/location of any site allocations to avoid areas at high risk of flooding and that relevant policies comply with the National Planning Policy Framework, paragraphs 100-104.</p> <p>The River Thames is on the proposed boundary of the neighbourhood area. This is a designated water body within the Thames River Basin Management Plan. This watercourse is currently failing to reach good ecological potential under the Water Framework Directive (WFD). Its current status is moderate.</p> <p>Please note that developments within or adjacent to this watercourse should not cause further deterioration and should seek to improve the water quality based on the recommendations of the Thames River Basin Management Plan. There may be opportunities to improve the watercourse in conjunction with other objectives such as enhancing open spaces, parks and recreation.</p> <p>Furthermore, should a Sustainability Appraisal/Strategic Environmental Assessment of your neighbourhood plan be required, an assessment of the potential impacts on the River Thames under WFD should be included.</p>

			Further advice Together with Natural England, English Heritage and Forestry Commission we have published joint advice on neighbourhood planning. This sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environmentagency.gov.uk/LIT_6524_7da381.pdf .
3	Lynette Hughes	Oxfordshire County Council	We encourage the Parish Council to follow the advice in the Neighbourhood Planning Toolkit and to review Oxfordshire County Council's Local Transport Plan 4. <ul style="list-style-type: none"> • https://www.oxfordshire.gov.uk/cms/content/neighbourhood-planning-toolkit • https://www.oxfordshire.gov.uk/cms/public-site/connecting-oxfordshire Further advice is available in the Communities & Parish Guide to Biodiversity and the Biodiversity & Planning Guide. <ul style="list-style-type: none"> • https://www.oxfordshire.gov.uk/cms/content/my-community • https://www.oxfordshire.gov.uk/cms/content/planning-and-biodiversity The County Council will be interested to comment on the draft pre-Submission Neighbourhood Plan when completed.
4	Beata Ginn	Highways England	No comment.

APPENDIX 6 - NEIGHBOURHOOD AREA DESIGNATION 2019 CONSULTATION FEEDBACK

Delegated Report for Neighbourhood Area application

Date:

Application proposal: Change the boundary of the Shiplake Neighbourhood Area

Case officer: Cheryl Soppet

Consultation lead: Jodie Wales

PROPOSED NEIGHBOURHOOD AREA

Shiplake

RELEVANT BODY

Shiplake Parish Council

POLICY & GUIDANCE

SECTION 61G(1) (6A(a)) OF THE TOWN AND COUNTRY PLANNING ACT
1990 as amended

CONSULTATION

Duration 01 February 2019 to 15 March 2019
(6 WEEKS)

Comments (See Summary in Appendix 6)

Respondents with no comments

Highways England

Natural England

Respondents with comments

Environment Agency

Oxfordshire County Council

National Grid

Historic England

Henley Town Council

Harpsden Parish Council

Mr Alex Dick

Objections

NONE

WARD MEMBERS

Paul Harrison – Sonning Common

No comments

Will Hall – Sonning Common

No comments

1.0 Planning Considerations

- 1.1 South Oxfordshire District council originally designated the Shiplake Neighbourhood Area on 25 July 2017. The originally designated neighbourhood area encompasses the majority of the Shiplake Parish and is available in Appendix 1.
- 1.2 Paragraph: 037 Reference (ID: 41-037-20180222) of the National Planning Practice and Guidance sets out that a local planning authority can amend the boundary of a neighbourhood area after it has been designated if the local planning authority is responding to a new application for a neighbourhood area to be designated.
- 1.3 Shiplake Parish Council, the qualifying body authorised to act in relation to the Shiplake Neighbourhood Area asked the council to amend the boundary of their neighbourhood area. The area designation application form is available in Appendix 2, the supporting statement from Shiplake Parish Council is available in Appendix 3. The proposed new boundary (shown in Appendix 4) seek to align the neighbourhood area with the revised Shiplake Parish Council boundary following parish boundary changes in 2015.
- 1.4 The statement from Shiplake Parish Council in Appendix 3 set out the parish council's reasons for considering the designation of the proposed area appropriate.
- 1.5 The council is satisfied that the application was made by a relevant body, Shiplake Parish Council, and that the specified area includes the entire administrative area related to the relevant body.
- 1.6 National Planning practice guidance sets out that "*Where a parish council applies for the whole of the area of the parish to be designated as a neighbourhood area, the local planning authority must designate the whole of the area applied for. This includes where a parish applies to extend its existing neighbourhood area to its parish boundary. Exceptions to this are where the area applied for:*
- *has already been designated as a neighbourhood area which extends beyond the parish boundary; or*
 - *forms part of another application that has not yet been determined.*
- 1.7 The proposed amended neighbourhood area boundary includes a small part of the designated Henley and Harpsden neighbourhood area, which currently have the Joint Henley and Harpsden Neighbourhood Plan in force.
- 1.8 Section 61G(6D) of the Town and Country Planning Act 1990 sets out that a modification under subsection (6) of a designation already made does not affect the continuation in force of a neighbourhood development plan even though as a result of the modification—
- (a) it no longer relates to a neighbourhood area, or
 - (b) it relates to more than one neighbourhood area.

- 1.9 The amended neighbourhood area proposed by Shiplake Parish Council does not affect the continuation in force of the joint Henley and Harpsden Neighbourhood Plan even though as a result of the modification it then would relate to two neighbourhood areas.
- 1.10 Both Henley Town Council and Harpsden Parish Council support the application to change the boundary of Shiplake Neighbourhood Area.
- 1.11 A representation was submitted on behalf of the landowners of Bolney Court Inc and Shiplake Investments Ltd, making the council aware that they responded to Henley Town Council call for sites, offering land in Shiplake Parish to be assessed for development as part of the joint Henley and Harpsden Neighbourhood Plan Review. They expressed preference for their land to continue to be part of the Henley and Harpsden Neighbourhood Area.
- 1.12 The council asked Shiplake Parish Council to provide a statement explaining whether/how residents and or land owners of the area proposed to be included in the Shiplake Neighbourhood Area have been involved in/have shaped the preparation of the neighbourhood plan thus far and or how the parish council plans to involve them in the process in the future. The Parish Council's Full statement is available in Appendix 5. Notably, the Qualifying Body has made significant efforts to engage and involve residents and land owners from the entire parish even those that were outside the designated neighbourhood area boundary. The parish council has also confirmed that sites outside the neighbourhood area but within the parish boundary have also been assessed for potential future development.
- 1.13 The proposed neighbourhood area boundary is considered appropriate as it encompasses all of the parish area of the relevant body. The area is suitable to be designated as a neighbourhood area. The area is not primarily or wholly business in nature and should not be designated as a business area under section 61(H)(1) of the Act.

2 Officer's Recommendation

- 2.0 Officers recommend that the Head of Planning designates the area as shown in the map in Appendix 4, which encompasses the whole of the Shiplake Parish area as a neighbourhood area.

Decision by Head of Planning

Agree/ Consider further

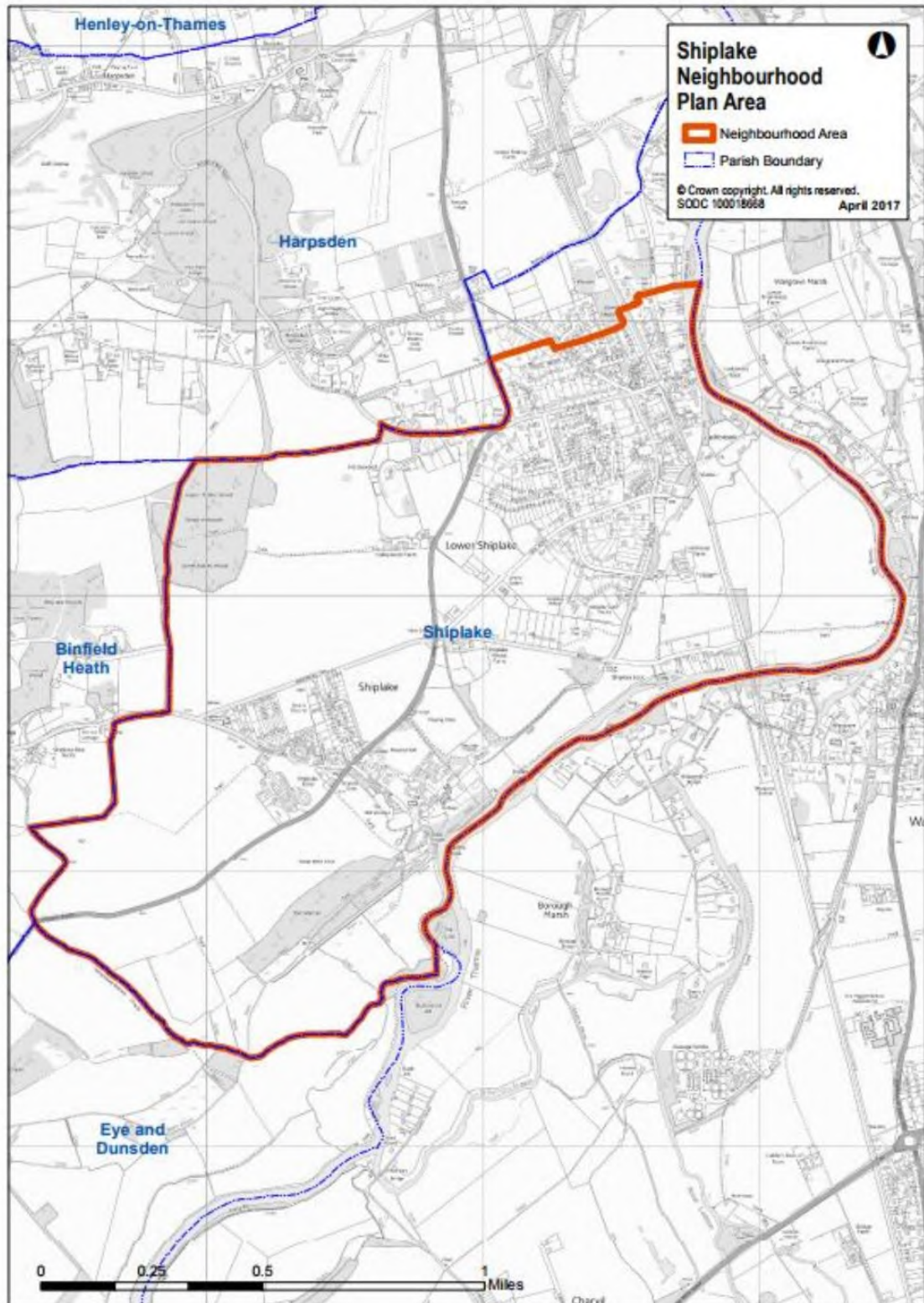
Signature.....

Date.....

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Appendix 1: Original Shiplake Neighbourhood Plan Area

Map 1 Designated Shiplake Neighbourhood Area



24 JAN 2019

Neighbourhood Planning Area Designation Application Form



Application to designate a Neighbourhood Area
Town and Country Planning Act 1990
Neighbourhood Planning (General) Regulations 2012



1. Single point of contact regarding the Neighbourhood Plan

Title: First Name: Surname:

Address:

Postcode: Telephone:

Email:

2. Parish clerk details (if different from those above)

Title: First Name: Surname:

Address:

Postcode: Telephone:

Email:

3. Relevant Body

Please confirm that you are the relevant body to undertake neighbourhood planning in your area in accordance with section 61G of the 1990 Act and section 5C of the 2012 Regulations.

Yes No

Name of Relevant Body:

Note: in areas covered by a town or parish council, the town or parish council is the relevant body. For applications covering more than one parish area, please nominate a lead parish to act as the Relevant Body. If your area is not covered by a parish council (only a parish meeting), please contact the Planning Policy Team before making your application.

4. Extent of area

Please attach an OS plan showing the extent of the proposed Neighbourhood Area and indicate below the relationship of the proposed area to parish boundaries. For further information about obtaining OS maps please see note 1.

Proposed area covers the whole of a single parish boundary area:

Proposed area covers part of a single parish boundary area:

Proposed area covers multiple parish boundary areas:

5. Applications covering more than one parish area:

If your application area covers more than one parish area, please list the parishes covered by the area application, the extent of the parish included and obtain consent from the parish by getting them to sign below:

Name Town/Parish Council	Extent of parish included in Neighbourhood Area	Name and Position	Authorising Signature

By signing this form your Parish Council is agreeing to the inclusion of part or the whole of your parish into the Neighbourhood Area named below and shown on the attached OS map.

6. Name of Neighbourhood Area

Please give the name by which your Neighbourhood Area will be formally known

Shiplake Neighbourhood Plan

7. Intention of neighbourhood area:

Please indicate which of the following you intend to undertake within your neighbourhood area:

Neighbourhood Development Plan:

Neighbourhood Development Order:

Community Right to Build Order:

8. Reasons for considering the area appropriate

Please briefly describe below why you consider this area is appropriate to be designated as a Neighbourhood Area:

Please see accompanying supporting statement

Note: Agreement by neighbouring councils' Neighbourhood Plan representatives (Hargrave and Henley), to re-designated Shiplake Neighbourhood Plan Area consistent with current parish boundaries, at SOCC hosted meeting on 23 May 2018. The change is also consistent with Henley and Hargrave currently renewing their existing neighbourhood plan.

9. Previous applications

Has this relevant body previously submitted an application to designate a neighbourhood area, which has not yet been determined?

Yes

No

10. Withdrawal of previous application

If you answered 'yes' to question 9 above, please sign below to withdraw your previous application

I/we hereby wish to withdraw any previous application/s to designate a neighbourhood area made by this relevant

Name: |

Date: 23/01/2019

Signature

11. Declaration

I/we hereby apply to designate a Neighbourhood Area as described on this form and the accompanying plan.

Name: |

Date: 23/01/2019

Signature

Please return the form to:

Vale of White Horse District Council
135 Eastern Avenue
Milton, Milton Park, OX144SB
planning.policy@whitehorsedc.gov.uk

or

South Oxfordshire District Council
135 Eastern Avenue
Milton, Milton Park, OX144SB
planning.policy@southoxon.gov.uk

Publications of applications to the Council's website.

Please note, as required under the Neighbourhood Planning (General) Regulations 2012, a copy of this form and accompanying information will be published on the Council's website. However, all personal information, with the exception of the name and address of the main contacts, will be redacted from the website. The complete form will be available to view in the council offices. If you require any further clarification, please contact the Planning Policy Team.

Appendix 3: Supporting statement for Neighbourhood Planning Area Designation for Shiplake

A profile of Shiplake Parish

Shiplake Parish comprises two smaller villages - Shiplake Cross and Lower Shiplake - as designated within the emerging SODC Local Plan and is located in South Oxfordshire, two miles south of Henley on Thames. The Parish extends from the banks of the river Thames across the A4155 up to its boundaries with Binfield Heath Parish and Harpsden Parish, the former being part of Shiplake until changes c. 2000.

The parish is one of six (Harpsden, Shiplake, Binfield Heath, Eye & Dunsden, Sonning Common and Kidmore End), embracing several smaller villages, between Henley on Thames and the major conurbation of Reading in Berkshire; both of the latter having acknowledged issues of an unsustainable highways infrastructure and severe concerns over environmental factors. As such, the greenfield rural area has significant amenity value as an environmental buffer. The AONB to the north and the Thames flood plain to the south is a limiting factor for housing development opportunities.

Shiplake itself has approximately 630 dwellings with a population of approximately 2000, based on 2011 Census (1954 people) and ORCC's community profile project 2013 (1955 people). According to the electoral role about 80% of electors live in Lower Shiplake and 20% in Shiplake Cross. Social housing in Lower Shiplake is provided within a small estate (estimated 9 of 21 units) of smaller affordable houses at Westfield Crescent and the SOHA accommodation of 12 units, a project strongly supported by the parish council, due for development in 2017 to the latest EU standards. Both have easy pedestrian access to the post office and shop, the pub, local butcher and train services. The housing in Shiplake Cross is largely clustered close to the primary school, church and Plowden Arms and generally comprises smaller houses, including a post war development of council houses, many of which have been bought by residents over the years but still retains an element of affordable rental accommodation.

Because of its rural environment, proximity to the river with the Thames Path as it winds through Lower Shiplake, rail transport links and local school, it is considered a desirable place to live. It is also an attraction for visits by ramblers, joggers, cyclists, rowers and tourists from nearby communities (and further afield). The density of housing reflects this desirability with significant developments between 1960 and 2003, adding more than 170 houses in Lower Shiplake – an increase of 56% in the number of dwellings since 1970 - and resulting in a **population density of 4.4 persons per hectare, one of the most densely populated smaller villages in South Oxfordshire with its average population density of 2 persons per hectare**. These factors, alongside national trends and policy, particularly with regard to 'back land' development, have led to expensive housing stock and the gradual conversion of smaller more affordable 2/3 bedroom homes into larger 4/5 bedroom homes, a trend across the district referred to in SODC's proposed Local Plan.

In recent years, the Parish Council sponsored the production of The Shiplake Villages Plan (SVP) Report 2014, which reflected the views of residents in terms of what they valued about Shiplake, how they would want to see the villages develop and provided a more up to date insight into local demographics. This was done with the guidance of and was subsequently highly commended by SODC. Extracts have been included within this designation application, including the '**Additional notes on historical perspective of Shiplake and its villages**' provided below. For more details, a copy of the report can be viewed on the parish's website via: www.shiplakevillages.com or click here: http://www.shiplakevillages.com/page-content/documents/1394213420-SVPREPORT_Final.pdf The report included reference to projects such as: provision of high speed broadband; road maintenance; paths & cycleways; local rail and bus services; housing and development; traffic calming; community facilities and activities. The outcome has been very positive for those projects largely under the parish's influence and control. The impact on others has been more limited because of national and local authority budgetary limitations.

A key aspect in the conclusions and recommendations of the Shiplake Villages Plan (SVP) was the views on housing development, strongly supporting the value of the rural location and its local services alongside strong negative feelings regarding the effects of creeping urbanisation. Whilst a very large proportion of residents (89%) felt the issue is important, with 74% not wanting greenfield sites developed, they also recognised the issues of affordability for young and old families; over 70% preferred any new developments to be small to medium houses.

Additional strong feelings were expressed regarding the continued separation of the two villages, provided by the existing green space around the busy A4155 tertiary link between Henley and Reading. The associated high volumes of traffic, particularly in commuter and 'school run' periods, are a major concern.

Should housing requirements become a larger issue, it was appreciated that the Parish Council may have to investigate addressing such concerns, whilst ensuring that the characteristics of the villages most valued by residents are retained.

Subsequent changes in the government's guidance on housing requirements, reflected in the emerging SODC Local Plan 2032/3 and an apparent current shortfall in SODC's '5 Year Land Supply' have resulted in ad hoc potentially overwhelming and unsustainable speculative housing applications. The parish council wishes, therefore, to develop a neighbourhood plan to meet housing requirements, consistent with the emerging Local Plan and based on an approach/vision to **Preserve, Protect and Grow**, thereby enhancing the existing character and setting of the parish with its special landscape to the benefit of the local and extended communities in the area.

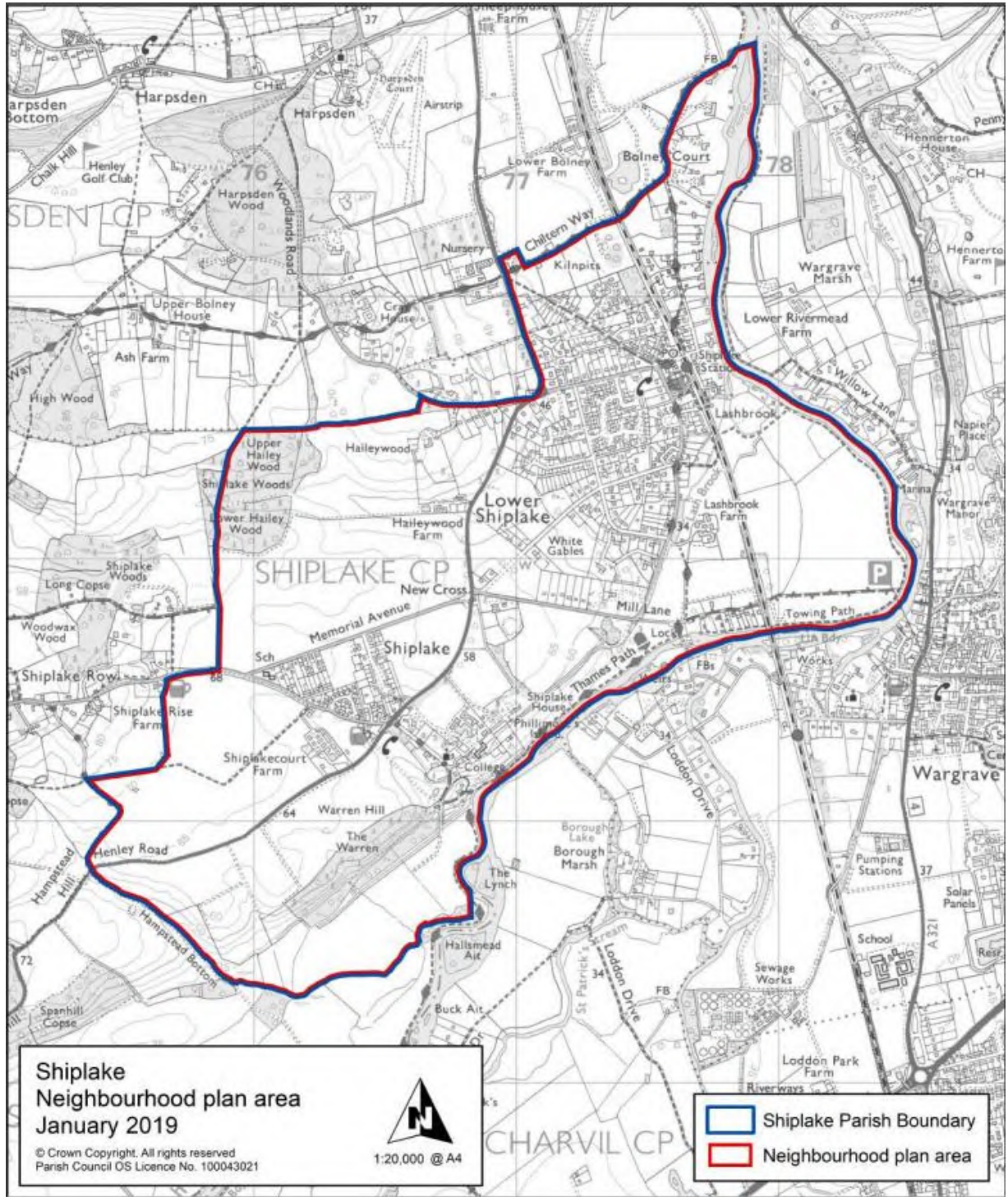
The Parish Council is a properly constituted elected body, representing the local community within the defined parish boundary.

The Neighbourhood Plan Steering Group has comprised of two parish councillors and between five to nine residents to date, representing a cross section of the local community within Shiplake.

The area defined in this application and supported by the attached map is appropriate to be designated as a Neighbourhood Plan Area.

Shiplake Parish Council January 2019

Appendix 4 - Neighbourhood Plan Area proposed



Appendix 5 – Shiplake Neighbourhood Plan Re-designation Statement

Shiplake Neighbourhood Plan Re-designation Statement

Shiplake Parish Council's submission was accompanied by 'A profile of Shiplake Parish' effectively summarising the location, its rural nature, housing and population profile, and the views of residents, including how they wished the villages of the parish to develop in the future. This was all encompassed within 'The Shiplake Villages Plan' published in 2014. Importantly, in the context of the re-designation application, the views of all the residents within Shiplake Parish Boundary (from 2015) were included in the survey i.e. including those in what were previously classified as 'Harpsden' prior to the parish boundary change and included in the Joint Henley and Harpsden neighbourhood Development Plan (2014). This includes housing along the A4155, Northfied Avenue and Bolney Road and Lane, which are the areas referenced by the re-designation request. The Shiplake Parish Boundary change was agreed with Harpsden parish council and following the request to SODC for a formal change in parish boundaries to reflect the reality of the location of housing in the area in question, SODC agreed and the formal changes were fully implemented in 2015. It is also noteworthy that the Inquiry Inspector's decision in 2018 to approve the housing development at Thames Farm, albeit in Harpsden, referenced being strongly influenced by the proximity of the site to Lower Shiplake making the site 'sustainable'.

As referenced in the submitted profile, Shiplake itself has approximately 630 dwellings with a population of approximately 2000, based on 2011 Census (1954 people) and ORCC's community profile project 2013 (1955 people). According to the electoral role about 80% of electors live in Lower Shiplake and 20% in Shiplake Cross. The number houses which this re-designation affects is approximately 50, which although now in Shiplake administratively and logically, are disenfranchised from voting in a Shiplake Neighbourhood Plan referendum. The reasons (Neighbourhood Planning legislation) for this has been discussed with affected residents since the initiation of the development of Shiplake's Neighbourhood Plan. It has always been the intent that, as and when legislation changed, and at an appropriate stage in the development of plan and the JHHNP being revised, we would make the request for the logical re-designation of the respective neighbourhood plan areas and ensure all residents of our villages are properly enfranchised. This matter was discussed at a neighbourhood planning meeting hosted by SODC on 23 May 2018, with all three councils (Henley, Harpsden and Shiplake) represented by councillors and neighbourhood planning steering group members able to agree to the requested re-designation as and when appropriate. This was agreed with minutes to this effect distributed by SODC on 15 June 2018.

The logic for and timing of the requested re-designation cannot be disputed and has been submitted on the basis of the current legislation (**Neighbourhood Planning Act 2017 enacted March 2018**) and with the benefit of prior agreement to the changes by the respective councils.

In providing this statement, reference should be made to the substantial efforts that have been made to engage with residents and landowners since the inception of the neighbourhood plan and before; **all households in the settlements of Lower Shiplake and Shiplake Cross, regardless of parish boundaries**, were included in The Shiplake Village Plan consultations, the deployment of the Shiplake villages website and circulation of the Shiplake newsletter electronically and hard copy via manual distribution. All households, unless inaccessible, were visited by a volunteer and invited to take part in the neighbourhood plan survey in June 2017 and responses collected in the agreed timescale. All individuals 18 years and above were encouraged to respond. In excess of 700 completed documents were received representing over 750 people; a very high percentage of the approximated 1200 registered electors at the time and their views, together with population demographic factors, became the basis of the policies in the development of the neighbourhood plan. The respondents naturally included developers/land owners resident in the Shiplake settlement

areas e.g Mr Schwartzenbach's family from whom a comprehensive response was received and a meeting with Mr Schwartzenbach took place to understand his aspirations. In the early stages of the development of the plan in 2017, a subgroup of the Steering Group undertook the initial site assessments of potential available sites in the settlement area with a view to inclusion in the plan. Sites in Shiplake parish, previously in Harpsden and included in the JHHNP, had to be taken out of consideration when the Shiplake designated Area was approved in April 2017. Updates on progress of the plan were presented at Shiplake's APM in 2017 and 2018, which is open to the general public. As site options were considered based on the assessments, potential proposals were discussed with the parish council and subsequently presented at Shiplake's Open Exhibition in November 2017 open to all residents, neighbouring parish representatives, the press and the wider general public and reviewed by SODC Neighbourhood Planning Team. Appropriate clarification was sought from developers/landowners regarding availability of land before it could be to be referenced at the Open Exhibition as a possibility to be included in the plan. Copies of the material presented and outcomes were published in hard copy with a 'Neighbourhood Plan Special Supplement' in the Shiplake newsletter (November 2017), distributed by hand, as usual, to all households in the parish settlements i.e including those parts of parish (and beyond) in parts of Harpsden. It is also made available electronically via the Shiplake website. A view of this issue should be available by clicking on this link:

<http://www.shiplakevillages.com/page-content/documents/1511377339-ShiplakeNewsNovember%2020.11.2017.pdf>

The high-level summary of the success of the Open Exhibition is illustrated by the following:

Including visitors from neighbouring parishes, our local MP and press, **over 300 attendees** came to the Open Exhibition. Based on the 265 completed response forms, early analysis indicates **73% would support the proposals**, 24% would not, 2% were unsure at this stage and 1% would not be voting at a referendum. The responses from residents across the parish were consistent with housing numbers in the two villages i.e. Lower Shiplake 83% and Shiplake 15% - 3% of responses were from non-residents.

The importance of the Shiplake Villages website cannot be underestimated in its importance in keeping residents and others, in and around Shiplake parish, apprised of the progress of the neighbourhood plan. There are 5 separate pages dedicated to the Neighbourhood Plan in the Council Section plus a specific section of the Open Forum dedicated to the Neighbourhood Plan. The site is open to the public and averages 6,000 + visits per week, sometimes in excess of 10,000. It has approx. 630 registered users, primarily residents within the settlement areas of Shiplake e.g. Harpsden and Binfield Heath. A recent assessment indicated that 85% to 90% of households in Shiplake have registered users who receive electronic updates on items of their choice, the council page and neighbourhood plan news being favoured topics. Such notifications and important updates featured on the website Home page generate responses from developers. eg. Savills acting on behalf of owners of a proposed site.

Following the recent confirmation of the change in approach to the SODC Local Plan, particularly including the attribution of Thames Farm housing numbers and requirements of Smaller Villages, Shiplake is currently conducting a short Supplementary Survey to seek resident's views on possible changes to the Neighbourhood Plan as a result. The website is the primary means for response by Shiplake residents. For those unfamiliar with use of the internet, hard copies have been made available in the villages and publicised via posters. The resident owner of Mt Ida and the Estate Mgr. of Mr Scharzenbach's land have responded and their views will be taken account of.

Concurrently, we have initiated the additional Site Assessment and Options study c/o AECOM as advised by SODC. All sites in the current parish of Shiplake, as referenced in the re-designation request are included in this study. During this study it was felt that we were unable to have any meaningful contact with developers until we know the outcomes of this study. This has been readily understood by the one contact made. We have the initial draft of AECOM's proposals. When finalised we will update our website appropriately.

<http://www.shiplakevillages.com/index.php?pid=58>

Steering Group monthly updates for the parish council have been made available initially from January 2017, via council meeting minutes and subsequently to date via the neighbourhood plan website pages. Prior to pre-consultation, all such updates will be made available in one file for ease of access.

In summary, we are confident Shiplake Parish Council and the Shiplake Neighbourhood Plan Steering Group have been open and transparent in its communications with all parties with an interest in the development of the Shiplake Neighbourhood Plan. We have communicated progress of the plan proactively via both our website and hard copy means.

We have liaised closely with SODC, been guided by their recommendations and responded accordingly in a professional manner and will continue to do so. We have agreement with Henley and Harpsden that the re-designation should be done at the appropriate time, which is now. Approval of the re-designation is also consistent with SODC's Local Plan's approach to administrative boundaries.

Should you have any queried please do not hesitate to contact myself or Susan Mann.

David Pheasant

Vice Chair of Shiplake Parish Council & Chair of Neighbourhood Plan Steering Group.

19th March 2019

Appendix 6- Summary of responses

	Name	Organisation	Summary of response
1	Kate Mulveagh	Natural England	Natural England does not have any specific comments on this neighbourhood plan area designation revision.
2	Cath Adams	Henley Town Council	The revised area designation was discussed at Planning Committee at Henley Town Council last night and the Committee was happy to support the proposed change.
3	Kester George	Harpsden Parish Council	I confirm that Harpsden PC support Shiplake's proposal to use their new parish boundary for the designation of the area to be covered by their Neighbourhood Plan.
4	Beata Ginn	Highways England	No comment.
5	Robert Lloyd-Sweet	Historic England	I am pleased to confirm on behalf of Historic England that we do not have any objections to the boundary as proposed.
6	Lucy Bartley	National Grid	An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines. National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.
7	Alex Dick	Authorised Agent for Bolney Court Inc and Shiplake Investments Ltd	I am writing with regards to the application being made by South Oxfordshire District Council to revise the boundary of their neighbourhood plan area designation. Land which we have put forward to Henley and Harpsden as part of their Call for Sites process sits within this boundary, as shown on the plan attached to this email. We have submitted a formal response to Henley Town Council offering this plot of land up for development as part of the joint Henley and Harpsden Neighbourhood Plan and would and will do the same if the land moves to within the Shiplake Neighbourhood Plan area in the future.

			<p>I would like this offer noted on behalf of the landowners (Bolney Court Inc and Shiplake Investments Ltd) so that it does not fall between the cracks in the event there is a boundary change. I have alerted David Pheasant from the Shiplake NP Steering Group of this so they are aware.</p> <p>I would like to reiterate that we would prefer the land in question to remain within the Henley and Harpsden boundary and, as I have mentioned previously, we have offered the site to Henley and Harpsden as part of the Call for Sites process they are undertaking.</p> <p>If, however, there is a boundary change then we do of course offer the site to Shiplake as part of their process of looking for sites.</p>
8	Chris Gaskell	Scottish and Southern Electric Networks	I can confirm that, at this present time, I have no comments to make.
9	Lynette Hughes	Oxfordshire County Council	No comments received.
10	Clark Gordon	Environment Agency	No comments received.

APPENDIX 7 - STEERING GROUP MEETING MINUTES

Shiplake Neighbourhood Plan Steering Group Minutes

[Meeting 1: 09/02/2017](#)

[Meeting 15: 21/03/2018](#)

[Meeting 2: 21/02/2017](#)

[Meeting 16: 18/04/2018](#)

[Meeting 3: 15/03/2017](#)

[Meeting 17: 16/05/2018](#)

[Meeting 4: 19/04/2017](#)

[Meeting 18: 20/06/2018](#)

[Meeting 5: 17/05/2017](#)

[Meeting 19: 08/08/2018](#)

[Meeting 6: 21/06/2017](#)

[Meeting 20: 19/09/2018](#)

[Meeting 7: 19/07/2017](#)

[Meeting 21: 17/10/2018](#)

[Meeting 8: 16/08/2017](#)

[Meeting 22: 14/11/2018](#)

[Meeting 9: 20/09/2017](#)

[Meeting 23: 16/01/2019](#)

[Meeting 10: 16/10/2017](#)

[Meeting 24: 20/02/2019](#)

[Meeting 11: 15/11/2017](#)

[Meeting 25: 20/03/2019](#)

[Meeting 12: 20/12/2017](#)

[Meeting 26: 17/04/2019](#)

[Meeting 13: 17/01/2018](#)

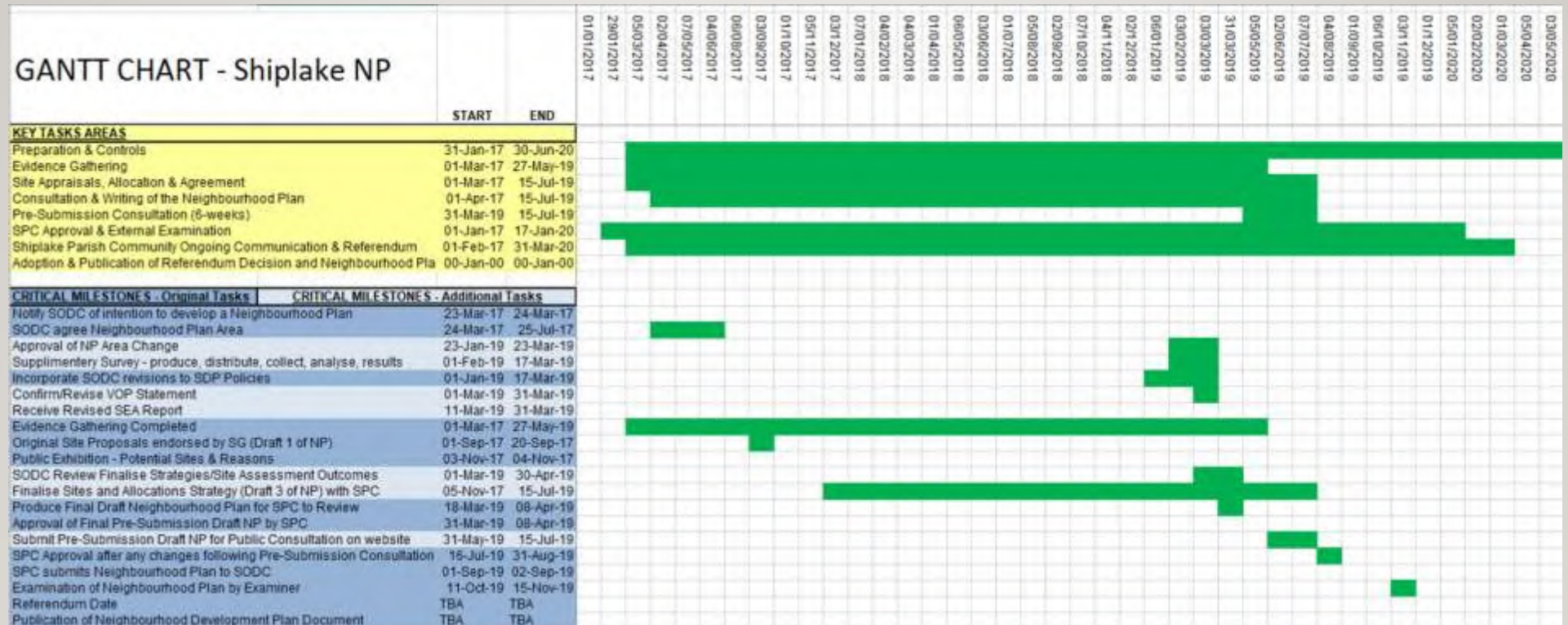
[Meeting 27: 15/05/2019](#)

[Meeting 14: 21/02/2018](#)

See also the Parish website at this address: <https://www.shiplakevillages.com/index.php?pid=402>

APPENDIX 8 - PROJECT PLAN

CUMULATIVE IMPACT OF CHANGES TO PROJECT TIMETABLE



APPENDIX 9 - PARISH COUNCIL UPDATES

CONSULTATION STATEMENT- NP PARISH COUNCIL UPDATES

NOTE: This appendix includes all updates provided to and discussed at parish council meetings from the approval of the motion on December 12th 2016 'to commence the process to establish a Neighbourhood Plan for Shiplake in early 2017'. The updates were provided on behalf of the Steering Group formed in February 2017 up to July 2019 when a Steering Committee comprised of Steering Group members and parish councillors was formed, reflecting the ownership and legal responsibilities of the parish council for the Shiplake Neighbourhood Plan when approved. There are fewer updates to the council from the Steering Committee reflecting the involvement of councillors in the development of the plan and the appointment of Bluestone Planning LLP at the same time to facilitate a policy/criteria-based plan, whose planning expertise and experience in enabling councils to gain approval of neighbourhood plans. An important aspect of this was revising the neighbourhood plan to incorporate the appropriate policies, liaising on Shiplake Parish Council's behalf with SODC Planning to ensure conformity.

UPDATES:

December 12th 2016

14. ITEMS OF INTEREST OR FOR FUTURE DISCUSSION. 1. Chairman requested a discussion on Neighbourhood Planning. Council approved the following motion proposed by Mr T Taylor and seconded by Mr D Pheasant. The Parish Council wishes to commence the process to establish a Neighbourhood Plan for Shiplake in early 2017

February 13th 2017

c) SHIPLAKE NEIGHBOURHOOD PLAN (NP): Pursuant to the guidance provided by SODC, the Parish Council's decision to develop a neighbourhood plan (NP) and positive feedback from residents attending open meetings, a 'Neighbourhood Planning Area Designation Application Form' has been forwarded to SODC's Planning Dept. dated 08/02/2017.

i. Reflecting the positive response to the council's proposals, over 50 residents have volunteered to assist with the project and a Steering Group of 14 formed, The group comprises a range of skills, important to developing the plan, and every effort has been made to represent the demographics of the population of residents e.g. age, gender, family unit, location, length of residence. There is a shortfall in Shiplake Cross representation and almost inevitably from 'younger families'. Every effort will be made to ensure these groups are involved through the wider base of volunteers and frequent communications via the website, newsletter, questionnaires and ultimately a formal referendum.

ii. The Steering Group, with Peter Boros (Chairman) and Charlotte Colver (Deputy Chair), had its first meeting on 09/02/2017. Fourteen task areas were identified, based on SODC's recommended NP format, with 12 assigned to group members, the remaining 2 TBA. The group will meet monthly with sub-groups meeting as required between meeting to progress the identified tasks. As soon as possible an outline project plan will be created.

iii. Governance procedures need to be specified. Councillor Pheasant to provide a draft of the procedures for review by the PWG and subsequently the Parish Council.

d) PARISH WEBSITE: The website will be a key component for communicating and receiving feedback on the development of the NP. An NP page has already been created on the website and

will be extended considerably as the project progresses, ultimately forming a statement of record for the NP.

March 13th 2017

Shiplake Neighbourhood Plan (NP):

1. Following initial meeting of NP Steering Group on 09/02/2017, a second was held 21/02/2017 to begin to frame the 'vision of the future' of Shiplake: What we do want to change & what we do not want to change. The thoughts and recommendations will be discussed at the next meeting on 15/03/2017 and subsequently reflected in the NP questionnaire, which will be distributed to all residents in the near future.
2. SODC require the parish council to re-submit its NP registration application based on the 'old' 2014 parish boundaries together with a much more detailed basis of the plan than originally suggested. All current residents to be consulted during the NP process but ONLY those residents who reside within the 'old' boundaries will be allowed to vote.
3. New Neighbourhood Plan 'Dropbox' established by NP Chairman for the Steering Group with information being collated as the project progresses, the definitive elements of which will form the basis of the new Neighbourhood Plan Page on the villages website and a statement of record when NP is submitted to SODC.
4. Governance aspects of the NP project to be confirmed in March.
5. Disappointingly, SODC's Head of Planning has stated Charlotte Colver's membership of the NP Steering Group is viewed as a conflict of interest and will have to 'stand down'.
6. Shiplake Parish Council to agree (13/03-2017) to and register as a sub- licensee of Dept. of Business Innovation and Skills for Ordnance Survey's digital mapping services (PSMA). Service is recommended by SODC and is FREE. Council approved on a motion proposed by Mr D Pheasant and seconded by Mr T Taylor
7. Initial request made for suggestions, from website users, of potential suitable land for development.
8. SODC meeting on Local Plan Update on 28/03/2017 to be attended.
9. NP Steering Group possible interest in Village Foundations approach to housing.
10. Updates on progress of the NP will be featured on the villages website and newsletters

April 6th 2017

Shiplake Neighbourhood Plan (NP):

1. NP Area Designation based on pre - 2014 parish council boundaries submission w/e 08/04/2017 with detailed background for area justification.
2. NP draft Resident Questionnaire finalised subject to clarification of considerations regarding two questions. Preferred timescale for circulation and collection is late May/June 2017, based on similar logistics approach to that adopted for the Shiplake Villages Plan. Also, dependent on vetting by SODC

and confirmation of company processing and analysing the data. Preference currently is to use the same services as that for Shiplake Villages Plan.

3. Initial assessment of possible development sites completed. Next stage is an assessment by Steering Group members, discussions with land owners and further work on identifying possible sites. The results of the questionnaire will be taken into account in assessing the sites and proposals presented to the parish council when appropriate and prior to recommendations to residents. At this stage and in the context and for governance purpose, approval sought from SPC for cost of advertisement in the Henley Standard' Public Notice section, requesting any land owners for submission of possible sites. Costs for 10cm x 4cm and 8cm x 10cm are £122.04 and £203.00 per insertion, respectively. Subject to VAT (reclaimable) and allowance for 2 insertions represents costs of £122.04 to £406.00.

4. Initial Project Plan has been drafted and will be circulated to the parish council once discussed and agreed at the Steering Group's April meeting. 24/04/2017 Page 8 of 8

5. Promotion of the NP activities to be undertaken in the lead up to the distribution of the questionnaire and an update provided at the Annual Parish Meeting.

May 8th 2017

Shiplake Neighbourhood Plan: Steering Group continues to work to deliver a proposed plan by the final quarter 2017. Subsequent review and approvals by SODC and Govt. projected to take up to 6 months after submission. SODC public notice of Shiplake Neighbourhood Designated Area circulated for 6-week information and consultation to neighbouring parishes, local businesses and posted on all notice boards in the parish. An update to residents is planned for the May 24th APM and the Resident Questionnaire to be distributed in late May/early June, according to the timetable outlined below. Posters in preparation for placement in the villages, with supporting notifications on the website, aimed at promoting maximum involvement of residents to achieve a high response rate. This is an ambitious timetable aimed at receiving residents' responses before the beginning of the 'summer holiday period'. The costs to be as outlined and approved at a prior council meeting and to be confirmed once final no. of questionnaires and analysis requirement determined. Costs to be claimed as part of SODC grant for developing a neighbourhood plan.

SHIPLAKE NEIGHBOURHOOD PLAN SURVEY 2017 PROPOSED TIMETABLE

WHEN & WHAT

Tues 9th to Wed 10th May: Plan group send draft of questionnaire and this is entered into Snap market research software

Thurs 11th May to Mon 15th May: Plan group review SDC version and send back final version

Tues 16th May to Wed 17th May: Questionnaire final amends, print questionnaires and send by Royal Mail to Shiplake

Fri 19th May: Questionnaires received by Shiplake

Sat 20th May to Fri 16th June: Questionnaire distributed throughout parish and completed by residents

Mon 19th June: Send completed questionnaires to SDC or direct to DP agency (some could be sent earlier so processing can start quicker)

Wed 21st June to Wed 12th July: Data processing of questionnaires

Mon 17th July: Topline results produced in the form of a marked up questionnaire 24//05/2017

Wed 19th July: Send excel spreadsheet containing every response To be agreed Full report including commentary, charts and tables.

June 5th 2017

Shiplake Neighbourhood Plan (NP):

1. Shiplake News: next issue scheduled for mid-June with major features on the Shiplake Villages Plan, major planning applications, Thames Farm Inquiry and Shiplake Party & Picnic.
2. Steering Group aiming to deliver a proposed plan by the final quarter 2017. Subsequent review and approvals by SODC and Govt. projected to take up to 6 months after submission. Resident questionnaire in circulation with final collection date of June 10th. Full update on project provided by Peter Boros (Chairman of Steering Group) at May APM, available on the villages website. Formal application for SODC grant towards costs to be made in June, once Neighbourhood Plan Designated Area public notice period expires. Initial assessment of questionnaire results projected to be available for July council update. The villages website will be the primary mechanism for updates on the plan in the coming months.
3. NP Governance document to be approved by Council on a motion proseed by Mr D pheasant and seconded by Mr T Taylor, see Appendix 1.

APPENDIX 1 Shiplake Neighbourhood Plan Governance

This document summarises the benefits, issues and governance procedures for the Shiplake Neighbourhood Plan initiated in January 2017.

Current Planning Position in South Oxfordshire

Following the South Oxfordshire District Council's (SODC) declaration in 2016 that it did not have a five year land supply to meet its housing targets, Shiplake and its neighbouring parishes are facing a unprecedented high level of speculative planning applications from property developers; planning applications which under normal circumstances would be rejected. If successful these applications will have very detrimental impact on the 'street scene', the environment of the area, the provision of school places, an already inadequate road infrastructure and access to the villages from such new developments would pose safety issues for adults and particularly children.

Although the population density of Shiplake is already double that of other parts of South Oxfordshire, some additional development is to be encouraged. Speculative developments on the scale being proposed is considered unsustainable by Shiplake Parish Council. The government provides the opportunity - a Neighbourhood Plan - which enables parish and other councils to agree a plan for a proportionate increase in housing, taking account of the wishes of the residents of the parish in shaping the future of our two villages. The plan must be consistent with SODC's new Local Plan 2033 which, in turn, must meet the government's housing requirements. For Shiplake it has been confirmed that 33 new houses are required to be built between 2011 and 2033.

Benefits of developing the Shiplake Neighbourhood Plan

1. An agreed sustainable plan for development of additional housing in the parish taking account of the views of residents.
2. A plan that has significant weight in the planning process. SODC states: 'intended policy of their new Local Plan is to determine planning decisions by reference to Neighbourhood Plans...'. The Neighbourhood Plan would be become part of the formal planning process.
3. SODC's intended policy and the weight of evidence embodied in the Shiplake Neighbourhood Plan should enable the parish council to have unsuitable speculative developments rejected at an early stage, thereby saving considerable time, effort and in some cases not insignificant council funds expended in objecting to such applications.
4. CIL funds will be generated for the parish council to support initiatives for the benefit of the community.
5. Possible initiatives benefiting the community are likely to arise as a result of the evidence gathering and 'brain storming' of the where, what and how of the development of the houses and the suggestions/ideas of residents as part of the questionnaire and subsequent community engagement activities.
6. Residents will have the opportunity to vote in a formal referendum to formally accept the plan or otherwise.

Issues Considered

1. **Timelines:** The Parish Council anticipates a draft Neighbourhood Plan will be produced by the end of 2017 for approval by SODC and subsequently by a government appointed inspector. The latter two approval stages followed by a referendum may take a further 6 months.
2. **Engagement:** the parish council has to be the designated authority sponsoring the plan, providing funds and applying for relevant SODC and government grants to facilitate the development of the plan, the process for which will be owned and driven by members of the Steering Group on behalf of the community.
3. **Role of the Parish Council:** sponsoring and supporting the development of the plan, encouraging as wide a representation and involvement of the community as possible. Given the council's role as the designated authority, the requirement for parish funds the parish applying for government grants and its necessary role in the planning process, a member of the council's PWG to be a member of the Steering Group established to deliver the plan.
4. **Governance:** A Steering Group was established in February 2017 to manage the process with monthly updates on progress provided to the parish council. The parish council to approve the selection of sites proposed for development prior to presentation to residents and to approve the draft neighbourhood plan prior to submission to SODC.
5. **Budget:** all requests for funds and grants to be facilitated via the parish councillor on the Steering Group, such requests to be approved by the parish council's finance committee. Appropriate due diligence to be exercised in pursuing sources of funding and grants and the selection of suppliers/contractors, whilst taking advantage of the council's understanding of local govt. and its procedures.

Recommendation to the Parish Council to approve governance structure for the Shiplake Neighbourhood Plan as outlined above.

Given the necessity to respond to the threats of speculative applications from developers, whilst seeking clarity from SODC on the commitments to be made by both parties in developing a neighbourhood plan, the parish council began engaging with residents at a meeting in December 2016 to seek their support for and involvement with the Shiplake Neighbourhood Plan. Based on a positive response, the parish council facilitated a meeting of volunteers in January 2017, which resulted in the formation of the Steering Group of 12 residents, inclusive of one councillor representing the parish council as referenced above. Peter Boros was proposed and accepted as the Chairman of the Steering Group. The appointment of a Deputy Chairman was considered desirable and Charlotte Colver was proposed and accepted. (Due to Charlotte's position as an SODC employee, advice subsequently received from SODC was that this represented a conflict of interest and she stood down from the Steering Group.) Clarity on the requirements SODC wish of Shiplake in the development of a neighbourhood plan has been received and continues to be sought, along with its further commitment to the importance and role of neighbourhood plans in the new Local Plan 2033. As such the parish council is asked to approve this process for the 'Shiplake Neighbourhood Plan Governance' David Pheasant – 30/05/2017

July 10th 2017

Shiplake Neighbourhood Plan (NP): Mr D Pheasant updated Council

NEIGHBOURHOOD PLAN:

1. NP QUESTIONNAIRE distributed throughout parish, collected and on schedule to receive 'Topline' results and excel spreadsheet of all responses by 19/7/2017; 703 responses from c. 650 households represents a very good turn out and will provide valuable insight into what residents think about the villages and views on how they should evolve over the next 15 years or so. A fuller management summary will be available towards the end of July and the results of questionnaire will be circulated to residents during September/October. The costs of the questionnaire and analysis are anticipated to be 'in line' with the projected expenditure of £4,000 to be covered by SODC NP grant.

2. Following a recent change in Neighbourhood Planning legislation and agreement with Harpsden PC and SODC, it has been agreed that the designated area for the Shiplake NP be based on the latest current parish boundaries, subject to the necessary 6-week consultation requirements. It is not envisaged that this will compromise the NP project plan period.

3. Following the initial assessment of possible development sites, the next stage is discussions with relevant owners of potential sites, followed by discussion of recommendations with the parish council and residents.

4. There is a highly probable requirement to produce a Strategic Environmental Assessment & Sustainability Appraisal/Landscape Character Assessment as part of the evidence base for the emerging NP for the parish and its two villages. The cost is envisaged to be approx. £6,000 (net of VAT considerations). Approval to proceed is likely to be required within the next 2-8 weeks. It may be possible to claim some or all this cost via government grant, otherwise this a cost expected as part of parish's costs in undertaking the NP. Council supportive in principle to help make the plan more robust. Due to sums and to comply with Fin Regs ,Clerk actioned to request a more detailed proposal and rationale to allow 3 agencies to tender .ACTION :Clerk

5. Drafting of the NP Plan for presentation to the parish council and ultimately SODC and a government appointed inspector is WIP. At this stage, the project plan to produce the final document before the end of 2017 remains unchanged.

SHIPLAKE VILLAGES WEBSITE: As a result of the NP Questionnaire and the awareness campaign by the PC and Steering Group, the number of registered users of the website should increase by 100 or more. The website will be the primary basis of updating residents on the progress of the neighbourhood plan.

September 11th 2017

NEIGHBOURHOOD PLAN:

Project is currently on schedule with key tasks completed or nearing completion:

- **Designated area** based on old pre-2014 parish boundaries, minus area on north side of Woodlands Road and bounded by A4155, agreed by SODC, with request for approval from Sec. of State to agree to consultations with Henley, Harpsden and JHHNP for movement of the area east of A4155 along Bolney Lane to Bolney Road (Mt Ida and pony fields essentially), which are currently part of the JHHNP area, to Shiplake's designated area, consistent with new parish boundaries.

- **Resident survey** completed, site identification and assessment being finalised with proposals now requiring approval by parish council in September, date to be agreed at parish council meeting 11/09/2017, to enable preparation of 'open meeting' inviting resident's views on draft plans and proposals on November 3rd and 4th at Memorial Hall.

- **Based on the NP project plan* and budget proposal*** attached, the latter previously discussed in outline with council PWG and to be agreed at September 2017 council meeting, the application for £5,000 SODC grant to be forwarded to SODC by parish council clerk by w/e 16/09/2017.

- **The parish council to investigate and, if appropriate, submit a request for a Govt. grant** in the region of £7,000 for production of the NP.

- **Project Plan references production of Final Draft** of Neighbourhood Plan by 22/12/2017 for parish council (SPC) for approval. The evidence base and drafts of the plan are being collated simultaneously and updated continuously to meet this date. Once proposed plan is approved by SPC, the council will submit to SODC for review and approval. The next stage is then for the plan to be assessed and approved by a Govt. appointed inspector, prior to a referendum of residents in the designated area. As the latter stages for the timeline for this review, approval and referendum process are beyond the remit and control of the NP Steering Group, it is not possible to provide a date when the NP should be finalised. It is envisaged a period of up to 6 months may be required to complete the review, approvals and referendum process. Note: Whilst the major tasks within the project plan are unchanged, individual tasks within them are subject to change based on progress and may be awaiting an update.

*The project plan and the budget proposal reference the requirement for a 'Landscape Character Assessment', which needs to be undertaken by professional consultants. In considering the proposals please take account of the reasons below for undertaking this requirement

1. It was very much recommended as a necessary by a Planning Officer at SODC to justify any proposal to protect large areas of open countryside and particularly if there was to be a proposal that sought to protect a 'green gap', such as the one that exists between the 2 villages.
2. It will highlight anything of value including key vistas and the importance in agricultural, landscape and other terms and provide support from a professional assessment as to the need to preserve the green gap and or vistas
3. It will build and update upon previous Landscape Assessments undertaken historically in the area, such as the district wide assessments commissioned by SODC historically
4. Support (or not as the case may be) for the move to extend AONB
5. Adds to the weight of evidence that we are a rural parish not an urban one.
6. Highlights the rural economy and its importance to the wider area.

October 9th 2017

NEIGHBOURHOOD PLAN:

Following the major update at September council meeting it is confirmed that the Landscape Assessment consultant has been appointed with a focus on the 'Green Gap' between the two villages and that between Henley and Shiplake's boundaries. The 'Open Exhibition' for residents to view the NP Steering Group's proposals for development sites and other related matters is scheduled for 3rd and 4th of November at the Memorial Hall. The proposals have been presented to all parish councillors and, as an integral part of the agreed governance process, approve the selection of proposed potential development prior to presentation to residents. As part of this, also to agree the proposed boundaries for the two village settlements and to progress the initiative for a 'Shared Space', as outlined in the presentations, to meet the project dates for completion of the plan.

An email to all registered users of the council website is planned for 11th October announcing the 'Open Exhibition', its objectives, an outline of the process to date and the overall context of the proposals being presented for residents to review and give their feedback prior to final 12/10/2017 recommendations being encapsulated in the NP submission to the parish council. Other promotional activities will take place leading up to the exhibition. Following a healthy debate, on a motion proposed by Mr D Pheasant and seconded by Mr T Taylor, The Parish Council approved the proposed list of sites put forward by the NPSG (Neighbourhood Plan Steering Group) and based on the detailed objective criteria provided by the NPSG to go forward to the public presentation at the open forum on the 3rd and 4th November in the Memorial Hall.

November 6th 2017

Neighbourhood Plan Update:

Following the successful Open Exhibition (see below), the plan remains on schedule for completion of submission to parish council and SODC by end of the calendar year, with actual costs to date less than budgeted costs.

* Minor adjustments have been made to details to site 30 following discussions with 'owners' and potential additional housing provision at Shiplake College included, which will be referenced at the next PWG meeting. We are seeking clarification re status of the Wyvale site, which has a bearing on the plans proposals. - see note below.

* we await SODC's views on whether we require a SEA, which would affect costs and timescales for the plan.

Open Exhibition: Including visitors from neighbouring parishes, our local MP and press, over 300 attendees came to the Open Exhibition. Based on the 265 completed response forms, early analysis indicates 73% would support the proposals, 24% would not, 2% were unsure at this stage and 1% would not be voting at a referendum. The responses from residents across the parish were consistent with housing numbers in the two villages i.e. Lower Shiplake 83% and Shiplake 15% - 3% of responses were from non-residents.

The NP Steering Group can now take this positive response and, with the benefit of the views expressed in the completed forms, move onto the next stage of the development of the plan. The final proposals will hopefully result in an even greater positive response.

Requests were made for copies of the presentation materials. These will be available on the villages website in the next few days, not least so all residents have the opportunity to consider the proposals in more detail. There will also be comprehensive coverage of the event and proposals in the November issue of Shiplake News.

Wyvale Site Proposals Note from owner in context of NP: "The first is that the Neighbourhood Plan calls for B1/B2 development, though the Neighbourhood Plan committee have now formally accepted that a mix of B1 and residential is the way forward for the Wyevale site." Is this correct?

Mr D Pheasant requested the clerk to follow up on the NP steering group request for a support grant of £5k. ACTION: Clerk

December 11th 2017

NEIGHBOURHOOD PLAN:

Completion prior to submission delayed until end of March 2018 following request by SODC for Strategic Environmental Plan (SAE). Not least, given the projected costs of £6,000 to £7,000, the requirement is questionable from Steering Group's perspective. Awaiting SODC's decision and will look into grants to cover this cost, which has not in the budget.

Draft Landscape Character Assessment Plan (LCAP) and GAP Analysis received.

Discussion with discussions and quotations in hand for Shared Space initiative. Summary of Resident Survey Qualitative Responses available shortly.

Expenditure to date within budget for individual items and on an aggregate basis. Await Shared Space consultancy quotations and outcome re need for SAE. Provide detailed cost versus budget to date and forecast at January 2018 meeting.

The following items were reviewed

1. Both settlement boundaries - Lower Shiplake & Shiplake X
2. Shiplake Farm site 30 development boundary
3. Parish Council's view of desirability of potential retail element should Shiplake Motors site be developed.

January 8th 2018

Shiplake Neighbourhood Plan

Completion of documented plan delayed to end of March 2018, ready for final approval by the parish council and consultation process with residents and relevant other parties. Delay due primarily to unanticipated requirement for a Strategic Assessment of Environment (SAE) yet to be confirmed by SODC. Residents informed via email with neighbourhood plan update and near term objectives/deliverables highlighted.

This has budget implications referenced in summary below.

Immediate Objectives to meet Target Date 31/03/2018

1. To publish the Final Report on the Shiplake Village Plan Survey, including the analysis of the 5,000+ open ended comments received - wb. 14/01/2018.
2. To complete the Landscape Character Assessment related to retaining 'Green Gaps' between the villages and Henley - end of Jan 2018.
3. To agree expenditure (08/01/2018) and commission a consultancy report on the potential for and viability of a 'Shared Space' initiative for the centre of Lower Shiplake. - Feb. 2018 A motion to further investigate at a cost of £6000 was proposed by Mr D Pheasant and seconded by Mr T Taylor 5 councillors in favour with one abstention.
4. To commission, as necessary, a consultancy report for the Strategic Environmental Assessment (SEA). - TBD
5. To obtain approval for SG's final recommendations from the parish council - 17/01/2018.*
6. To complete the Shiplake Villages Neighbourhood Plan for parish council approval and public consultation. - 31/03/2018

* A key dependency here is approval of recommendations before next scheduled SG Meeting on 17/01/2018. NP Budget/Expenditure Outline, subject to reconciliation:

Budget £26,015 - SODC Grant £5,000 = £21,050

Spent or Committed £9,240 (finance ytd states £4832)

To spend: Shared Space £6,000

SEA** £6,500

Report Printing & Summary £4250

Total Potential Expenditure £16750 + £9240 = £25990

* Government Grant application (£6,000 to £9,000) tbd

Est. Saving v budget ytd approx. £3,000+

February 2018

NEIGHBOURHOOD PLAN(NP) UPDATE

Status at January Council Meeting 23/02/2018

NP delayed due to possible SODC requirement for a Strategic Environmental Assessment (SEA) in accordance with EU requirements. Residents informed of delay, with revised delivery date subject to the SEA requirement awaiting outcome of SODC's scoping exercise. Updates to website providing more information for residents to access on the NP. Project expenditure within budget and 'Shared Space' consultancy project approved (£6,000).

Developments since January Council Meeting

1. SODC informed Shiplake SG on 19/01/2018 of requirement for SEA. SG assessment of potential costs in region of £8,000 (unbudgeted) and timescale for delivery of up to 12 months for requisite consultancy completion. Impact of timelines for delivery of NP potentially severely impacted and timing of decision precluded availability of government grants (up to £9,000) via Locality initiative. Following extensive research and subsequent online/conference calls, fact finding and qualification procedures, Locality consultants (AECOM) to recommend to 'approval committee' that Shiplake NP qualifies for Technical Support Assistance to deliver the SEA. Likely +ve decision expected very soon. AECOM were impressed with our approach to date, supporting information and the progress made in the past year. **AECOM would provide the consultancy for the SEA and also agreed that we should request support to provide a Policy and Evidence Base Review plus a Health Check on the intended plan prior to submission.** (Note: Technical Support Assistance is provided without charge - no impact on NP expenditure - and review of our plan and SEA requirements suggests possible delivery timeline of project in 12 weeks.)
 2. Resident Survey Final Report with full analysis of 5,300+ comments now on the website with limited 50 copies available via local shops and pubs. Distribute hard copy more widely?
 3. Further additions to NP page on website not least in response to concerns of 42 New Road residents, including extended use of the Forum facilities. Also, SG will upload NP Updates to parish council meetings as soon as possible after council meetings – days rather than weeks.
 4. Outcome of periodic review of SG's progress on policies and procedures with SODC's Neighbourhood Plan team: it was agreed that when the NP is ready for consultation a meeting be held for all residents to attend and question the SG and parish council on the recommendations of the plan. If possible and appropriate, SODC may also attend the meeting. Otherwise it will be residents only and all questions will have to be pre-submitted to enable the SG to ensure answers are as comprehensive as possible and that all residents have the opportunity for their questions to be answered.
- **Expenditure** Assuming SEA is delivered on basis of no project costs incurred, then overall expenditure projected to be within Budget. More details provided after full reconciliation of costs.
 - **Current Action Points/Requirements:**

1. The SG registers its objections to the Retirement Village development and as individual residents. Liaise with parish PWG as to key messages and communication with residents.
2. Initiate SEA consultancy if Locality confirm AECOM undertaking project at no cost. If not review position, seek alternative consultancies and council approves additional expenditure.
3. Based on 2 above, revise plan.
4. Inform residents of changes to delivery plan based on outcome of 3 above.
5. Update on minor changes to recommended sites in context of site recommendations and Guide Development Boundaries (GDB's)
6. Finalise Landscape Character Assessment Study re Green Gaps etc in context of NP
7. Confirm 'Shared Space' selected consultancy – Phil Jones Associates. Supplier Evaluation Summary copied to Parish Clerk.

Future Considerations Post Approval of Shiplake's Neighbourhood Plan

1. Government enabling legislation for changes to Neighbourhood Plan boundaries will be provided. Discussions with SODC Neighbourhood Planning advise that the process will likely take a considerable amount of time and that we continue to proceed with our plan on basis of current boundaries engaging, as appropriate, with Henley and Harpsden councils and the JHHNP Steering Group, probably when they update their own neighbourhood plan.
2. Implementation, Responsibility & Governance of neighbourhood plan continue consistent with recommendations in the submitted plan.

Summary of Current Budget & Expenditure. Note: Details to be provided to Parish Clerk.

No of houses in NP based on recommended Sites and Guide Development Boundaries

1. Sites on SODC's 'Radar Screen' – proposed by developers – as referenced in web article.
2. Proposed new Green Gap Guide Development Boundaries (GDB's). Click on link below to see slide 17 of Open Exhibition 23/02/2018
3. Candidate and Shortlisted Development and Reserve Sites proposed by Shiplake NP Steering Group, approved by PC and subsequently positively received at Open Exhibition - minor adjustments made. Click on the link below to access the Open Exhibition slides 19 & 21
<https://www.dropbox.com/s/b4rxtlymc3yk6f4/storyboards%20reduced.pdf?dl=0>

4. No. of houses possible based on recommendations:

Min. 33 to meet min 5% Local plan Requirement

Site Min Max Cum Min Cum Max

Shiplake Motors 7 8 7 8

Off New Road 2 2 9 10

Shiplake Farm 10 14 19 24

New Road (Site 6) 4 6 23 30

College 43 & 44 9 11 32 41

New Road (Site 7) 4 4 36 45

Reserve Site New road (Site 8) 5 5 41 50

Reserve Site Reading Rd (Sites4/5) 4 6 45 56 Reserve Site

Note: To date estimated no. of houses built or approved to be built in NP timescale = 17

March 12th 2018

Neighbourhood Plan Update:

Following last month's detailed update, below is the summary of actions taken, outcomes achieved and outline of next steps and other considerations:

Technical Support request of Locality, to facilitate delivery of the required Strategic Environmental Assessment has been approved and SG has engaged with their designated consultants AECOM. Draft Scoping Report received, and anticipated duration of consultancy is 4 months, provided at no cost. Similarly, request for consultancy for a complete review of the NP 'Evidence Base' has been approved by Locality for AECOM provide these services, which will have a duration to be agreed but anticipated to be 4-6 weeks. Again, provided at no cost.

Update email to all residents to be circulated week beginning 11/03/2018.

Meeting with SODC Neighbourhood Planning team on 13/03/2018 to discuss/clarify the no. of 'houses built or in process' that count towards our NP target of a min. of 33 new houses. Also discuss status of Shiplake Plan, timing of discussions re aligning NP areas with current parish boundaries, probably when JHHNP begin updating their current NP later this year, and the possibility of benefiting in house number target terms from the Thames Farm development, as its greatest impact will be on Lower Shiplake.

Revised date for completion of the NP to be provided once progress made on the SEA.

Update on costs of NP to date. NP Budget to date

Total £26,015 7132 'Committed' £18,308 £18,883

SEA & Evidence Review Consultancy c/o AECOM (Locality): £0 0 Free Locality Support

SODC Grant £5,000 -5000 Received

Net Total £21,015

April 4th 2018

IMPORTANT UPDATE TO NEIGHBOURHOOD PLAN: PROPOSED REVISIONS

A number of important things have happened since we last updated everyone in January:

1. Progress on the SEA
2. The outcome of the Thames Farm Judicial review - which was not allowed
3. Discussions with SODC about the implications of the Thames Farm decision on our NP

4. A Planning Application in respect of the former Wyevale site

1. **PROGRESS ON SEA** When updating everyone in January on progress, we mentioned delays (3-4 months) owing to the unexpected requirement for a Strategic Environmental Assessment (SEA) for the Shiplake Neighbourhood Plan. This has been resolved by gaining government funds (c. £10,000) and the appointment of expert consultants to deliver the assessment, whilst also verifying the integrity of our plan proposals. This work will also make it possible to produce a credible plan to be referenced at the Retirement Village Inquiry which is scheduled for September 11th to 14th 2018. Please note these dates in your calendar.

2. **THE THAMES FARM DECISION CHANGES THINGS!** The most significant event in the past month, however, has been the rejection of our and SODC's appeals for a Judicial Review against the Thames Farm 95 houses development on a green field site. This development, although in the Parish of Harpsden and part of the Joint Henley and Harpsden Neighbourhood Plan (JHHNP), is essentially dependent for its 'sustainability' through its proximity to Lower Shiplake. This will also apply to other proposals such as those at Mt. Ida and Wyevale, which could, if approved, add a further 40-50 houses to those at Thames Farm, and all of which significantly exceeds our target of a minimum of 33 new houses for Lower Shiplake and Shiplake Cross. This change in circumstances resulted in the Parish Council and NP Steering Group having discussions with SODC to request consideration of these factors in establishing a revised housing requirement for Shiplake's Neighbourhood Plan.

SODC now accept that in planning terms developments that are proximate to a settlement form part of that settlement, irrespective of Neighbourhood Development Plans and parish boundaries. SODC's determination, of which they have advised us in the last few days, is that the above housing developments should therefore be ascribed to the 'settlement' to which they are closest and effectively form part of. This is Lower Shiplake. It should be borne in mind that in this context, the settlement of Shiplake Cross is assessed separately but within our Neighbourhood Plan. Based on this latest decision, the Parish has already considerably exceeded its 33 houses requirement. Specifically, Lower Shiplake has exceeded its estimated 'settlement' target of 28 houses - Thames Farm's 95 houses, Thames Farm barn of 4 units plus the 18 houses ('in-fill') built or with planning permission to do so within the plan period. Shiplake Cross should also meet its requirement by building at least five new houses by 2033.

3. DO WE STILL NEED A NEIGHBOURHOOD PLAN?

1 Many residents might ask: 'We have met SODC's requirements, why bother?' Yes, in exceeding the housing number, we will have significantly overachieved one of the plans objectives but not the others:

2. Providing smaller lower cost houses for younger families and those wishing to 'downsize' was a key feature of residents' responses in the Shiplake NP Survey. To achieve this in any further new developments we need to have a Neighbourhood Plan.

3. Developing a Neighbourhood Plan also makes it possible to protect the villages from inappropriate large scale speculative planning applications on areas that the community deems to be unacceptable.

4. **SO WHAT NEXT?** The next step is for the Shiplake NP Steering Group to meet to provide revised recommendations as to the alternative content of any NP for consideration by the Parish Council, which would then be presented to the residents for their views.

In Lower Shiplake there should not now be any requirement to build on green field land beyond the current village settlements and we continue to strive to preserve the green gap between settlements. We also need to establish how best to transition the existing plan content. Starting again is not an option to be considered. We should make every effort to deliver the revised plan before the Retirement Home Inquiry.

The Parish Council and Steering Group is very aware that the impact of the Thames Farm development e.g. commuter traffic and parking, will be felt most by the northern area of Lower Shiplake, including Station Road and the area at the centre of the village. We expect the Neighbourhood Plan 'Shared Space' initiative to provide the opportunity to help address such issues.

Please note that the information provided in this update following discussions with SODC is not yet fully in the public domain. We felt however, all residents should be made aware of the changing situation as soon as possible. Also, the position needs to be conveyed formally by SODC to Harpsden and Henley Councils, to avoid any misunderstandings. Further updates will follow on the villages website and for questions please do not hesitate to use: np2017@shiplakevillages.com

David Pheasant – Shiplake Parish Council & NP Steering Group

May 14th 2018

NEIGHBOURHOOD PLAN UPDATE: SEE APPENDIX 1

1. After some considerable discussion Council agreed to meet for an extraordinary meeting to discuss NP group proposals before next scheduled PC meeting. Clerk requested to arrange meeting and venue wc 4 th June 2018. ACTION: Clerk
2. Mr D Pheasant requested approval to increase expected cost of Landscape Assessment from £300 to £900 council approved on a motion proposed by Mr D Pheasant and seconded by Mr F Maroudas

APPENDIX 1 NEIGHBOURHOOD PLAN UPDATE: As reported at April's parish council meeting on 04/04/2018, the agreed allocation of Thames Farm housing units changes the nature of Shiplake's NP significantly. The principle objectives, however, in producing the plan are unchanged: meet SODC's Local Plan objective of a minimum of 33 new houses for Shiplake parish; provision of more affordable housing units for younger families and down sizing opportunities for the elderly; protection of green fields and gaps between the villages and neighbouring conurbations; and provide the ability to defend the parish from speculative housing development applications, are unchanged.

The aspects that change as a result of SODC's decision that 'settlements' have primacy over parish and NP boundaries, with the resultant allocation of 95+ housing units (Thames Farm and Barns), means that Lower Shiplake (LS) now has a significant overachievement against a target of 28 houses, whilst Shiplake Cross (SC) has a target of 5 houses to meet. To date 18 new houses have been credited to LS in the Local Plan period ending 2033 and SC 2 houses.

As reported at April's meeting, in this context, the green field sites 4/5, 6, 7 and 8, referenced in our plan, have been removed as proposed sites in LS. The NP Steering Group met on 18/04/2018 to determine what other changes and appropriate recommendations need to be made and, at this late stage, how possible it is to transition the Shiplake NP and produce a revised plan with sufficient

weight/consideration to defend the parish against the Retirement Village application at the September Inquiry.

Alternatives suggested by SODC, involving changes to NP boundaries, were discussed and deemed not viable given the circumstances, as were any considerations involving beginning the plan again with different plan boundaries. Below is an extract from the SG meeting with decisions/recommendations made.

To the question of is it possible to produce a revised plan to meet the above requirement, the answer is yes, based on the current designated NP Area. It is, however, a major challenge given the timescales and dependencies involved.

Note: Given Shiplake's NP is approved by SODC and a Govt inspector and then subsequently 'made' after resident referendum later this year, it is recommended that the parish council initiate transition of areas of Shiplake parish currently in the JHHNP to Shiplake's NP.

June 11th 2018

NEIGHBOURHOOD PLAN UPDATE:

1. Mr D Pheasant updated Council on meeting of working party on 5th June.
2. Council debated intensely the draft submission which has had many communications and rewording in order to validate the wording to appoint where it can be approved by Council .Dr S Mann proposed the motion "To approve the publication of the pre-consultation draft of the Shiplake Neighbourhood Plan subject to approval of the final wording by a PC working party consisting of Mr D Pheasant, Dr S Mann, Mr T Taylor and Mr F Maroudas" This was seconded by Mr F Maroudas and approved unanimously.
3. The following elements have all been approved, Sites for selection, Designated NP boundaries, Principles and policies, Planning guidelines and development boundary.

July 9th 2018

NEIGHBOURHOOD PLAN UPDATE :

Mr D Pheasant to update Council This update focuses on 2 key decisions to be made and references a 3rd support activity important to the ensuring all residents are kept up to date with progress of the NP, crucially so given a decision to continue with the pre-submission of the plan based on current NP boundaries as agreed to date.

1. DECISION 1: AGREEMENT ON DRAFT NP PRE-SUBMISSION DOCUMENT As referenced in the June council meeting minutes, a working group has been working to finalise the text of this document for starting the pre-submission 6-week consultancy process for the Shiplake NP. My understanding is that subject to final checks/'read through' and proposed changes to Section 5 – Housing, covering aspects of the transition from the earlier plan's sites proposals and those currently being proposed post the Thames Farm decision, there essentially is agreement 01/08//2018 to the content of the document. The accompanying Strategic Environmental Assessment (SEA) document provided by AECOM is an independent consultancy document, to which we are suggesting some small changes. Acceptance of these is dependent on the consultant's determination in these matters. The changes

to Section 5 are not viewed as contentious and are scheduled to be completed by councillor Pheasant for approval in the next 72 hours. The action is therefore for the council to approve the current draft subject to finalisation of the points referenced above by the working group.

2. DECISION 2: DECIDE WHETHER TO CONTINUE WITH THE NP PROCESS ON BASIS OF CURRENT DESIGNATED BOUNDARY OR DELAY THE PROCESS AND RE-DESIGNATE THE NP AREA BASED ON SHIPLAKE'S CURRENT PARSH BOUNDARY

Whilst developing the NP based on the current designated boundary, the Steering Group (SG) and Parish Council have always been mindful of the need to transition that part of Shiplake (Bolney Road, Lane and part of Northfield Avenue and Reading Road), previously part of Harpsden and currently included in the Joint Henley & Harpsden Neighbourhood Plan (JHHNP), into Shiplake's NP, once our own plan had been formally approved by the planning authorities. This became possible legally in recent months and the SG, in discussions with SODC, Harpsden and Henley representatives, has obtained their necessary agreement to this transition in parallel with the JHHNP being 'updated' in the coming months. At this late stage with our plan essentially complete and ready to be submitted to the approvals process, with a likelihood approval before the end of 2018, it has been suggested by SODC that we might wish to re-designate our NP area at this stage. This would mean further consultations, writing a third version (following the Thames Farm decision) of the NP and considerable delays to having an approved plan, with which to influence housing in the parish and defend itself against more speculative development. There are 'pros' and 'cons' with any decision such as this and after considerable discussion of and due consideration of all relevant aspects, the SG voted with 6 members to 1 to continue as we are, with no change to the current boundary. It is also important that members of the SG confirmed their willingness to take part in the completion of a subsequent revised plan immediately following the 'making'/approval of the current plan. Their acquired knowledge of the process should ensure a relatively quick execution of a revised plan based on a re-designated boundary. Underlying all these considerations is concern of matters beyond our control e.g. SODC changes to the Local Plan and housing numbers, aspirations of other neighbouring parish/town councils and developers, the ability to defend the parish against the vagaries of planning interpretations by SODC etc. We have developed a plan that should be approved and provide us with the ability to achieve our objectives on behalf of the parish. It can be augmented later.

3. SUPPORT ACTIVITY: Publication of Shiplake News in July with necessary updates for residents on the pre-submission NP document as planned, consistent with consultation initiatives recommended as part of the NP process.

David Pheasant – 09/07/2018

Following this update Council agreed that a small subcommittee continue to work on the final draft and this will then be circulated to all Councillors before issuing to residents for consultation. Council agreed for Mr P Boros to attend the subcommittee working group meeting , as a consultant and non-voting member , the sub committee group would have the final decision on the draft words. Clerk requested to distribute sections 3 and 5 of the draft to all Councillors

September 10th 2018

NEIGHBOURHOOD PLAN UPDATE : Mr D Pheasant to update Council

NP UPDATE: SEPTEMBER 2018 The July 2018 Parish Council meeting agreed with continuing with the NP based on the current designated area. Once finally approved/'made' the parish council will

apply for a revised designated NP area based on the current parish boundaries. This has been agreed in principle with Harpsden, Henley neighbourhood plan teams and SODC. Shiplake's plan will have to be 're-made'. The draft Shiplake pre-consultation draft was approved by the parish council at the beginning of August and submitted to SODC for their review.

Peter Boros, Chairman of the NP Steering Group, resigned on 27/07/2018 following a significant difference of viewpoint on the content of the final draft of the pre-consultation draft. The Steering Group met on 08/08/2018 to discuss the implications of Peter's resignation. The SG were very sorry to hear of the resignation and expressed their enormous appreciation of his knowledge, guidance and very significant contribution to the development of the NP, without which we would not have a plan to submit. David Pheasant and Dr Susan Mann agreed to become Chair and Vice Chair, respectively, for the SG.

Whilst awaiting SODC's appraisal of the draft plan, the SG has transitioned the NP evidence base onto the parish council's Dropbox domain as part of a longer-term plan and to create a 'database of evidence' relevant to the consultation phase. The system management of the Dropbox will be managed by OXIT in the same manner as the parish website. An annual cost of £100 will be incurred.

The AECOM SEA report has not been 'signed-off' pending the agreement of the draft plan document with SODC. Similarly, the AECOM 'health check' consultancy exercise for the 17/09//2018 Page 11 of 13 finalisation of the draft document and the underlying process is on hold until we have agreement with SODC on the draft.

Tudor Taylor, Susan Mann and David Pheasant met with SODC's NP team on 04/09/2018 to discuss the NP draft plan. Specific questions on site selection – the process - have been responded to by Susan Mann on 06/09/2018. Other points of drafting and presentation regarding planning policies, to be reviewed. Given the recent Henley Standard article re Henley also claiming credit for Thames Farm housing units as well as potentially those at Wyevale and Mt Ida, it has been confirmed that the SODC NP team's view is that the units should be most appropriately allocated to the settlement of Lower Shiplake.

The delays to the progress of the draft consultation document have subsequently led to delays in the envisaged July issue of Shiplake News, a key feature of which was to be the NP consultation exercise. A September/October issue is now being collated.

The costs to date of the NP project are well within budget and NP CIL payments will result in a net positive impact on parish council funds.

October 1st 2018

NEIGHBOURHOOD PLAN UPDATE - OCTOBER 2018

1. Draft Pre-consultation Document: Following reported meeting with SODC on 04/09/2018, Susan Mann has provided responses to SODC's specific requests. Although some changes will be advised re the text of some of our proposed additional planning guidelines, these are not viewed as being contentious but important in the context that the govt inspector will be seeking SODC's formal approval of such at an early stage in his/her examination of the document. On approval of these guidelines by the examiner the NP begins to 'carry weight'.

ACTION POINT: David Pheasant, Susan Mann (and possibly Tudor Taylor) to meet with SODC 02/10/2018 with the objective of agreeing final changes to the pre-submission draft document.

2. Discussion on Potential Timescale for Pre-consultation Phase & Dependencies: Specific dates depend on the outcome of SODC meeting on 02/10/2018 and the ability to provide an agreed pre-submission draft in a timely manner. In creating a draft project plan for the pre-submission process, it has been assumed that the SG will have a 'clean copy' of the document, time to test and verify all electronic links and have procedures in place for start of the pre-submission consultation on 22nd October and finishing on 3rd December (6 weeks). The SG will use the requirement list provided by SODC as the basis of and checklist for the plan. Assuming the 02/10//2018 above, it was agreed that 2 'pop up' sessions be planned, one at the Baskerville on 10th and another on the Plowden on 17th November 2018, starting at 11am thro' to 5pm. Any slippages and the start of the consultation process will be adjusted accordingly. **ACTION POINTS:** SM and DP to provide agreed draft document in a timescale to meet the proposed project plan consultation dates.

NP Evidence Base, GDPA and Privacy/Confidentiality & Project Plan: Meeting of SG subgroup planned for w/c 30/09/2018 to agree requirements for the above for the Pre-submission process. Next regular meeting of the SG scheduled for 17/10/2018 to review all aspects of the process. Other meetings arranged as required to progress and monitor this phase of the NP.

David Pheasant – 28/09/2018

November 12th 2018

NEIGHBOURHOOD PLAN UPDATE - NOVEMBER 2018 See Appendix 2

APPENDIX 2 NEIGHBOURHOOD PLAN UPDATE – NOVEMBER 2018

1. Draft Pre-consultation Document: Following reported meeting with SODC on 04/09/2018 and Susan Mann's responses to SODC's specific requests, two subsequent meetings have taken place with SODC with the objective of finalisation of text regarding planning policies (02/10/2018) and matters related to site selection process (17/10/2018). The summary of the actions arising from these meetings is outlined below. The most immediate outcome was the decision to defer the pre-consultation phase of the plan, which it had been hoped would start on 22/10/2018. This will necessarily result in a delay to all subsequent aspects of the project. The principle reasons for the delays relate to the impact of new NPPF and Neighbourhood Planning legislation, coupled with SODC's increased experience of neighbourhood plan outcomes, not least in respect of the 'robustness' of plans when objections to a plan's proposals are raised.

2. Planning Policies (02/10/2018): Revisions to planning policies are largely cosmetic, including elements of layout and text considered to be of an ancillary support nature or unnecessary/redundant and therefore moved or deleted. Some 'policies' e.g. 'Protection and Enhancement of Community Asset' and 'Highway Safety and Sustainability' are better referenced as 'Aspirations' rather than as policies. It was agreed that SODC provide proposed new text for certain policies and any other suggested elements, consistent with new NPPF guidelines. The changes are expected by w.e.17/11/2018.

3. Site Selection Process (17/10/2018): Whilst recognising the professionalism with which the site selection process was undertaken by the Steering Group, SODC feel this aspect of

neighbourhood plans needs to be as robust as possible, again reflecting recent experience of objections to plans and the increased requirement for specialist expertise. Whilst there is frustration that this will extend the period prior to the pre-consultation process, available members the SG met on 17/10/2018 and 18/10/2018 to discuss possible options and voted 5-0* in favour of seeking the services of AECOM to undertake a supplementary site selection evaluation, based on their established methodology. This approach will ensure our plan is as robust as possible in challenging predatory developer applications inconsistent with our proposed plan. (NOTE: This option is based the services of AECOM being available through the government's Locality funding programme.)

4. NP Evidence Base, GDPA and Privacy/Confidentiality & Project Plan: Meetings to be arranged as required to progress and monitor this phase of the NP.

5. **As stated previously, if agreed draft plan changes do not impact current SEA,** approve it as final version for submission with Pre-consultation document. 6. Once pre-consultation draft agreed initiate AECOM 'health check'.

7. Retirement Village Planning Application: As changes in the new application for this site are not significantly different to the prior application, from a landscape perspective, the landscape assessment prepared for this site produced by the retained consultant for the NP, has been submitted as an objection to the application on behalf of the SG.

There are currently 7 members of the NP Steering Group

David Pheasant –12/11/2018

December 10th 2018

NEIGHBOURHOOD PLAN UPDATE –DECEMBER 2018

1.Planning Policies SODC Review & Proposals: Received in November and viewed as appropriate and largely cosmetic, including elements of layout and text.

2.Site Options and Assessment Study: Technical assistance funding request c/o Locality programme approved on Nov 27, 2018 after several weeks of delay under consideration by HMHCLG. Conference call between Steering Group members and AECOM consultant lead and team member on Dec 3, 2018. Positive response to our current position and requirements with relevant information provided to AECOM. Awaiting 'best and worst case' assessment of timescales for completion of the project by AECOM.

3.SODC reversal of Thames Farm housing units from Shiplake to Henley & Harpsden: All further actions on neighbourhood plan following notification of the above on Dec 7, 2018 on hold until after meeting with SODC NP Team Leader at meeting with Shiplake PC and NPSG team members on Dec 12, 2018. This meeting to be followed by meeting(s) of NPSG with recommended next steps tbc.

David Pheasant – 10/12/2018

January 14th 2019

NEIGHBOURHOOD PLAN UPDATE –JANUARY 2019

1. Pursuant to discussions on and transfer of NP information to AECOM, they have confirmed commencement of updated site assessments , as requested by SODC and consistent with ensuring all assessments are as robust as possible in the context of new NPPF guidelines and experience with recent NP submissions. All relevant* sites in the current parish boundary 22/01/2019 (includes those in Bolney Lane and Mt Ida) will be assessed with a projected completion date of mid to late February..
2. December meeting with SODC's NP Team Leader, to discuss status of Shiplake's NP and SODC's reversal of previous commitment of Thames Farm housing units from Shiplake to Henley & Harpsden, was unsatisfactory in providing no logical argument for the decision. Dissatisfaction with the decision and its perverse consequences for Shiplake and potentially other villages have been conveyed to SODC and District Councillors. Decision viewed as 'political' an inconsistent with NP legislation recommendations.
3. NP Steering Group meeting on 16/01/2019 to discuss and propose a revised timetable for producing a revised draft Neighbourhood Plan, incorporating changes referenced in 1 and 2 above, together with updated local planning policies as agreed in principle with SODC in November 2018.
4. Given the recent changes and the requirement to rewrite and reschedule the projected delivery date for the revised draft, the SG will discuss and very probably propose we take this opportunity to re designate the Shiplake NP boundary to be consistent with our current parish boundary. This has been discussed prior with SODC and Henley and Harpsden councils and agreed as appropriate. It is therefore proposed to the Parish Council that we re-designate the boundary at this stage, given the SG agrees on 16/01/2019. A motion was consequently proposed that subject to the NP steering group agreeing the boundary would be re-designated to be contiguous with that of the Parish Council, proposed by Dr S Mann and seconded by Mr F Maroudas motion was carried.

* sites automatically excluded will those classified as not available, in the flood plain or other relevant NPPF consideration AECOM viewed as material at this stage in the assessment process.

February 11th 2019

NEIGHBOURHOOD PLAN UPDATE -FEBRUARY 2019

1. **Application to re-designate** the Shiplake Neighbourhood Plan Area, consistent with current parish boundaries, actioned on 23/01/2019 with formal approval anticipated by 23/03/2019, following 6 - week statutory consultation period.
2. **Updated site assessment task** requested by SODC currently being undertaken by AECOM. Draft report anticipated in mid to end of February timeframe. Request made for availability for Steering Group (SG) meeting on 20/02/2019.
3. **Request made to consultant for revisions to Shiplake's NP Landscape Character Assessment (LCA)** in order to ensure consistency with revisions to NPPF Guidelines and SODC's revised Local Plan proposals.
4. **Supplementary resident survey** task scheduled for period 01/02/19 to 17/03/2019 — see project plan referenced in 6.

5. Proposed budget requirement to complete the NP in FY 2019/20 confirmed with Parish Clerk.

6. SG sub-group has revised the NP project plan to incorporate all actions/tasks necessary to complete the plan taking account of revised requirements following changes to attribution of Thames Farm housing numbers, NPPF policy changes and SODC's Local Plan revisions, specifically regarding 'Smaller Villages'. Project Plan (read only) provided separately with recommendation to review the GANNT CHART (pdf attached), summarising KEY TASKS and CRITICAL MILESTONES (Original and Additional). Taking account of the outstanding tasks, exposure to 3rd party dependencies and experience of fundamental changes in requirements in the past 2 years, the date for beginning of the 'pre-consultation stage' is projected to be 31/05/2019. A presentation on the content of the plan, key considerations and next steps is proposed for the APM on 02/05/2019.

March 18th 2019

APPENDIX 3 NEIGHBOURHOOD PLAN UPDATE - MARCH 2019

Key points of February 2019 update were:

1. Re-designation of NP Area application consistent with current parish boundaries, public consultation underway and SODC approval anticipated by 23/02/2019; 2. AECOM site assessment project draft report expected by 28/02/2019; 3. A review required of Landscape Character Assessment (LCA) consistent with updated NPPF Guidelines & Policies; 4. Revised Project Plan

The NP Steering Group (SG) Meeting on 20/02/2019 discussed all the above and focused on the key tasks and timelines, as specified in the revised project plan, to make it possible to initiate the 6 – week 'Pre-Consultation' Phase by 31st May 2019. At this stage residents and all specified statutory bodies will have access to the draft 'Shiplake Neighbourhood Plan' and relevant evidence base for its proposals. Comments will be invited as specified at the time.

Overview of revised NP Project Plan & Agreed Actions & Responsibilities to ensure Key Tasks & Milestones are achieved:

The revised plan takes account of the unexpected requirement for a consultant (AECOM) led site assessment project, SODC's revisions to our proposed planning policies incorporating 2018 NPPF changes, corresponding changes to the LCA and the re-designation of the Shiplake NP area. Also, provision for a supplementary small survey via the parish website, following the recent proposed changes to the SODC Local Plan policies re 'Smaller Villages' and the attribution of Thames Farm housing numbers to Henley. The attribution changes were contrary to prior recommendations by SODC, which were embodied in the previously proposed final draft of the NP (July 2018).

Caveat: The changes to our proposed NP are considerable. The project plan assumes no delays resulting from further changes of direction on the part of SODC, is dependent on 3rd party contributions being delivered 'on time' and no unforeseen other intervention resulting in further significant delays to the delivery of the plan beyond the control of the SG. On this basis, and with the considerable commitment of time on the part of SG members, **the project plan provides for the important 'pre-consultation' phase to begin on 31 May 2019 and finish on 15th July 2019. More specifics of the plan and action points are provided below. It is proposed to present and discuss the plan's proposals at the Shiplake Parish APM on the 2nd May 2019.**

3.1 Site Assessments (AECOM): Initial partial draft received from AECOM on 20/02/2019. Discussed at meeting and feedback provided by WS to AECOM in preparation for projected receipt of draft recommendations and proposals by end of February. Requirement for an update on Shiplake Motors site. **Target: Finalise Strategies & Site Outcomes by 30/04/2019**

3.2 SEA: AECOM consultants to update draft SEA based on site assessment outcomes and other directions provided by SG & PC, resulting from the supplementary survey and any other relevant matters. **Target: Finalise 31/03/2019**

3.3 Landscape Assessment: Consultant considering relevant changes in context of new NPPF and recent SODC Local Plan changes. **Target: Finalise 31/03/2019**

3.4 Revised Policies: A critical element of the NP with review of and subsequent recommendations received from SODC Neighbourhood Planning Team (NPT). Our proposals are in process of being updated by SM with support from councillor F Maroudas . **Target: Finalise 17/03/2019**

3.5 Survey 2: Supplementary survey discussed based on the advice of SODC's NPT. Draft proposed text during w.b. 24/02/2019 to be agreed and targeted to be available on parish website w.b. 04/03/2019 with 2- week response period; responses categorised by postcode. **Target: Survey Responses received by 17/03/2019**

3.6 Re-write of Draft Plan: DP main author with assistance from several SG and consultant contributors. **Target: Mid-April 2019**

3.7 Pre-Consultation Requirements inc website GDPR requirements: Details to be advised following meeting with website team. **Target: Finalise 27/05/2019**

3.8 Proof Reading Draft Plan: All SG to proof read + parish councillors. **Target: April 2019**

3.9 AECOM Health Check: To be conducted in parallel with Pre-Consultation phase. **Target: complete by mid-July 2019**

4. Budget 2019/2020: £7,500 + Locality (approx. 50 days of tech assistance).

David Pheasant – Chair, Steering Group (24/02/2019)

April 1st 2019

NEIGHBOURHOOD PLAN UPDATE – APRIL 2019

Re-designation of NP Area application consistent with current parish boundaries: Public Consultation period completed during which SG provided a 'Redesignation Statement' supporting the change. Confirmation of outcome expected mid-April.

Supplementary Survey completed in March: Details of outcome published on parish council website on 31/03/2019 complete with comments received. In summary, response numbers were 165 (LS 136 & SX 29) reflecting the demographic distribution of housing and resident numbers in the two settlements. Q1 Outcome: Overall residents were 51% agreeing with and 44% disagreeing with continuing with the sites previously selected for development. (5% No View). LS was on 54% (agreeing) and 42% (disagreeing), whereas SX was 45% (agreeing) and 52% disagreeing. Q2 Outcome: With regard to a general policy of only selecting sites within the built-

up area of the villages, overall 80% agreed and 8% disagreeing. (8% No View). There was essentially unanimity of agreement across the villages in this respect. The SG meeting on 20/03/2019 reviewed the outcomes of the survey, including taking account of comments regarding the potential impact of the Thames Farm and Wyevale developments, and voted unanimously to recommend that only sites within built up areas of the villages be proposed for development within the neighbourhood plan. For more details see the results posted on the website.

Landscape Character Assessment: Awaiting quotation for 'minor' changes to existing document reflecting re-designation of boundary and changing nomenclature related to NPPF changes and preferred practice.

Revised Policies: Work in progress. Site Assessments: The draft report from AECOM was discussed at the SG meeting on 20/03/2019 and unanimously viewed as not reflecting local considerations sufficiently. Further discussions are taking place to progress the study in an appropriate manner. A consequence of the above is the resulting inevitable delay to the neighbourhood plan project and particularly the 'Pre-Consultation' phase. The SG is reviewing possible options to enable the plan to progress faster- to be discussed at the council meeting.

Pre-Consultation Requirements inc. website GDPR requirements: Details to be advised following meeting with website team.

Budget 2019/2020: £7,500 + Locality (approx. 50 days of tech assistance).

David Pheasant – Chair, Steering Group (01/04/2019)

May 13th 2018

NEIGHBOURHOOD PLAN UPDATE: (APPENDIX 3) Cllr Pheasant gave a brief update. A working group was agreed consisting of Cllrs Mann, Pheasant, Maroudas and Stone to work with steering group as a facilitating and coordinating body.

NEIGHBOURHOOD PLAN UPDATE –MAY2019

Re-designation of NP Area application consistent with current parish boundaries: SODC confirm it has been approved.

Change in Approach to NP: Based on considerable research and analysis of options and discussions with parish council, as referenced at April's parish council meeting, it was agreed Councillor Mann would initiate a process for **selection of a consultant to produce a neighbourhood plan based on a 'Constraints & Policies' approach**. Details of the approach, outcome and proposed costs are provided separately in attached documents.

NP Update at APM Presentation on 09/05/2019: A comprehensive presentation given summarising the development of the NP from beginning to current day inclusive of change of approach. Link to presentation on the Shiplake Villages website

Status of Existing Content to be confirmed :

1. **Rescreening for SEA requirement initiated.** Current AECOM assessment now superceded but has information material for revised approach, which we have permission to use:

2. **Existing Landscape Assessment with minor changes** is required for revised approach.
3. **Pre-Consultation** Requirements inc. website GDPA requirements: Details to be agreed with appointed consultant.

4. Timescales for delivery of documentation for 'Pre-Consultation' agreement: 3-4 months
Budget 2019/2020: £7,500 + £9,000 expected grant c/o Locality

David Pheasant – Chair, Steering Group (13/05/2019)

June 10th 2019

APPENDIX 4 Neighbourhood Plan Update for 10 June 2019

1. **The designated area for the Shiplake Neighbourhood Plan has now been approved** to incorporate the entire parish of Shiplake.
2. **Bluestone Planning (as the appointed consultants)** and the working party: David Pheasant, Susan Mann, Fred Maroudas, Joanne Stone, and Chris Penrose -sent apologies) have had the inception meeting on 16 May where the project plan was discussed and formulated. Work has been proceeding more or less to plan. The target is to go to pre-submission consultation in September or October following a consultation with the residents on the pre-submission draft document in July.
3. **The grant application to Locality has been completed** and submitted with addition requests for technical assistance regarding village character assessment and design code which would be separate to the grant.
4. **The SEA screening document has been submitted.**
5. **The Village Character Design and assessment site work has been completed** and further evidence supporting this is being gathered to support continuity of Village Character. Included in this is enhanced information on Historic sites and sites important to the Village Character.
6. **Supporting evidence and Policies are in the process of being revised** to support the design and constraints plan and removing references to site selection. All previous consultations, surveys, etc will be documented in the consultation document which is completed following the pre-submission consultation period. Additional evidence supporting the policies is coming from not only official sources but from resident groups in the villages, as the school, the church, and the history group.
7. **There will be a brief consultation with the residents** in the next few weeks confirming their agreement NOT to have site selection. This will be conducted along the lines of the small consultation a few weeks ago with voting mainly via the website but also hard copies available to residents who do not have access to or use the website. This will form part of the consultation document. For those with the concerns regarding any changes to the Local Plan significantly effecting the Shiplake Villages Neighbourhood Plan, we have been advised by the new SODC Cabinet and our SODC NP advisor to continue as we are. By not doing site selection, any changes to allocations will have minimal effects on the plan.

July 8th 2019

Shiplake Development of Facilities To receive a report from Cllr D. Pheasant on progress with Neighbourhood Plan report APPENDIX 4 .

Council reviewed the current procedural process and the following resolution was proposed by Cllr C Penrose and seconded by Cllr R Curtis. This Council asks the Chairman to contact OALC and seek guidance and advice on best practice in respect of roles and responsibilities and our current procedure between SPC and the Neighbourhood Plan steering group. Council voted 5 votes in favour with 1 abstention

APPENDIX 4 NEIGHBOURHOOD PLAN UPDATE – JULY2019

1. The additional survey requesting residents’ views on changing the Neighbourhood Plan to a criteria-based policy plan, rather than a site allocation plan and referencing specific policy areas, was made available for responses on the Shiplake villages website on June 29th with a closing date of 14th July 2019. Simultaneously, a combination of hard copies made available at the Lower Shiplake Corner Shop and via hand delivery to houses in Shiplake Cross to ensure, as far is possible, that residents who are not internet enabled or prefer to respond via hard copy, are able to do so. Posters encouraging survey responses are on display on council notice boards and bus shelters. Results of survey to be made available w.b. 21st July.

2. Locality on behalf of the Ministry of Housing, Communities and Local Government, have approved Shiplake Parish Council’s grant application for its Neighbourhood Plan: Grant applied for: £9,000 Grant amount offered: £9,000 The grant is subject to acceptance of the Grant Offer Terms & Conditions as well as the successful completion of a due diligence process, which will be undertaken by myself with parish clerk’s approval.

3. Given survey and grant application have been undertaken and are being processed in a timely manner, the outline project plan should be on track to meet our timeline objectives.

David Pheasant – Chair, NP Steering Group 7/7/2019

July 22nd 2019

To receive a proposal to reconstitute the Shiplake Villages Neighbourhood Plan Steering Group as a full committee of the Council. Cllr F Maroudas also gave an update on the position of the Neighbourhood Plan indicating that the final plan document is nearing completion and on schedule for delivery in September. However, he also noted OALC's advice that the Council should strengthen its internal processes for governance of the Neighbourhood Plan by reconstitution the SVNPSG Steering Group as a committee of the Parish Council. After detailed discussion, two resolutions were proposed and agreed: **1) To agree in principle to the reconstitution of the Shiplake Villages Neighbourhood Plan Steering Group (SVNPSG) as a committee of the Parish Council, the precise terms of reference and implementation to be finalised following input and feedback from the NPSG meeting on 23/7/19.** Proposed by Cllr A Manning and seconded by Cllr C Penrose **2)To approve terms of reference for the new Neighbourhood Plan committee as a draft and to seek input from the SVNPSG and Parish Councillors before drafting final version.** Proposed by Cllr A Manning and seconded by Cllr C Penrose.

September 9th 2019

To receive the minutes of the Shadow NP Committee and NP open forum. Cllr F Maroudas proposed the following motion: to formally reconstitute the NP steering group as a committee of the Parish Council seconded by Cllr D Pheasant and passed unanimously. Cllr F Maroudas proposed a motion to adopt the Terms of Reference of the new committee as currently circulated and amended, subject to a review and resolution by the NP committee at the next NP meeting, seconded by Cllr R Curtis and passed unanimously.

October 14th 2019

No Neighbourhood Plan Update

November 11th 2019

No Neighbourhood Plan Update

December 9th 2019

To receive the minutes of the Shadow NP Committee and NP open forum. Cllr F Maroudas gave a brief update, draft plan to be circulated for comment, hope to publish before Xmas

January 13th 2020

To review the Proposed NP engagement plan formal pre-consultation phase with residents, to receive any minutes of the Shadow NP Committee and NP open forum. Cllr F Maroudas gave an update on progress with the development of the NP. Next NP meeting due 27/1/20

February 10th 2020

To receive any minutes of the Shadow NP Committee and NP open forum. Cllrs F Maroudas, C Penrose and D Pheasant updated meeting on progress with NP in the run up to issuing a pre-submission consultation document.

March 9th 2020

To receive update on NP progress from Shadow NP Committee. Cllr F Maroudas and Cllr C Penrose. The pre-submission consultation has gone out to the Parish for comment and question. Clerk requested to place advertisement in Henley Standard and Henley Herald

April 27th 2020

To receive update on NP progress from Shadow NP Committee. Cllrs Maroudas, Pheasant and Penrose. Committee has met and on the advice of SODC and the issues surrounding the current emergency the committee felt that the Plan's development be left open and reviewed regularly until emergency was over when they could reinstall public meetings.

May 11th 2020

To receive update on NP progress from Shadow NP Committee. Cllr F Maroudas and Cllr C Penrose nothing further to report at this stage

June 8th 2020

No Neighbourhood Plan Update

July 13th 2020

To receive a NP update from Cllrs Maroudas, Penrose and Pheasant next step committee to collate responses c 180 to date via Bluestone. Council agreed to authorise initial spend of up to £5k on a motion proposed by Cllr F Maroudas seconded by Cllr R Head

September 14th 2020

To receive a NP update from Cllrs Maroudas, Penrose, and Pheasant (verbally)

October 12th 2020

To receive a NP update from Cllr D Pheasant reported: Landscape assessment quotation. Neighbourhood Plan: ZOOM meeting on 02/10/2020 with Bluestone Planning and (Ricardo Rios) SODC's Neighbourhood Planning Manager. Outcome to be discussed at the next NP Committee Meeting (TBA). Agreed prior that we review the NP Landscape Assessment with retained consultant and Bluestone in context of NP Pre-Submission Consultation responses. (ZOOM meeting scheduled 13/10/2020).' Council approved spend of up to £500 for Landscape Consultant services on a motion proposed by Cllr D Pheasant and seconded by Cllr C Penrose

November 9th 2020

To receive a NP update from Cllrs Maroudas, Penrose and Pheasant Council agreed to increase allowance for expenditure on revised Landscape Assessment to £600.

December 14th 2020

NP update from Cllrs Maroudas, Penrose and Pheasant Steering group meeting held on 24th November. J Flawn circulated notes summarising main pts of discussion and amendments to 2 policies as agreed at meeting and options/suggestions to address concerns with regard to the greenfield areas in the parish. These need to be discussed further with Bluestone and landscape consultant, Bettina Kirkham, as an associate of Terra Firma. Bettina's original quote was c.£400 for updating the current assessment following the pre-submission consultation. I would anticipate the amount may be increased to £600+ and would appreciate this being agreed in principle by the Parish Council.

January 11th 2021

To receive a NP update (verbally) from Cllrs Maroudas, Penrose and Pheasant

February 8th 2020

To receive a NP update from Cllrs Maroudas, Penrose and Pheasant. Cllr D Pheasant updated Council. Discuss and agree revised policies with Bluestone and Terra Firma, reflecting points as referenced above and consistent with expressed views of SODC and approved plans. This should be achievable in one meeting.

1. Agree requirement for landscape and visual impact assessment as per Terra Firm quotation (attached)
2. Amend pre-submission NP documents accordingly with changes agreed at prior meeting(s) with Bluestone Planning.

3. Complete Consultation and Basic Conditions Statements with Bluestone Planning
4. Submit all documents to SODC & Inspector preference(s)
5. Inspector appointed and responded to any queries. The focus will be on policies plan begins to have significant weight in planning decisions once agreed. 6. Given approval by the Inspector, SODC processes plan through' any administrative requirements, referendum, adoption etc. Council approved proposals

March 8th 2020

To receive a NP update from Cllrs Maroudas, Penrose and Pheasant Council approved a motion proposed by Cllr C Penrose and seconded by Cllr F Maroudas to approve proposed costs submitted by Cllr D Pheasant to action the remaining tasks to get the NP to be finally submitted.

April 19th 2020

To receive a NP update from Cllrs Maroudas, Penrose and Pheasant Cllr Pheasant (circulated) timings agreed redraft by 24/4/21; for approval w/e 1/5/21. The chairman responded by saying these timings were challenging and maybe better to redraft by 30/4/21 and approve at mtg 5/5/21

May 5th 2020

NEIGHBOURHOOD Plan update from Cllr D Pheasant Minutes of NP Committee Meeting on 06/05/2021

1. Following Bluestone Planning's and Kidmore End Parish Council's* recent neighbourhood plan policy discussions with SODC, regarding gaps between villages, green field areas, the outcomes of recent planning approvals, the Shiplake NP Committee met with Bluestone Planning to agree appropriate planning policies based on a 'separation of settlements' approach. (*Bettina Kirkham of Kirkham Landscape Planning & terra firma, author of Shiplake's Landscape Character Assessment and member of Kidmore End's NP Group.)

2. Resultant agreed changes to the Shiplake NP, Landscape Assessment and Village Character Appraisal were agreed as follows:

1. Include 'Separation of Settlements' policy text and remove references to such as 'gap's and 'buffers' as appropriate
2. Agreed that NP document narrative and policies text be modified to reflect the impact of recent planning approvals for in excess of 200+ new homes in the settlement areas, including provision for affordable housing and down-sizing opportunities for the elderly, well in excess of originally envisaged 35-65 houses. This reflects the resident responses to the Pre-submission Consultation.
3. The amended NP, Village Character Appraisal and Landscape Character Assessment to be circulated to all NP Committee members to seek any views on the changes and provide the benefits of a thorough 'proof reading' of the documents with any amendments made prior to the June meeting of the Paris Council.

APPENDIX 10 - NEIGHBOURHOOD PLAN UPDATE ARTICLES FROM WEBSITE

Neighbourhood Plan - Articles



Current and historic articles relating to the development of the Shiplake Neighbourhood Plan can be found below in date order.

Shiplake Neighbourhood Plan Meeting...10th Jan 2017

Many thanks to the 50+ residents, along with councillors from nearby parishes, for attending the John Howell MP clinic, which was lively with many questions on the key issue of **'do we need and should we have a neighbourhood plan (NP)?'**

Producing a neighbourhood plan will likely be the initiative to have the biggest impact on the villages for the foreseeable future. Having an NP should provide Shiplake with increased protection from speculative developers, whilst providing residents with the opportunity to discuss and 'shape' the future for the villages.

John Howell's answers to our questions were frank, appreciative of our concerns and supportive of our wish to embark on developing an NP. **The community meeting for all residents to discuss an NP is now confirmed for Tuesday 10th January @ 7:30pm at Memorial Hall.** We look forward to seeing you there and your contributions to the discussions. Our thanks to those who have already volunteered to help with the plan. You can volunteer before the meeting by responding to feedback@shiplakevillages.com...at least put 10/01/2017 @7:30pm in your diary/calendar.

Article created / last edited: 18 December 2016

Neighbourhood Plan Meeting..10th Jan @ 7:30pm

IMPORTANT REMINDER: Producing a neighbourhood plan (NP) will be the initiative to have the biggest impact on the villages for the foreseeable future. Having an NP should provide Shiplake with increased protection from speculative developers, whilst providing residents with the opportunity to discuss and 'shape' the future of the villages. Discussions with SODC have confirmed the parish council's view that we should embark on the plan asap.

We look forward to seeing as many residents as possible this **Tuesday at 7:30pm at the Memorial Hall**. Tudor Taylor (Chairman, Shiplake PC) will outline **WHY** we should have a plan and SODC will outline **WHAT** a Neighbourhood Plan (NP) is and **HOW** we create one. We will also discuss timescales and the formation of a Steering Committee to ensure we create a plan that residents will view positively, as with the Shiplake Villages Plan

Yes, **an important meeting for ALL of us** on Tuesday. Formal presentation will be kept to a minimum, we look forward to lots of interaction and support for this initiative. Our thanks to residents who have already volunteered to be involved and others who will want to do so.

Additional Note: Following a high level meeting with SODC, regarding the value of an NP and recent larger scale planning applications (retirement village, Mt Ida, New Road, Thames Farm etc.), the parish council will have an update on information received from SODC on these matters, during the planning section of Monday's Council Meeting (09/01,2017).

Article created / last edited: 11 January 2017

Neighbourhood Planning Meeting... Next Steps

Many thanks to the 60+ residents who attended the meeting, the vigorous and constructive debate and the 35 volunteers, some of whom could not attend last night's meeting, who have already registered to help create the Shiplake Neighbourhood Plan. We will need lots of help and the widest possible involvement of residents in order to make sure we have a plan for the future of the villages, based on our vision and preferences and not that defined by speculative developers. If you want to join the growing number of volunteers please let us know via feedback@shiplakevillages.com All residents are welcome.

The next step is a meeting with volunteers next week* to create the Steering Group and begin to outline the elements of our plan, timescales and how we start to deliver it.

* An email will be sent to all volunteers confirming the date, time and location of the meeting.

NOTE: A ladies black 'puffa' jacket labelled Minuet was left at the Hall last night and can be retrieved by contacting Roger Hudson, Parish Clerk on 07809 829628

Article created / last edited: 11 January 2017

Neighbourhood Plan Steering Group Established

Many thanks for the enthusiastic responses from the large number of volunteers helping with the plan and the proposals for those on the Steering Group, which was agreed at last week's meeting of volunteers at Shiplake College.

Whilst the parish council is sponsoring, supporting and closely involved with the plan, **it is important that the expertise of the Steering Group also encapsulates the broadest possible representation of the demographics of the villages. In doing so we will deliver the most appropriate plan as quickly**

as possible. We have made an excellent start and will address those areas where an increased representation would be helpful i.e. Shiplake X residents and busy young families with lots of commitments.

We will keep everybody updated via the website. Watch this space and do not be surprised if one of our volunteers knocks on your door to make sure we are getting your views. They will have a '**Shiplake Volunteer' Badge!** If you want to join the growing number of volunteers please let us know via feedback@shiplakevillages.com All residents are welcome.

Article created / last edited: 23 January 2017

Neighbourhood Plan Volunteers Meeting Wed.18th Jan.

The meeting is confirmed for **7:30pm on 18th Jan. in the 'Old Viking Room' at Shiplake College.** An email to the 30+ volunteers will be circulated this weekend with more information.

Residents who may not have had or missed the opportunity to volunteer to be involved with creating the Neighbourhood Plan can do so by responding via: feedback@shiplakevillages.com. Just let us have your name, address and telephone no. and we will get back to you on how you can get involved.

Many thanks to Shiplake College for the kind hospitality.

Article created / last edited: 2 February 2017

NEIGHBOURHOOD PLAN INITIATED

The Shiplake Neighbourhood Plan registration has been forwarded to SODC, over fifty residents have volunteered to assist with the project and a Steering Group of fourteen formed. The group comprises a range of skills, important to developing the plan, with every effort being made to have a broad representation of the demographics of residents e.g. age, gender, family unit, location, length of residence.

The plan will impact all aspects of life in the villages in some form or another. The involvement of everyone is important and every effort will be made to keep people informed of progress via the website, newsletter, questionnaires and ultimately decisions to be made with a formal referendum.

WATCH THIS SPACE...there will be an update later this week outlining why we need a plan, its objectives, the process and what you can expect to see from the Steering Group.

One of the first items to be considered by the group next week will be: **What is the vision for the future of the villages?** There will be a range of views in the villages...let us know yours via: feedback@shiplakevillages.com

Article created / last edited: 21 February 2017

Neighbourhood Plan Chairman's Note to Residents

[Click here to view the Steering Group Chairman's note to all residents, clarifying the objectives and considerations of the Shiplake Neighbourhood Plan \(NP\)](#) and how it will be developed in consultation with residents.

Find out how you can provide feedback and if you want to volunteer to help, then simply click on **NPvolunteer@shiplakevillages.com** or should you wish to make a comment then use **NPfeedback@shiplakevillages.com**

Please note that you may see Group members walking around the villages assessing various aspects of land availability and existing amenities servicing the villages. You may also meet volunteers, with 'Shiplake Neighbourhood Volunteer' badges, delivering questionnaires and asking questions important to the development of the plan.

Your views are important...please do not be shy in asking questions and making suggestions!

Article created / last edited: 21 February 2017

Shiplake's Neighbourhood Plan Registered - What Next?

Shiplake Parish Council submitted an application to SODC to designate their neighbourhood plan (NP) area. **[Click here to view the SODC's notification with links to find out more on the application](#)** and what a neighbourhood plan entails.

[Click here to view the map of the designated area.*](#)

What Next? There will be an update on the NP's progress at the Shiplake APM on Wednesday May 24th at 7:30pm. Most importantly we need the views of the residents on what the villages should look like in 2033. It is your views that count. Please make sure you complete and return the questionnaire when you receive it in a few weeks time - it is your villages' future and your opportunity to influence it!

*Some residents might notice that we are basing the plan on the 'pre-2014' parish boundaries. This is to ensure our designated area does not overlap with that of the Henley & Harpsden Neighbourhood Plan (JHHNP). The marginal effect of this will be clarified in a separate update....what is important at this stage is capturing the views of every household in 'Shiplake'.

More information to follow...**WATCH THIS SPACE!**

Article created / last edited: 27 April 2017

Your Opportunity to Shape the Future of Shiplake...

The Shiplake Neighbourhood Plan Questionnaire will be delivered to you in the coming days and is your opportunity to shape the future of Shiplake. You may have many questions about the why, what and how of developing the Shiplake Neighbourhood Plan...what does it mean for you? The

volunteer residents, distributing to and collecting the questionnaires from every household, will be able to help you **BUT** you can get many of the answers **NOW** by simply **[clicking here and viewing the Q & A briefing note](#)** for the questionnaire. You can also ask your question by an email to: **np2017@shiplakevillages.com**

Add to that by coming to **the Shiplake APM this Wednesday evening (24th May) at 7:45pm at the Memorial Hall, when progress to date and plans for completing the neighbourhood plan by the end of this year will be presented.** It is your villages' future...all questions are welcome.

Neighbourhood Plan Steering Group.

Article created / last edited: 22 May 2017

NP Questionnaires..A BIG Thankyou & Updates

There will be updates on the Neighbourhood Plan, Thames farm Inquiry and lots of other things in the June issue of Shiplake News. **Enormous thanks** to all those who completed the questionnaires and particularly the band of volunteers who distributed them to all the households and, in many cases, collected them too. The Steering Group can now move onto the next stages of the plan with the benefit of the views of the community...

Shiplake Neighbourhood Plan Steering Group

Article created / last edited: 20 June 2017

Neighbourhood Plan: Initial Survey Results

Many thanks for the completed questionnaires and many new registrations on the website requesting to be kept up to date on the plan. Albeit we are midst the summer holiday period development of the plan continues, not least analysing the results of the survey. The final survey report is due later this month and will be presented to residents in September/October.

Responding to requests for an update on the results of the survey, **[you can click here to see 'An Initial Survey Results' interim report](#)**, providing an insight into trends emerging from the completed questionnaires.....focusing on the %'s tends to make things clearer.

The final report will have a 'management overview' of the survey and its key findings including graphics for presentation purposes.

NP Steering Group

Article created / last edited: 9 August 2017

The Future of Shiplake in YOUR Hands

Neighbourhood Plan (NP) 'Open Exhibition' Nov. 3rd & 4th

The proposed plans for the future - **location of development sites, types of housing, development boundaries, survey feedback and new initiatives** - will all be presented as part of the vision of the future for Shiplake's villages.

This is your chance to give us **YOUR views** before the NP Steering Group finalises its proposals for submission to the parish council and SODC as part of its new Local Plan.

It is incredibly important that we have your views - visit the exhibition at Memorial Hall on:

November: Friday 3rd 2:30pm to 10:00pm or Saturday 4th 9:00am to 6pm

Members of the Steering Group will be there to welcome you and answer your questions.

Shiplake Parish Council

Article created / last edited: 18 October 2017

How Many New houses & Where?

The **Open Exhibition** posters are appearing in Shiplake and the website home page features it too. Key messages and features of the proposed Shiplake Neighbourhood Plan will be featured in the days leading up to the event on **Nov. 3rd & 4th at Memorial Hall**. Take note of the dates and be there to discuss what the plan means to Shiplake and you. **GIVE us your views** on proposed development locations, the types of housing for development, new village boundaries and the new 'Shared Space' initiative.

We look forward to welcoming you on Friday or Saturday...whatever works best for you.

Neighbourhood Plan Steering Group

Article created / last edited: 24 October 2017

Invitation: NP Open Exhibition This Week

Most Shiplake households will already have received the leaflet inviting them to the Neighbourhood Plan Open Exhibition at **Memorial Hall on FRIDAY (2:30pm to 10pm) and SATURDAY (9:00am to 6pm)**.

Should you be there? Do you care about Shiplake, the availability of housing for all ages, the rural environment and green spaces surrounding the villages, the traffic in the centre of Shiplake, the primary school and ensuring our local businesses thrive? Do you want to ensure we can influence what and where houses are built, ones we need and must be built, or leave it to speculative developers to choose what suits them and, generally, not us.

The answer to all these questions is **YES, YOU SHOULD BE THERE this Friday or Saturday, whichever works best for you.** We have proposals to conserve the character of Shiplake whilst improving the opportunities for housing for all families in the villages.

YOUR VIEWS MAKE A DIFFERENCE - KEEP AN EYE ON THE VILLAGE WEBSITE

www.shiplakevillages.com

Article created / last edited: 31 October 2017

Positive Response to Neighbourhood Plan Proposals

Including visitors from neighbouring parishes, our local MP and press, **over 300 attendees** came to the Open Exhibition. Based on the 265 completed response forms, early analysis indicates **73% would support the proposals**, 24% would not, 2% were unsure at this stage and 1% would not be voting at a referendum. The responses from residents across the parish were consistent with housing numbers in the two villages i.e. Lower Shiplake 83% and Shiplake 15% - 3% of responses were from non-residents.

The NP Steering Group can now take this positive response and, with the benefit of the views expressed in the completed forms, move onto the next stage of the development of the plan. The final proposals will hopefully result in an even greater positive response.

Requests were made for copies of the presentation materials. These will be available on the villages website in the next few days, not least so **all residents** have the opportunity to consider the proposals in more detail. There will also be comprehensive coverage of the event and proposals in the November issue of Shiplake News. Not to be missed!

Many thanks to all those who attended, not least the volunteers who helped to make the event possible. Thanks also for all the positive comments on the event.

Watch the website for more!

Shiplake NP Steering Group.

Article created/last edited: 5 November 2017

Neighbourhood Plan Proposals Now Available!

The 73% level of resident support for our proposals, alongside the compliments on the presentation materials and the level of information provided at the Open Exhibition, is strongly appreciated. Requests were made for access to the materials and content. **It is NOW available in overview in a picture gallery on the website Home page and, if you click [here](#), you can view the details in a pdf document.** All this information has been made available to SODC and following their request, The Henley Standard. A comprehensive update and coverage of the event and our Neighbourhood Proposals will be featured in the November issue of Shiplake News. Not to be missed!

Shiplake Neighbourhood Plan Steering Group

Article created / last edited: 8 November 2017

N P Open Exhibition – Questions & Answers

All the information presented at the Neighbourhood Plan Open Exhibition has been made available on the website. Residents also asked specific questions and made additional comments on the forms when registering their views on the neighbourhood plan proposals, the outcome of which was a very positive with 73% in favour of the proposals. These are being considered as part of the consultation process. Many questions, particularly those of a general nature, can be answered quite quickly.

[Click here to see those Questions and Answers.](#) Also make sure you receive your copy of the November issue of Shiplake News, which will have a major update on the plan.

Any other questions please do not hesitate to email the Steering Group: np2017@shiplakevillages.com.

Article created / last edited: 18 November 2017

Neighbourhood Plan Special Supplement in Shiplake News

You can now view the **special supplement** electronically by clicking here: **[Shiplake News Nov 2017.](#)**

It is **4 page feature in the centre of the newsletter**. It includes a full update on the current status of the development of the neighbourhood plan and references the successful Open Exhibition, held earlier this month, with conclusions drawn from it and the resident survey in June.

Hard copies will delivered to residents in the coming week with the special supplement separated from the main body of the newsletter. Keep it for future reference as more information becomes available via the website. It should be easy to keep up to date on the neighbourhood plan in shaping the future of Shiplake.

The newsletter, of course, gives you the chance to catch up with everything that is happening in Shiplake as we enter the festive season.

Article created / last edited: 22 November 2017

What Next for the Shiplake Neighbourhood Plan (NP)?

We should like to thank you for your support and involvement with the neighbourhood plan to date, particularly the 300 people who were able to attend the recent public exhibition.

We decided early in 2017 that we should develop an NP, as the parish faced a very large number of developer led speculative planning applications for many hundreds of houses in a variety of unacceptable locations. This was due to the absence of a clear strategy on Housing and a deficiency in Housing land supply from SODC.

To ensure we met the requirements of SODC's emerging new Local Plan for housing, requiring a minimum of 5% growth for smaller villages, we embarked on the production of the NP for the parish. Implicit in doing so is providing new homes to meet the requirements of the villages in locations preferred by residents.

Importantly, insofar as it is possible, the plan would protect the parish from speculative planning applications of developers to build whatever, wherever and however many they wish e.g the recent Retirement Village application on the green fields along the A4155.

We certainly want to avoid other Thames Farm scenarios by ensuring that we have a clear statement of where new houses can and should go as part of SODC's adopted policy for the determination of local planning applications.

What follows is an important update on where we are now and what happens next. So far, developing the plan has involved thousands of hours of effort on the part of the NP Steering Group members. We would appreciate everyone taking the opportunity to update themselves on its progress. Any questions, check out the website and/or please respond by clicking on: np2017@shiplakevillages.com.

Given the imperative to develop the plan, the Steering Group (SG) set itself a very ambitious target to produce it by the end of 2017, ready for public consultation, statutory review and, ultimately, for approval at a referendum for registered voters. Realistically we aimed to have an approved 'made' plan in the May/June 2018 timeframe.

How far have we got? The plan was on schedule to meet the end of year target. An unanticipated requirement has arisen, however, to provide a Strategic Environmental Assessment (SEA). Hitherto these have only been requested by SODC for sites or plans of 200 or more houses.

An SEA examines the impact of plans and projects and the different ways they can be achieved in the local environment. We await SODC's decision on whether we require one and the SG is obtaining quotations for the task. The production of the plan has, therefore, been delayed by approx. 3 months to the end of March 2018, unless other factors further inhibit progress.

The SG updates the parish council on a monthly basis and all residents on the progress of the plan via the website. Best advice has been sought from SODC's Neighbourhood Plan team along with their approval of our proposals. The responses from the NP Survey Questionnaire, undertaken earlier in 2017, have also been extremely important in developing the recommendations within the plan. Click on the link below to access much of this information in the Council section of the website, with quick links to 'Articles and Latest News', 'Documents', 'FAQ's' and 'Forum (NP section)': www.shiplakevillages.com/index.php?pid=339.

What has been done and what can you expect to see? This was summarised in the presentations at the two-day open exhibition at Memorial Hall in November, which can be viewed on the villages website and is covered in the November issue of Shiplake News with its Shiplake Neighbourhood Plan Special Supplement. You can also access this via the website link above or, perhaps, ask for one of the remaining copies from The Corner Shop or Keith's, the butcher, in Lower Shiplake. Of the 300 residents attending the exhibition, 73% approved the plan's recommendations. The SG is currently taking into consideration the responses from the Open Exhibition and additional ones received since, via email and the website. Again, the above link will give you access to the new website pages for more information.

Next Steps

- To publish the Final Report on the Shiplake Village Plan Survey, including the analysis of the 5,000+ open ended comments received.
- To complete the Landscape Character Assessment related to retaining 'Green Gaps' between the villages and Henley.
- To commission a consultancy report on the potential for and viability of a 'Shared Space' initiative for the centre of Lower Shiplake.
- To commission, as necessary, a consultancy report for the Strategic Environmental Assessment.
- To obtain approval for SG's final recommendations from the parish council.
- To complete the Shiplake Villages Neighbourhood Plan for parish council approval and public consultation.

Your support is essential to make the Neighbourhood Plan a success. Many thanks for all the notes of appreciation expressed in the questionnaire responses.

Our very best wishes for 2018.

David Pheasant - Shiplake Parish Council & NP Steering Group

Article created / last edited: 3 January 2018

How valuable will a Neighbourhood Plan be?

New Builds are Coming: The Battle in the Countryside

There will be a significant update on the progress of Shiplake NP after next week's parish council meeting. In the meantime, everyone might benefit from watching tonight's BBC2 programme on what is happening with new housing development close to us in South Oxfordshire. According to a developer/architect **'No one has a right to a view -unfortunately. Things change, and we have to get used to that in Britain.'**...that's in part 2 next week.

The feedback from Shiplake's resident survey and Open Exhibition strongly supports the development of our Neighbourhood Plan in seeking to retain the rural nature of Shiplake. Whilst meeting SODC's Local Plan obligations for increased housing, with provision for younger families, it is our best chance of avoiding major urban development in the parish.

Below is a summary of the 2 programmes....should make for interesting viewing!

"How do you mend the broken housing market? The country needs to build 300,000 homes a year just to keep up with demand. In this series, film-maker Richard Macer heads to one of our most expensive counties, Oxfordshire, where vast areas of once-protected countryside are being turned into housing. With remarkable access to councillors, developers, architects and campaigners, and filmed over nine months, Richard asks if building these vast estates is a solution to the crisis."

31 January 2018 (and available on i-player afterwards
- <http://www.bbc.co.uk/programmes/b09qmrj>):

“In episode one, Macer explores the controversial decision by the government to free up the green belt to developers. In the tiny charming village of Culham, he finds residents furious at plans to supersize their village to three and a half thousand new homes. But just a few weeks after the announcement of the new estate, sinister developments start to grip the small community. Has little Culham become the centre of a gold rush?”

7 February 2018 (& i-player afterwards - <http://www.bbc.co.uk/programmes/b09rf94t>):

“In the second film, Macer is on the other side of the fence, with the architects and the developers who are changing the face of rural Britain, with the people trying to create a sense of community from scratch, and the pioneers making these new mini-Utopias their homes. As one architect of a new development next to the village of Long Hanborough puts it: 'No one has a right to a view - unfortunately. Things change, and we have to get used to that in Britain.'”

Article created / last edited: 31 January 2018

Retirement Village - Your Help is Needed

The developer has requested a Public Inquiry into SODC's refusal of the original application (**P16/S3438/O**). Many thanks to the many residents who objected to the application supporting the parish council. An inquiry date will be notified in due course. **What can you do now? See below.**

The inspectorate is requesting further comment, which needs to be forwarded **by 23rd February 2018**. The parish council has resubmitted its original objection as there has not been any material change to the original application. It has added further comment pertinent to the continued refusal of this application. One aspect is the strong views of residents, represented in Shiplake's Neighbourhood Plan, to protect the rural green gaps between the villages and in providing smaller more affordable homes for younger families. This accords with SODC's new Local Plan requirements. The proposed retirement village represents the polar opposite to such requirements.

A copy of the council's submission and also David Bartholomew's (OCC Councillor) robust case for continued refusal of the application can be viewed by clicking on the links below and used to register your own objection:

[Parish Council's Objection](#) **[David Bartholomew OCC Objection](#)**

The Neighbourhood Plan Steering Group will also be submitting their strong objections to the inspectorate. What can you do? Go to the link below and make sure your objections to this completely inappropriate development are made clear.

<https://acp.planninginspectorate.gov.uk/MyPortal/Form.aspx?submission=299615>

Alternatively, write to Kerr Brown, The Planning Inspectorate, Room 3/O Kite Wing, Temple Quay House, 2 The Square, Bristol, BS1 6PN. **Remember this has to be done by 23rd February.**

Many thanks for all your support in very strongly opposing this application...the developers have 'deep pockets' not least with large corporate involvement.

David Pheasant - Shiplake PC & NP Steering Group.

Article created / last edited: 14 February 2018

NP Update at February Council Meeting 2018

In order to keep residents up to date with progress, attached is a copy of the monthly NP report provided at February's council meeting. The update has more content than usual due to the amount of activity taking place and inclusion of a level of detail for those residents who wish to have a greater insight into the process. This information will also be included in the published council minutes, in the usual way, later in March. Links are provided in the article to information presented at the NP Open Exhibition and referenced in the update.

A link to SODC's [HELAA Map for Shiplake is also available by clicking here](#). This was referenced in the council meeting and shows those sites that have been offered for development by land owners, independently of any NP activity. You will note some familiar sites on it e.g. Thames Farm, Wyvale and the proposed site for the Retirement Village in the middle of the 'green gap' between the villages of Shiplake.

Striking the right balance in the amount of detail to provide, and when and how, in the NP project is not a simple task. Too much or too little can confuse and this may be particularly the case in the attached update, when referencing the potential no. of houses that could be built on the specified sites, if any at all. I will be providing an NP update in the coming week to all registered users of the website, which should answer questions you might have, and there is also access to the Q & A page on the website. [\(Click here for the NP Update\)](#)

David Pheasant - Shiplake PC & NP Steering Group

Article created / last edited: 24 May 2018

Station Road Monitoring & Shared Space Initiative

The Neighbourhood Plan questionnaire shed light on a number of concerns from residents about traffic volumes, safety, and parking, particularly along **Station Road and the Mill Road/Northfield Avenue junction**. To help us consider some remedies consultants will be undertaking a **traffic survey of this area, starting on Wednesday March 14th**.

There will be three components to the survey:

1. Video recording over a 12 hour period of all movements at the junction
2. Observations every hour of parking habits
3. A traffic volume and speed count on Station Road.

The study will fully protect private data such as car registrations and personal identities, and will be conducted by a specialist professional team.

If you will be travelling in the area **over the next few days please carry out your business as normal**, and please be nice to our surveyors.

The team will be setting up cameras early tomorrow morning (Wed 14 March), in order to commence at 07.00. **The counting strips on Station Road will be put in place Thursday.**

Any queries please use np2017@shiplakevillages.com or feedback@shiplakevillages.com

Will Stevens - NP Steering Group

Article created / last edited: 16 March 2018

NP Update to Parish Council: March 2018

Following last month's detailed update, below is the summary of actions taken, outcomes achieved and outline of next steps and other considerations:

- Technical Support request of Govt. Locality agency, to facilitate delivery of the required Strategic Environmental Assessment, has been approved and SG has engaged with their designated consultants AECOM. Draft Scoping Report received and anticipated duration of consultancy is 4 months, provided at no cost.
- Similarly, request for consultancy for a complete review of the NP 'Evidence Base' has been approved by Locality for AECOM to provide these services, which will have a duration to be agreed but anticipated to be 4-6 weeks. Again, provided at no cost.
- Update email on NP to all residents to be circulated week beginning 11/03/2018.
- Meeting with SODC Neighbourhood Planning team on 13/03/2018 to discuss/clarify the no. of 'houses built or in process' that count towards our NP target of a min. of 33 new houses. Also discuss status of Shiplake Plan, timing of discussions re aligning NP areas with current parish boundaries, probably when JHHNP begin updating their current NP later this year, and the possibility of benefiting in house number target terms from the Thames Farm development, as its greatest impact will be on Lower Shiplake.
- Revised date for completion of the NP to be provided once progress made on the SEA.
- Update on costs of NP to date provided separately.

Article created / last edited: 24 May 2018

NP Update at May APM on Wed. 23rd May

The Shiplake Annual Parish Meeting (APM) is at Memorial Hall starting at 7:30pm. All the details are prominently displayed on the website Home page.

There will be **major update on the Neighbourhood Plan**, referencing the significant changes made as result of Thames Farm houses being included in the 'Shiplake settlement'; the **development sites** now being recommended, the **nature of preferred future developments**, how the Shiplake **questionnaire guided the Steering Group's** proposals and **how the centre of Lower Shiplake might be improved**.

Not to be missed, as we move closer to the submission of the plan for public consultation and review by the planning authorities.

Shiplake Parish Council

Article created / last edited: 24 May 2018

Neighbourhood Plan 'Pop Up' Consultations Sat. 26th

The Neighbourhood Plan is reaching an important stage as the Parish Council is due to approve the Steering Group's (SG) recommendations on **11th June**, which will then be followed by a 6 week 'pre-submission' consultation period. **Before then we are seeking the views of residents on changes we have made**, following the decision by SODC that the Thames Farm housing development is most appropriately attributed to the settlement of Lower Shiplake.

You can now access details of those changes, presented at Shiplake's APM on Wednesday 23/5/2018, [here](#) and on the village website Home page....better still, there will be **2 'Pop Up' Consultation sessions this Saturday 26th May** hosted by members of the SG:

The Plowden Arms from 11am to 4pm hosted by Susan Mann & volunteers

The Baskerville Arms from 11:15am to 4pm hosted by David Pheasant & volunteers

Yes, it is a 'public holiday weekend' and it is short notice but we felt it important to capture residents' feedback asap, giving us time to consider this before the parish council meeting on 11th June. This in turn will enable the council to better defend the parish against speculative inappropriate housing developments whilst encouraging what is best to meet housing needs for the community.

We want to hear and record your views...we look forward to seeing you on Saturday.

David Pheasant - Parish Council & NP Steering Group.

Article created / last edited: 26 July 2018

Neighbourhood Plan 'Pop Up' Views + An Apology

Many thanks to all those who attended and gave their views at the Saturday 26th May events at the Baskerville and Plowden. These were arranged immediately after the Neighbourhood Plan (NP) update at the APM on Wednesday 23rd May 2018. The presentation is on the website Home page providing information on the proposed changes to Shiplake's NP, resulting from the Thames Farm decision and SODC's attribution of the 95+ houses to the settlement of Lower Shiplake.

The NP's draft plan for public consultation is scheduled for June and the 'Pop Up' sessions have been valuable in gaining immediate feedback on the revised proposals.

The first look at the results asking whether residents supported or not the revised proposals is: YES (33), NO (6) and NOT SURE (5). There were differences in emphasis and viewpoints in the responses between Shiplake Cross and Lower Shiplake, for the latter the Community Space being a big talking point. More details will follow shortly once the detailed analysis is completed.

Again, our many thanks for the opportunity to discuss your views in greater depth at short notice and on a 'hot' public holiday weekend. Our thanks to the Baskerville and Plowden for their hospitality.

An apology: a message inviting residents to the APM inadvertently stated the starting time for the APM was 7:45pm, in common with monthly parish council meetings, and not 7:30pm for the APM as stated in later messages/notifications. Apologies on behalf of the parish council for any inconvenience that may have been caused.

Article created / last edited: 26 July 2018

Shiplake Community Space Project

Since the NP update provided at the APM, we have had many questions on the Community Space suggestions - what, how and why - particularly at the recent 'Pop Up' sessions. Will Stevens, the SG member who has developed the ideas and recent proposals, liaising with a leading consultancy for such initiatives, has provided an article capturing the essence of the APM presentation with the possibilities outlined. The article is intended for the June issue of Shiplake News but given the interest shown **[you can read it now by clicking here.](#)**

It needs to be emphasised that this potential project has been developed based on residents' responses provided in the Shiplake NP Survey (2017), many of which can be clustered under the heading '**How can we make Shiplake a better place?**' and specifically Lower Shiplake in this case. (There are 4 potential parish wide projects, which will be presented in the Shiplake NP draft consultation documents and will be available shortly.

I have used the words 'suggestions, possibilities and potential' intentionally because that is what the projects are. With all such projects they will be influenced by resident feedback, due consideration of all safety aspects and potential impact on local commerce and, yes, how they might be paid for.

David Pheasant & Will Stevens on behalf of the NPSG

Article created / last edited: 3 July 2018

Neighbourhood Plan Update: October 2018

Since the May AGM and 'Pop up' discussion sessions at The Plowden Arms and The Baskerville, there has not been an update on the neighbourhood plan for residents. The summer holiday period did not halt progress. There has been considerable activity, including the completion of the Landscape and Strategic Environmental Assessments and the completion of the important draft **pre-submission consultation** document, inclusive of a 're-write' to take account of the Thames Farm 99 houses being attributed to the Lower Shiplake settlement.

Currently SODC are reviewing the document, agreed by the Parish Council and Steering Group, with meetings and discussion taking place as required to ensure the plan conforms with requirements. More information will follow shortly. In the meantime you catch up on specifics of progress and changes by **[clicking here ... SEPTEMBER & OCTOBER 2018 UPDATES.](#)**

David Pheasant - Parish Council & Chair, NP Steering Group

Article created / last edited: 14 October 2018

NP Updates: Sep 2018-Jan 2019 & Thames Farm Clarification

The brief update in December referenced 'living in interesting times with regard to SODC's revised proposed Local Plan policies and related decisions'. A separate direct email to residents, registered on the website (currently 650+), will be circulated shortly outlining changes that are being made to Shiplake's Neighbourhood Plan as a result. The why's, how and ways in which we will be keeping everyone informed and soliciting responses will be outlined. Our aim is to produce a revised 'pre-consultation' draft of the plan by late Spring.

[Click here to access the Neighbourhood Plan updates to the parish council for Nov., Dec. \(2018\) and Jan 2019 to gain an appreciation of the extent of the changes made necessary as a result of NPPF revisions \(understandable\) and SODC's changes in direction, which delayed our plan.](#)

Clarification of why Shiplake's plan assumed attribution of Thames Farm houses? Not least because of misleading views expressed in the local press, **[click here for a copy of the full statement received in April 2018 by Henley, Harpsden and Shiplake councils, clarifying the position, in accordance with current legislation.](#)** The key words are:

*The development at Thames Farm was neither a Local Plan nor Neighbourhood Plan proposal, and as such the houses would be regarded in broad terms as 'windfall'. I would suggest that **they** appropriately be counted or attributed to Shiplake.*

*The emerging Local Plan for South Oxfordshire directs development to market towns, larger villages and beyond through the settlement hierarchy according to its relative sustainability credentials. **The focus is for development to take place at the identified settlement, regardless of boundary, which in this case would be at Shiplake.***

[Our views are made clear in the parish council updates available via the link above or by clicking here.](#)

David Pheasant - Chair, NP Steering Group & Parish Council

Article created / last edited: 19 January 2019

Shiplake Neighbourhood Plan Area Re-designation

Given changing circumstances and delays to our plan, the NP Steering Group and parish council have formally requested that the designated plan area should be changed at this stage, consistent with our current parish boundaries. **Importantly, this will mean ALL residents will be able to vote in the referendum on the proposed plan.**

Click on the links to read **[SODC's public notice of the 6 week consultation period starting 1st Feb. 2019](#)** and to view the **[re-designated plan area](#)**. Copies will be posted on parish council notice boards

Article created / last edited: 1 April 2019

Neighbourhood Plan Changes - We need YOUR views

SODC has published the latest version of the emerging Local Plan for our district. **This impacts upon our proposed Neighbourhood Plan.**

A key change is that smaller villages such as Shiplake Cross and Lower Shiplake are no longer required to meet a 5-10% increase in housing numbers between 2011 and 2034. However, the district council still supports parishes that wish to include housing allocations in their neighbourhood plans to meet bespoke housing needs of the village or to deliver projects funded by development.

The NP Steering Group is in the process of revising the Shiplake Neighbourhood Plan to take account of these changes. In doing so, we need **YOUR** views: answer the very short online survey available this week...just **confirm who you are, where you live and answer 2 questions** with the option of adding a comment if you wish.

There is also a summary of the reasons for developing the plan....and there will be the opportunity to discuss our proposals at the May 2nd APM, shortly before they are presented for consultation.

NP Steering Group

Article created / last edited: 1 April 2019

Neighbourhood Plan Supplementary Consultation

Update: The short questionnaire, scheduled to be available this week, should be on the website tomorrow (6th March) with the **response period ending 20th March** (2 weeks). We look forward to receiving your responses.

Neighbourhood Plan Steering Group

Article created / last edited: 1 April 2019

Neighbourhood Plan Final Survey Results Now Online

The initial survey results is one of the essential elements on which the Shiplake Neighbourhood Plan recommendations are based. Available **now** is the **Final Report** with statistical analysis of the responses and a **summary of the several thousand comments residents** gave in the questionnaire responses.

The comments are a strong reflection of how people feel about Shiplake now and what they would like it to be....food for thought for the parish council and others, all of us, in shaping the future of Shiplake.

Different viewpoints between the villages and postcodes are also mentioned where it may be relevant in Section 1 of the report. **Comment analysis is in Section 2. Click here to start reading the 'Final Report' now.**

We will be making available some hard copies of the report at the Corner Shop, butchers and the pubs. Please call in and borrow one ...read it over a drink?

Note: For the many residents unaware of the future the SOHA site on Mill Road... a community room is promised as the centre is rebuilt this year....good news!

Neighbourhood Plan Steering Group

Article created / last edited: 22 January 2018

Neighbourhood Plan Questionnaire 'LIVE'

The short questionnaire is **now 'live' until Tuesday 19th March** and we look forward to receiving your responses over the next 2 weeks. Please note we are seeking the views of all residents 18 years and older, who live within the parish of Shiplake, pre and post 2014 changes to the boundaries. To complete the survey simply click on the '**See here for details**' link on the Home page Neighbourhood Plan feature.

The website is the preferred means of receiving and analysing your views. Some residents, however, may not have access to or use the internet on a regular basis. If so, you will be able to get a copy of the questionnaire at the Lower Shiplake Corner Shop, complete it and forward/post to the address provided by 19th March. Alternatively, for Shiplake Cross, a number of copies of the questionnaire will be distributed this week by a resident. If you require one and have not been in receipt of one, we suggest you make contact with the NP Steering Group on 07743 816515 and we will do our best to provide a copy. Again, all responses to be received by 19th March.

Any queries make contact via: np2019@shiplakevillages.com

Many thanks to all volunteers involved with the questionnaire.

Neighbourhood Plan Steering Group

Article created / last edited: 26 March 2019

NP Supplementary Survey Results

Many thanks to the 165 residents who responded to the surveyover 90% of respondents did so via the website.

There were 165 responses: LS 136 (82%) and SX 29 (18%), reflecting the no.of houses and residents in the 2 villages. Over 700 residents responded to the major survey in 2017, which determined the most important factors in the development of the Neighbourhood Plan, whereas the supplementary survey importantly sought to find any indications of changes in viewpoint in the 18 months since, in a short space of time.

Yes, there are shifts in viewpoint and you can view the summary of responses by clicking here: [Supplementary Survey Results](#)

Before you do remember what the Neighbourhood Plan is meant to achieve and the 2 questions to be answered:

Q1 – Continue with the sites previously selected for development in the Neighbourhood Plan even if they are outside the built-up area (site on Plough Lane) to provide additional smaller, lower cost and affordable housing.

Q2 – Notwithstanding your answer to Question 1 above, have a general policy of sites only being selected within the built-up area of the villages.

The results together with specific comments from residents, in general terms, reflect the impact of the Thames Farm decision for 95 houses, inclusive of affordable housing, and the likelihood of more at the Wyvale site as well as other factors.

The NP Steering Group will be making recommendations to the parish council, taking account of the survey results, as part its monthly update. **A full update on the Neighbourhood Plan will presented at the May Annual Parish Meeting.**

We look forward to seeing you then.

David Pheasant - on behalf of Shiplake Neighbourhood Plan Steering Group

Article created / last edited: 31 March 2019

SIGNIFICANT CHANGES to Neighbourhood Plan!

A review of the plan with a different approach that will affect all residents. **When? At tonight's Annual Parish Meeting 9th May at 7:30pm at Memorial Hall.** Not to be missed and take part in Shiplake's 'Question Time' on this and other matters.

Article created / last edited: 9 May 2019

Neighbourhood Plan Changes...Mission Impossible?

Many thanks to the 60+ residents who attended the APM to catch up on the status of the plan. For those that missed it, simply click below to see the presentation:

<https://www.shiplakevillages.com/page-content/documents/SPC%20APM%20Presentation%209%20May%202019%20Final.pdf>

What is different?...no site selection, as per SODC's revised Local Plan, a focus on 'Constraints & Policies' in the context of rural villages, their character and landscapes, and the appointment of Bluestone Planning consultants to finalise the plan. You may see them taking photographs this week, whilst assessing the character of the villages. They have access to all the material on our website but if you have historic material that you feel might be relevant then please let us know via: **feedback@shiplakevillages.com**

Mission Impossible?No. Yes, there have been bumps in the road, detours and a lot more besides but will you have the opportunity to give your views on the revised plan later this year? **Yes.**

Article created / last edited: 20 May 2019

Neighbourhood Plan Area Re-designated

The request to **change the area to be consistent with current parish boundaries was approved on 3rd May 2019.** This affects those houses and areas in Northfied Avenue, Bolney Road and Bolney Lane, which were technically previously part of Harpsden until boundary changes in 2014. They were also included in the Joint Henley & Harpsden Neighbourhood Plan (JHHNP), which is in the process of being updated. Notices will be displayed on parish notice boards and on the parish website on the NP - Documentation page OR click [here](#) to see the SODC approval and Shiplake's Supporting Statement for the change.

Article created / last edited: 1 June 2019

NP Updates: March - June 2019

As outlined at the Shiplake Annual Parish Meeting in May, there have been significant changes to Shiplake's proposed NP. You can view the ppt presentation by clicking on link:

<https://www.shiplakevillages.com/page-content/documents/SPC%20APM%20Presentation%209%20May%202019%20Final.pdf>

You can check the progress of the plan in more detail by clicking on the link below to the Steering Group's updates to the parish council for March -June 2019: [the current status of the Shiplake Neighbourhood Plan](#)

IMPORTANTLY AN ADDITIONAL SHORT SURVEY WILL BE ASKING RESIDENTS FOR THEIR VIEWS ON THE PROPOSED CHANGES IN THE COMING WEEKS.

NP Steering Group

Shiplake Children Consulted on Neighbourhood Plan

Enormous thanks to Mrs Katherine Page-Howie, Shiplake Primary School Head, and her staff for consulting on the NP with the children and asking them for their views on:

What they like about living in Shiplake?

When not at school what activities they enjoy doing in the village?

What do they think needs improving in the villages and why?

Lots of interesting positive answers including such as: the playgrounds, wildlife, small, quiet and calming, cycling safely, peaceful quiet woods, country side walks, a good place to 'trick or treat', Corner Shop, the river and going to the Baskerville??

Many serious suggestions for improvements including traffic to travel slower, less pollution, less litter and dog poo, improved roads, more activities available and, yes, a 'bigger sweet shop'...there has to be fun in life!

All contributions will be summarised and circulated as part of the Neighbourhood Plan evidence base.

A final short survey for residents 18 years and older should be available shortly to complete the information needed for the Neighbourhood Plan. We trust we will have an equally enthusiastic response.

Many thanks again to the school and children for their contribution to the plan.

NP Steering Group

Article created / last edited: 22 June 2019

NP Update July 2019

[Click here for the July progress update](#) to the parish council in July 2019

Article created / last edited: 20 July 2019

Survey Results June/July 2019

There were 144 responses, 124 from Lower Shiplake(LS) and 20 from Shiplake Cross(SX), of which 140 were via the website. The results demonstrate overwhelming support for the Neighbourhood Plan being a criteria-based policy approach with 96% of responders in agreement and 97% support for introducing and amending policies in that context. There was unanimity of agreement across the villages. With regard to the 10 new policy areas specifically referred to, the lowest level of support was 89% (building materials) with all others having 90%+ support.

[Click here to view the summary of the results by question and by village.](#) All comments received have been collated and are presented in the attachment. References to 'NO' means 'No Comment'. All the data is presented anonymously and any personal information related to the data collection process has been deleted.

The results will be added to the Neighbourhood Plan (NP) evidence base available on the website.

Many thanks to all that responded to the survey.

NP Steering Group.

Article created / last edited: 30 July 2019

Neighbourhood Plan pre-submission consultation starts

You may by now have received an email, picked up a leaflet dropped at your door, or seen the posters around the Shiplake villages announcing it's time to review the Shiplake Neighbourhood Plan. Follow the link from the HOME page to find the 3 documents that make up the plan, for you to review online. There's also a questionnaire for Shiplake residents and other stakeholders to provide your views before the plan is finalised and formally submitted to South Oxfordshire District Council. The consultation goes on until April 21st. We very much look forward to hearing your views

Article created / last edited: 29 February 2020

Please review and comment on the Shiplake Villages Neighbourhood Plan

It may not be the most pressing item on your mind right now, with all that's going on in the world, but if you have some spare moments we'd very much like to hear your views on the Shiplake Villages Neighbourhood Plan. It is in its pre-submission consultation period which was scheduled to continue until April 21st, but because of Covid-19 has now been extended to **end on July 14th**, in line with SODC advice. Thank you to those who have already made their thoughts known. **To access the 2020 Neighbourhood Plan, summary and questionnaire page [CLICK HERE](#).**

We appreciate there is a lot of content in the documentation for the plan, so we have created a 22-page cut-down version of the plan's key points for you to review. The strong support of residents for the plan has been fundamental to its development and is also very important at this pre-consultation stage. After reviewing the summary of the plan material, as mentioned above, there's the simple four question Questionnaire to record your thoughts and send them to us.

Thank you!

Note: If you've any questions or concerns please feel free to use the Shiplake Villages website [FORUM](#) and the team will respond.

Shiplake Parish Council

Article created / last edited: 19 June 2020

Neighbourhood Plan Presentation and Q&A Meeting

On July 1 and 7, 2020 Shiplake Parish Council's Neighbourhood Planning Committee updated residents on the status of the draft NP, which is out for pre-submission consultation until July 14, by means of virtual meetings. The meetings were introduced by Chairman of the Parish Council, Cllr Fred Maroudas and a presentation was given by Cllr Chris Penrose. They were joined by Cllr David Pheasant for the Question & Answer session.

The presentation covered NP update, vision, objectives, documents and policies. Each was elaborated upon in the meetings. The presentation and Q&A sessions will be taken into account for draft plan amendments ahead of the next phase - plan submission to SODC.

The meetings called upon those residents yet to respond to reply to the NP questionnaire online by July 14.

The presentation and the NP questionnaire can be viewed [here](#).

Article created / last edited: 7 July 2020

APPENDIX 11 - CONSTITUTED NEIGHBOURHOOD PLAN COMMITTEE MINUTES

CONSITUTED NEIGHBOURHOOD PLAN COMMITTEE MINUTES & COUNCIL UPDATES

Note: By July 2019 the Shiplake Neighbourhood Plan had progressed to the point that the Steering Group should be reconstituted as a Parish Committee to reflect the statutory responsibilities of the Parish Council, as the legal custodian of an approved Neighbourhood Plan governed by NPPF legislation. Members of the Parish Council as well as Steering Group volunteers became members of the Committee. Given the status of the draft plan at that time and the appointment of Bluestone Planning LLP as consultants, with the responsibility to work with the Committee to deliver a criteria-based policy approach in the Neighbourhood Plan for consultation, the contents of the revised plan and policies were managed by Bluestone. Working meetings of the Committee focused on finalising the text of the revised plan with Bluestone tracking and making appropriate changes to the Neighbourhood Plan documentation in preparation for the pre-submission consultation. This process continued to take account of the pre-submission consultation and any changes taking account responses to the plan and subsequent discussions with SODC to ensure the plan for submission is consistent with NPPF and SODC's Local Plan policies and aspirations. This approach was beneficial not least because of COVID considerations and the need to have meetings utilising Zoom.

The minutes of the Committee meetings coupled by clicking on the links below and the Updates to the Parish Council below, summarise the Committee's plans with proposals and approvals provided to deliver Shiplake's Neighbourhood Plan.

Committee Meetings:

[Meeting 28: 21/08/2019](#)

[Meeting 29: 12/11/2019](#)

See also the Parish website at this address: <https://www.shiplakevillages.com/index.php?pid=402>

Committee Updates to Shiplake Parish Council:

July 2019

1. The additional survey requesting residents' views on changing the Neighbourhood Plan to a criteria-based policy plan, rather than a site allocation plan and referencing specific policy areas, was made available for responses on the Shiplake villages website on June 29th with a closing date of 14th July 2019. Simultaneously, a combination of hard copies made available at the Lower Shiplake Corner Shop and via hand delivery to houses in Shiplake Cross to ensure, as far as possible, that residents who are not internet enabled or prefer to respond via hard copy, are able to do so. Posters encouraging survey responses are on display on council notice boards and bus shelters. Results of survey to be made available w.b. 21st July.

2. Locality on behalf of the Ministry of Housing, Communities and Local Government, have approved Shiplake Parish Council's grant application for its Neighbourhood Plan: Grant applied for: £9,000 Grant amount offered: £9,000 The grant is subject to acceptance of the Grant Offer Terms & Conditions as well as the successful completion of a due diligence process, which will be undertaken by myself with parish clerk's approval.

3. Given survey and grant application have been undertaken and are being processed in a timely manner, the outline project plan should be on track to meet our timeline objectives.

David Pheasant – Chair, NP Steering Group 7/7/2019

September 2019

To receive the minutes of the Shadow NP Committee and NP open forum. Cllr F Maroudas proposed the following motion: to formally reconstitute the NP steering group as a committee of the Parish Council seconded by Cllr D Pheasant and passed unanimously. Cllr F Maroudas proposed a motion to adopt the Terms of Reference of the new committee as currently circulated and amended, subject to a review and resolution by the NP committee at the next NP meeting, seconded by Cllr R Curtis and passed unanimously.

October 2019

No update.

November 2019

To receive the minutes of the Shadow NP Committee and NP open forum. Cllr F Maroudas meeting scheduled for Tuesday 12th. Cllr C Penrose commented about the history of the different village names being used in the NP draft.

December 2019

To receive the minutes of the Shadow NP Committee and NP open forum. Cllr F Maroudas gave a brief update, draft plan to be circulated for comment, hope to publish before Xmas.

January 2020

To review the Proposed NP engagement plan formal pre-consultation phase with residents, to receive any minutes of the Shadow NP Committee and NP open forum. Cllr F Maroudas gave an update on progress with the development of the NP. Next NP meeting due 27/1/20.

February 2020

To receive any minutes of the Shadow NP Committee and NP open forum. Cllrs F Maroudas, C Penrose and D Pheasant updated meeting on progress with NP in the run up to issuing a pre-submission consultation document.

March 2020

To receive update on NP progress from Shadow NP Committee. Cllr F Maroudas and Cllr C Penrose. The pre-submission consultation has gone out to the Parish for comment and question. Clerk requested to place advertisement in Henley Standard and Henley Herald.

April 2020

To receive update on NP progress from Shadow NP Committee. Cllrs Maroudas, Pheasant and Penrose. Committee has met and on the advice of SODC and the issues surrounding the current emergency the committee felt that the Plan's development be left open and reviewed regularly until emergency was over when they could reinstall public meetings.

May 2020

To receive update on NP progress from Shadow NP Committee. Cllr F Maroudas and Cllr C Penrose nothing further to report at this stage.

June 2020

No report provided. Pre-submission consultation in progress.

July 2020

To receive a NP update from Cllrs Maroudas, Penrose and Pheasant. Next step committee to collate pre-submission consultation responses c 180 to date via Bluestone. Council agreed to authorise initial spend of up to £5k on a motion proposed by Cllr F Maroudas seconded by Cllr R Head

September 2020

To receive a NP update from Cllrs Maroudas, Penrose, and Pheasant – no major pts. to discuss (WIP)

October 2020

To receive a NP update from Cllr D Pheasant reported:

Landscape assessment quotation. Neighbourhood Plan: ZOOM meeting on 02/10/2020 with Bluestone Planning and (Ricardo Rios) SODC's Neighbourhood Planning Manager. Outcome to be discussed at the next NP Committee Meeting (TBA). Agreed prior that we review the NP Landscape Assessment with retained consultant and Bluestone in context of NP Pre-Submission Consultation responses. (ZOOM meeting scheduled 13/10/2020). Council approved spend of up to £500 for Landscape Consultant services on a motion proposed by Cllr D Pheasant and seconded by Cllr C Penrose.

November 2020

To receive a NP update from Cllrs Maroudas, Penrose and Pheasant – verbal. Council agreed to increase allowance for expenditure on revised Landscape Assessment to £600.

December 2020

NP update from Cllrs Maroudas, Penrose and Pheasant. Steering group meeting held on 24th November. J Flawn circulated notes summarising main pts of discussion and amendments to 2 policies as agreed at meeting and options/suggestions to address concerns with regard to the greenfield areas in the parish. These need to be discussed further with Bluestone and landscape consultant, Bettina Kirkham, as an associate of Terra Firma. Bettina's original quote was c.£400 for updating the current assessment following the pre-submission consultation. DP anticipated the amount may be increased to £600+ and would appreciate this being agreed in principle by the Parish Council.

January 2021

To receive a NP update from Cllrs Maroudas, Penrose and Pheasant - verbal.

February 2021

To receive a NP update from Cllrs Maroudas, Penrose and Pheasant. Cllr D Pheasant updated Council. Discuss and agree revised policies with Bluestone and Terra Firma, reflecting points as referenced earlier and consistent with expressed views of SODC and approved plans. This should be achievable in one meeting. Next steps.

1. Agree requirement for landscape and visual impact assessment as per Terra Firm quotation (attached)

2. Amend pre-submission NP documents accordingly with changes agreed at prior meeting(s) with Bluestone Planning.
3. Complete Consultation and Basic Conditions Statements with Bluestone Planning
4. Submit all documents to SODC & Inspector preference(s)
5. Inspector appointed and responded to any queries. The focus will be on policies plan begins to have significant weight in planning decisions once agreed.
6. Given approval by the Inspector, SODC processes plan through' any administrative requirements, referendum, adoption etc. Council approved proposals

March 2021

To receive a NP update from Cllrs Maroudas, Penrose and Pheasant. Council approved a motion proposed by Cllr C Penrose and seconded by Cllr F Maroudas to approve proposed costs submitted by Cllr D Pheasant to action the remaining tasks to get the NP to be finally submitted.

April 2021

To receive a NP update from Cllrs Maroudas, Penrose and Pheasant. Cllr Pheasant (circulated) timings of agreed redraft by 24/4/21; for approval w/e 1/5/21. The chairman responded by saying these timings were challenging and maybe better to redraft by 30/4/21 and approve at mtg 5/5/21.

May 2021

NEIGHBOURHOOD Plan update from Cllr D Pheasant Minutes of NP Committee Meeting on 06/05/2021.

1. Following Bluestone Planning's and Kidmore End Parish Council's* recent neighbourhood plan policy discussions with SODC, regarding gaps between villages, green field areas, the outcomes of recent planning approvals, the Shiplake NP Committee met with Bluestone Planning to agree appropriate planning policies based on a 'separation of settlements' approach. (*Bettina Kirkham of Kirkham Landscape Planning & terra firma, author of Shiplake's Landscape Character Assessment and member of Kidmore End's NP Group.)

2. Resultant agreed changes to the Shiplake NP, Landscape Assessment and Village Character Appraisal were agreed as follows:

1. Include 'Separation of Settlements' policy text and remove references to such as 'gap's and 'buffers' as appropriate
2. Agreed that NP document narrative and policies text be modified to reflect the impact of recent planning approvals for in excess of 200+ new homes in the settlement areas, including provision for affordable housing and down-sizing opportunities for the elderly, well in excess of originally envisaged 35-65 houses. This reflects the resident responses to the Pre-submission Consultation.
3. The amended NP, Village Character Appraisal and Landscape Character Assessment to be circulated to all NP Committee members to seek any views on the changes and provide the benefits of a thorough 'proof reading' of the documents with any amendments made prior to the June meeting of the Paris Council.

June 2021

Note: No formal update. Consultation Statement and appendices being prepared for formal submission

July 2021

Minutes of July meeting awaiting confirmation at September Parish Council meeting.

APPENDIX 12 - 2017 QUESTIONNAIRE SAMPLE QUESTIONS



Dear Resident

Given the recent swathe of speculative planning applications submitted by developers for potential sites in Shiplake and surrounding areas, Shiplake Parish Council held public meetings with residents in December 2016 and January 2017 to discuss the desirability of residents being able to influence and shape the future development of the villages. To achieve this, it is necessary to produce a Neighbourhood Plan (NP). Following the meetings, a Steering Group (SG) of residents was created to develop such a plan consistent with government policies. As with the Shiplake Villages Plan produced in 2014, the SG is independent of the parish council. However, the council is the qualifying body sponsoring the NP and will ensure good governance of the process.

An important aspect of the plan is the opportunity to ask residents how they would like to see the villages evolve, not just in terms of housing but also in terms of use of space and development of facilities and infrastructure in a sustainable manner. The attached questionnaire is designed to capture your views and recommendations. It is not dissimilar in approach to that of the Shiplake Villages Plan, but has a clear focus on the above elements and, as such, you may find some of the suggestions and questions posed quite radical and thought provoking. Your views, therefore, are very important to us, including the opportunity to make suggestions in free-form responses.

The questionnaire seeks the views all residents 18 years and older within the boundaries of Shiplake parish, pre and post-2014 when the boundaries changed. Your input will be treated as confidential and remain anonymous. If you need more information or help please contact your collector named below. Otherwise you can contact the SG via np2017@shiplakevillages.com

In shaping the plan, please note that we have to comply with South Oxfordshire District Council's (SODC) Local Plan 2032, requiring the Shiplake villages to plan for a 5% growth in housing stock in the period to 2032. This is in the region of 33 houses. Another requirement is that any individual site of more than ten houses must include 40% 'affordable housing'. More details on this aspect are provided within the questionnaire.

There will be on-going engagement with residents during the development of the plan, not least publicising the results of this questionnaire. The plan, produced by the SG and sponsored by the parish council, will be vetted by SODC and a government examiner. It will then go to a referendum in the villages and must be approved by a simple majority of registered electors in the villages* to be accepted.

At the end of the survey there is a detachable page. If you provide your email address and details we will give you regular updates on the NP, and will ensure all responses are anonymous.

Please complete this questionnaire. Your views are very important to us.

Neighbourhood Plan Steering Group

*It is important that we have the views of residents across the two villages to ensure we represent all residents' wishes. In the referendum, however, please note registered electors who were eligible to vote in the Joint Henley & Harpsden NP, prior to the parish boundary changes of 2014, will not be able to vote twice by voting in the Shiplake NP.

Your collector is:.....Tel.....

Please complete this survey by day/date you have agreed to be available when the collector will call again to pick up. Day & date _____



Shiplake Villages Neighbourhood Plan Survey 2017

Please tick the box containing the first five characters of your postcode.

RG9 3B..... <input type="checkbox"/>	RG9 3J <input type="checkbox"/>	RG9 3L <input type="checkbox"/>	RG9 3N <input type="checkbox"/>
RG9 3P..... <input type="checkbox"/>	RG9 4A..... <input type="checkbox"/>	RG9 4B..... <input type="checkbox"/>	RG9 4D <input type="checkbox"/>

We anticipate up to three residents aged 18 or over per household completing a questionnaire, but more are available if required. In order to avoid duplication, you need to agree which one of you will answer general questions on behalf of the whole household.

Tick which statement below applies to you.

I am answering questions on behalf of the whole household (go to question 1).....

I am not answering questions on behalf of the whole household (go straight to question 3 overleaf).....

About Your Household (As at May 2017)

Q1 How many people, including children normally live in your household?

Q2 What are the ages and number of people in your household (Please put the number of people in your household in each age range in the boxes below)

0 - 4	<input type="text"/>
5 - 10	<input type="text"/>
11 - 17	<input type="text"/>
18 - 25	<input type="text"/>
50 - 69	<input type="text"/>
70 - 84	<input type="text"/>
85+	<input type="text"/>

About You

Q3 What is your gender? (Tick one box only)

Male Female Prefer not to say

Q4 What age group do you belong to? (Tick one box only)

18-25 45-64 85+
26-44 65-84

Q5 How long have you lived in Shiplake? (Tick one box only)

0-5 16-24
6-10 25 or more years
11-15

Q6 What is your employment status? (Tick one box only)

Employed In full or part-time education
Self-employed Other (please specify _____)
Unemployed Prefer not to say
Retired

Q7 Where is your main place of work? (Tick one box only)

Home More than 25 miles away
Within 25 miles Not applicable/prefer not to say

Q8 What is your means of transport to work, training or study? (Tick as many boxes as apply)

Car/van Bicycle
Bus Motorcycle
Train Walking
Taxi Other/not applicable

Q9 Please tick the box that best describes your current property? (Tick one box only)

Detached private house (3 or fewer bedrooms)
Detached private house (4 or more bedrooms)
Small semi-detached/terraced house (1 or 2 bedrooms)
Larger semi-detached/terraced house (3 or more bedrooms)
Small bungalow (1 or 2 bedrooms)
Large bungalow (3 or more bedrooms)
Apartment
Affordable home (owned or rented)
Sheltered accommodation for elderly people
House of multiple-occupancy (e.g. shared house, hostel etc.)
Other (please specify _____)

Housing Need

Q10 Do you want or need to move out of the property? (Tick one box only)

- Yes, within five years
- Yes, in five to ten years
- Not for ten years at least (go straight to Q14 if you tick this option).....
- No (go straight to Q14 if you tick this option)

Q11 Please give the reasons why your current home does not meet your needs. (Tick as many boxes as apply)

- | | |
|--|--|
| Too small <input type="checkbox"/> | Unsuitable for physical needs..... <input type="checkbox"/> |
| Too large <input type="checkbox"/> | Want to live independently..... <input type="checkbox"/> |
| Need to live close to employment <input type="checkbox"/> | Property requires major repair <input type="checkbox"/> |
| Need to live close to relative/family <input type="checkbox"/> | Only here temporarily <input type="checkbox"/> |
| Need to live closer to a carer or to give care <input type="checkbox"/> | Other reason, please specify in the box below.. <input type="checkbox"/> |

Q12 What sort of home would you like to move to? (Tick all boxes that apply)

- Detached private house (3 or fewer bedrooms)
- Detached private house (4 or more bedrooms)
- Small semi-detached/terraced house (1 or 2 bedrooms)
- Larger semi-detached/terraced house (3 or more bedrooms)
- Small bungalow (1 or 2 bedrooms)
- Large bungalow (3 or more bedrooms)
- Apartment
- Affordable home (owned or rented)
- Sheltered accommodation for elderly people
- House of multiple-occupancy (e.g. shared house, hostel etc.)
- Other, please specify in the box below

Q13 Is there an adequate choice of this type and size locally to meet your likely future needs? (Tick one box only)

- Yes No

Your views for the future on housing types and location

Q14 For the Neighbourhood Plan to be valid, sites for at least 33 houses will need to be identified. There could be one large site, or there could be, say, 5 or 6 sites of 6 or 7 houses – and various other combinations. A key point is that any site of more than 10 houses must comprise 40% affordable housing (see panel below), while there is no such requirement placed on smaller sites. Bearing this in mind, in broad terms, what is your preferred allocation of sites? (Tick one box only)

- A number of sites with fewer than 11 dwellings, i.e. no affordable housing
- Three schemes of around 11 dwellings.....
- One scheme of 33 dwellings
- A mixture of the above
- No strong views.....

What is 'Affordable Housing'?

If any individual site is more than ten houses, South Oxfordshire District Council (SODC) will require that 40% of the properties comprise affordable housing. Within the 40%, a tenure mix of 75% social rented and 25% intermediate housing will be sought. The affordable housing should be mixed with the market housing. It should meet required standards and should be of a size and type which meets the requirements of those in housing need. The cost must be low enough for eligible households to afford based on local incomes and house prices. SODC encourages developers to work with Registered Social Landlords (RSLs) and to engage with them and the council's housing development service at an early stage in the planning process. Note that affordable housing is allocated by RSLs on the basis of need and no preference is given to current residents of Shiplake or their families.

Q15 How many homes do you think the NP should seek to provide over the period to 2032? (Tick one box only)

- Less than 33 (in which case it is unlikely there can be a Neighbourhood Plan)
- The minimum possible (around 33 – see Q14 above)
- More if adequate space exists
- As many as possible

Q16 Which of the following tenures should be encouraged? (Tick one box per row)

	Definitely don't want	Probably don't want	Neutral	Probably want	Definitely want
Social rented (houses which are owned and managed by a housing association)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Private rented (privately owned houses rented directly from the landlord/owner)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shared ownership (houses that are provided through housing associations but tenants can buy a share of the house and rent the remaining share)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Owner-occupied only	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A combination of the above	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q17 What types of new homes would you like to see across the villages? (Tick one box per row)

	Definitely don't want	Probably don't want	Neutral	Probably want	Definitely want
Detached private house (3 or fewer bedrooms)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Detached private house (4 or more bedrooms)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Small semi-detached/terraced house (1 or 2 bedrooms)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Larger semi-detached/terraced house (3 or more bedrooms)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Small bungalow (1 or 2 bedrooms)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Large bungalow (3 or more bedrooms)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Apartment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Affordable home (owned or rented)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sheltered accommodation for elderly people	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
House of multiple-occupancy (e.g. shared house, hostel etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No new housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A combination of the above	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please specify in box below any other tenures you wish to see encouraged.

Q18 Where do you feel the best locations for new housing are? (Tick one box only)

Within the existing boundaries of the main settlements of Lower Shiplake and Shiplake Cross (see plan at the end of this document).....

On the edge of the main settlements or elsewhere in the parish.....

Q19 Are there any locations which you think are suitable for new houses?

Q20 Are there any locations where houses should not be built?

Q21 Low-density housing may be more in keeping with the rural location, but more land will be required and prices may be higher. Conversely, high-density housing will be less rural in character, but will require less land and prices may be lower.

What is your preference? (Tick one box only)

Low-density..... Mixture.....

High-density..... No strong views.....

Environment, Facilities and a Vision for the Future

Q22 What sort of place would you like Shiplake to be?

Q23 Should the villages of Lower Shiplake and Shiplake Cross remain separated by a large area of open space representative of a rural environment? (Tick one box only)

Yes..... No

Q24 Is a dark, star-lit sky important to you (are you worried about light pollution)? (Tick one box only)

Yes..... No

Q25 Are there areas where more street lighting would be beneficial? Please state below.'

Q26 Are there any aspects of noise or air pollution (e.g. from traffic, trains, aeroplanes) that should be mitigated?

Yes..... No (if you tick this go straight to Q28)

Q27 Please list up to three noise/pollution concerns in the panel below.

1st concern	<div style="border: 1px solid black; height: 50px;"></div>
2nd concern	<div style="border: 1px solid black; height: 50px;"></div>
3rd concern	<div style="border: 1px solid black; height: 50px;"></div>

Q28 If the owners were agreeable, would you be in favour of Shiplake Motors being relocated to the outskirts of the village in order to allow housing to be developed on the current site? (Tick one box only)

Yes No (if you tick this go straight to Q30)

Q29 What sort of homes would be most appropriate for the current site of Shiplake Motors? (Tick one box only)

Apartments/flats Detached
 Terraced/semi-detached Other (specify here _____)

Q30 Which of the following types of community facility do you think there is the greatest need for in the area? (Tick one box per row)

	Definitely don't want	Probably don't want	Neutral	Probably want	Definitely want
Community centre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Meeting place/cafe	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sports facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Open spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please list here any other types of community facilities you think there is a need for.

Please make any additional comments here about your answers given in this question.

Q31 Should the Neighbourhood Plan aim to promote the following? (Tick one box per row)

	Definitely don't want	Probably don't want	Neutral	Probably want	Definitely want
Increased provision of public green space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Enhanced protection of historic and natural features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Enhanced protection of the landscape	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Positive management of the varied local wildlife	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improved flood prevention measures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Allotments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Better cycleways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Better/more public footpaths	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Better access to public transport	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More public car parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Road safety measures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leisure and recreational facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facilities for young people	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facilities for older people	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A larger primary school &/or school with better facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please make any additional comments here about your answers given in this question or list any other aspects you feel should be promoted.

Q32 Would you like to see improved pedestrian linkages between the two villages? (Tick one box only)

Yes No

If 'yes' please state what you would like to see and where.

Q33 There are currently white 'gates' on the A4155 at Shiplake Cross and near Memorial Avenue. There is some evidence such gates slow traffic. Would you like to see similar gates at the other end of the village (near the former Wyevale centre)?

Yes No

Q34 Please list here any buildings, places or views that you believe are important to protect?

Q35 Do you consider that traffic and/or parking in the villages is a problem? (Tick one box only)

Yes No (go straight to Q36)

If yes, what would you suggest your Neighbourhood Plan should do to improve the situation?

Q36 Are the local pavements, footpaths and public rights of way adequate and sufficiently well maintained?

Yes No

If no, please specify any improvements you would like to see.

Q37 What other changes in access or other facilities for pedestrians, cyclists and walkers would you like to see?

Q38 Do you think that the area has improved or got worse in recent years?

The area has got better The area has not changed much

The area has got worse No strong views

Please list your reasons here.

Commerce and Tourism

Q39 Should the Neighbourhood Plan allocate land for any of the following business uses? (Tick one box per row)

	Definitely don't want	Probably don't want	Neutral	Probably want	Definitely want
Manufacturing units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Food and restaurants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Light industrial or small business units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Business hub for those who normally work alone at home or elsewhere	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tourism businesses (hotels, camping etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q40 Do think tourism should be encouraged? (Tick one box only)

Yes No (go straight to Q42)

Q41 As you think tourism should be encouraged, what is required? (Tick one box per row)

	Definitely don't want	Probably don't want	Neutral	Probably want	Definitely want
More holiday lets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More B&B accommodation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hotel/inn accommodation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Better marketing of the villages	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New visitor attractions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cycle routes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please list here any other types of tourism you think there is a need for.

Q42 Finally, add any other comments here that you wish to make?

Thank you very much for completing this survey. Your views are appreciated. Please wait for the collector to visit your house to pick up your questionnaire.

APPENDIX 13 - 2017 QUESTIONNAIRE RESPONSES

Shiplake



SURVEY RESULTS

2017

FINAL REPORT

Prepared by:
Stratford-on-Avon District Council
Performance, Consultation & Insight Unit
January 2018

CONTENTS

SECTION 1

		Page
1.0	INTRODUCTION	1
2.0	METHODOLOGY	1
3.0	SUMMARY OF RESULTS	2
4.0	RESULTS	5
4.1	Household Profile	5
4.2	Personal Profile	6
4.3	Housing Need	9
4.4	Views for the future on housing types and locations	11
4.5	Environment, facilities and a vision for the future	16
4.6	Commerce and Tourism	25

SECTION 2 – TABLES OF COMMENTS – PAGES 28 TO 38

COMMENTS RECEIVED PER QUESTION	No.
Q11 Please give the reasons why your current home does not meet your needs - Other reason.	66
Q12 What sort of home would you like to move to? – Other Reason	22
Q17 What types of new homes would you like to see across the villages? Please specify in box below any other tenures you wish to see encouraged	56
Q19 Are there any locations which you think are suitable for new houses?	360
Q20 Are there any locations where houses should not be built?	435
Q22 What sort of place would you like Shiplake to be?	561
Q25. Are there areas where more street lighting would be beneficial? Please state below.	407
Q27.1 Please list up to three noise/pollution concerns in the panel below. 1st concern	367
Q27.2 Please list up to three noise/pollution concerns in the panel below. 2nd concern	178
Q27.3 Please list up to three noise/pollution concerns in the panel below. 3rd concern	73
Q29 What sort of homes would be most appropriate for the current site of Shiplake Motors? - Other	47
Q30.1 Please list here any other types of community facilities you think there is a need for.	215
Q30.2 Please make any additional comments here about your answers given in this question about community facilities.	162
Q31 Should the Neighbourhood Plan aim to promote the following? Please make any additional comments here about your answers given in this question or list any other aspects you feel should be promoted.	169
Q32 Would you like to see improved pedestrian linkages between the two villages? If 'yes' please state what you would like to see and where.	259
Q34 Please list here any buildings, places or views that you believe are important to protect?	337
Q35 Do you consider that traffic and/or parking in the villages is a problem? If yes, what would you suggest your Neighbourhood Plan should do to improve the situation?	372
Q36 Are the local pavements, footpaths and public rights of way adequate and	274

sufficiently well maintained? If no, please specify any improvements you would like to see.	
Q37 What other changes in access or other facilities for pedestrians, cyclists and walkers would you like to see?	351
Q38 Do you think that the area has improved or got worse in recent years?	318
Q41 As you think tourism should be encouraged, what is required? - Please list here any other types of tourism you think there is a need for.	40
Q42 Finally, add any other comments here that you wish to make?	239
TOTAL NUMBER OF COMMENTS	5308

SHIPLAKE POST CODES & RELATED NOTES ON SURVEY ANALYSIS

RG9 3B	Brampton Chase, Manor Wood Gate
RG9 3J	Brocks Way, Oaks Road, Reading Road, Station Road, Crowsley Road, Quarry Lane, Baskerville Lane, The Chestnuts
RG9 3L	New Road, Crowsley Road, Westfield Crescent, Mill Road
RG9 3N	Mill Lane, Lowes Close, Bolney Road, Basmore Lane, Lashbrook Road, Station Road
RG9 3P	Northfield Road, Northfield Avenue, Bolney Trevor Drive, Reading Road, Woodlands Road
RG9 4A	Woodlands Road
RG9 4B	New Road, Mill Lane, Rose Garden, Shiplake College, Reading Road, Orchard Close
RG9 4D	Plough Lane, Memorial Avenue, Plowden Way, Schoolfields, Shiplake College

Note 1: Whilst the questionnaire responses have been processed on a completely anonymous basis, it was felt important to determine any specific trends and views that may be specific to different areas of the parish, particularly between the two villages. Postcodes are not precise, as illustrated by the postcodes and address coverage specified in the above table, but they do provide a reasonable guide to the response areas across the parish. This has been supported by a rudimentary cross check of specific addresses and postcodes. For the purposes of this report the postcodes RG9 4B and RG9 4D have been assumed as representing Shiplake Cross and all the others as Lower Shiplake. This approach is supported by the responses received with Shiplake Cross (15%), Lower Shiplake (83%) and non-residents (2%), which correlates closely with the distribution of the electoral role information.

There are statistically significant differences in the responses from the different postcodes and villages, referenced in this report. Something being statistically significant is a good indicator of real differences existing and should be taken note of in the correct context e.g. 'There was a significant difference for those residents wanting the minimum possible (33 houses) – Shiplake (63%) and Shiplake Cross (48%)'. That said, a statistically significant difference does not mean a particular point/a finding is necessarily important.

You may wish to use the above reference table when reading the report to get a better appreciation of such instances.

(For the statistically minded these differences are mainly at the 5% and some at the higher 1% level of significance. Put more simply, something of a 5% level of significance has a 1 in 20 chance of being incorrect, a level of 1%, a chance of 1 in 100 of being wrong.)

Note 2: The summary of free form comments referenced in the report have not been categorised in any way with respect to postcodes.

SECTION 1

1.0 Introduction

Shiplake Parish Council held public meetings with residents in December 2016 and January 2017 to discuss the desirability of residents being able to influence and shape the future development of the villages. To achieve this, it is necessary to produce a Neighbourhood Plan. Following the meetings, a Steering Group (SG) of residents was created to develop such a plan consistent with government policies.

An important aspect of the plan is the opportunity to ask residents how they would like to see the villages evolve, not just in terms of housing but also in terms of use of space and development of facilities and infrastructure in a sustainable manner. Therefore a questionnaire was designed to capture residents' views.

The questionnaire sought the views of all residents 18 years and older within the boundaries of Shiplake parish, pre and post-2014 when the boundaries changed.

Residents were told that in shaping the plan, that it has to comply with South Oxfordshire District Council's Local Plan 2032, requiring the Shiplake villages to plan for at least a 5% growth in housing stock in the period to 2032. This is in the region of 33 houses. Another requirement is that any individual site of more than ten houses must include 40% 'affordable housing'.

2.0 Methodology

The survey ran from week commencing Monday 22nd May 2017 and the deadline was mid-June. All households in the Parish were hand delivered two questionnaires by one of a team of volunteers. More questionnaires were distributed when required. They were then collected from the household over a period of two to three weeks.

873 households received questionnaires (1746 in total). 702 were returned in the timescale allowed.

All the information provided was processed by an independent third party, and Stratford-on-Avon District Council (SDC) aggregated and analysed the responses to create this final report. This allowed the complete confidentiality for the responses.

The report follows the order of the questionnaire. Charts and tables are used throughout the report to assist the interpretation of the results. In some cases, anomalies appear due to "rounding" of percentage points. The term "base" in the tables and charts refers to the number of responses to a particular question.

Cross tabulations were run by postcode and area to see if the analysis showed any significant differences of opinion. Only where the results are significant, are these then included in the report.

3.0 Summary of Results

3.1 Household Profile

- 29% of responses were received from postcode area RG9 3J.
- The median household size, including children is 2 (43% of properties).
- The predominant age group within households is the 50 to 69 category.

3.2 Personal Profile

- 41% of respondents were in the 45 to 64 year old age group and 40% in the 65 to 84 grouping.
- A third of respondents have lived in Shiplake for 25 or more years, with a further quarter (23%) 16 to 24 years.
- 43% of those completing the survey were retired and 49% in employment.
- 19% of respondents said their main place of work was at home, with 28% travelling up to 25 miles for employment.
- 48% used a car or van to travel to their work, training or study.
- Just over seven out of ten respondents live in a detached private house with 4 or more bedrooms (72%).

3.3 Housing Need

- Respondents were asked whether they want or need to move out of their property. Almost half said no, with a quarter responding not for ten years at least. 15% questioned felt like moving within the next five years.
- Those wishing to move in the next ten years were asked why their current home does not meet their needs. 37% felt their property was too large, with 11% saying it was too small. One in ten wanted to live independently.
- Those respondents (202) wishing to move in the next ten years wanted detached private houses of three or fewer bedrooms (34%) or detached private houses with four or more bedrooms (25%). 22% would be interested in an apartment.
- 28% of these residents believe there is an adequate choice of this housing type and size locally that will meet their needs, 72% did not believe this.

3.4 Views for the Future on Housing Types and Location

- 31% of those surveyed would prefer a mixture of schemes, 29% a number of sites fewer than 11 dwellings and 26% three schemes of around 11 dwellings. 5% would prefer one scheme of 33 dwellings.
- Asked how many homes they think the Neighbourhood Plan should seek to provide over the period to 2032, six out of ten respondents wished to see the minimum possible of around 33 homes and three in ten wanted to see more

homes if adequate space exists. 8% responding to this question wanted less than 33 homes and 3% as many as possible.

- 63% would definitely or probably want owner-occupied only tenures and 49% were in favour of shared ownership. There was less encouragement for private and social rented tenures. 58% definitely or probably want a combination of the tenures listed.
- Top of the most wanted list were detached private homes with three or fewer bedrooms (71%), followed by small semi-detached/terrace homes up to two bedrooms. 56% wanted larger semi-detached or terraced houses with three or more bedrooms and 55% wanted small bungalows with up to two bedrooms. Least support was for houses of multiple-occupancy (85% do not want) and apartments (50%).
- 57% of residents feel the best location for new housing to be within the existing boundaries of the main settlements of Lower Shiplake and Shiplake Cross.
- Asked for their preference 36% went for low-density housing, 4% high-density and a high of 48% for a mixture of both.

3.5 Environment, Facilities and a Vision for the Future

- 85% of residents believe that the villages of Lower Shiplake and Shiplake Cross should remain separated by a large area of open space representative of a rural environment.
- Exactly three-quarters of respondents said a dark, star-lit sky is important to them.
- 55% of residents felt there were aspects of noise or air pollution (e.g. from traffic, trains, aeroplanes) that should be mitigated.
- Seven out of ten respondents would be in favour, if the owners are agreeable, of Shiplake Motors being relocated to the outskirts of the village in order to allow housing to be developed on the current site.
- Asked what sort of homes would be most appropriate for the current site of Shiplake Motors, 62% of those answering were in favour of terraced or semi-detached properties and exactly a fifth preferring apartments or flats.
- Asked what type of community facility there is the greatest need for in the area, 78% of residents definitely or probably want open spaces; similarly 51% want more schools and 48% a meeting place or café.
- Asked what improvements should be promoted in the Neighbourhood Plan, 86% definitely or probably wanted the inclusion of a policy to enhance the protection of the landscape, 82% wanted the positive management of the varied local wildlife, 81% the enhanced protection of historic and natural features and 76% improved flood prevention measures.
- The highest figures for those responding probably or definitely don't want, were for more public car parking at 46%, and 26% for allotments.
- 57% of residents would like to see improved pedestrian linkages between the two villages, against 43% who did not.

- Asked whether they would like to see white 'gates' at the other end of the village near the former Wyevale Centre, 76% were in favour and 24% not.
- Almost two-thirds of those surveyed considered that traffic and/or parking in the villages is a problem. Those that considered it a problem were asked to suggest what the Neighbourhood Plan should do to improve the situation.
- There was an almost even split in opinion on whether residents felt the local pavements, footpaths and public rights of way were adequate and sufficiently well maintained.
- A third of respondents felt the area has got worse in recent years, a further third felt the areas had not changed much, a quarter had no strong views and just under one in ten think the area has got better.

3.6 Commerce and Tourism

- A quarter (26%) definitely or probably wanted allocation of land for a business hub for those who normally work alone at home or elsewhere. 23% felt there should be allocation for food and restaurant use. Manufacturing units at 87% and light industrial or small business units (64%) had the highest percentages of people responding with a "don't want".
- 36% of respondents thought tourism should be encouraged in the future.
- Those that felt tourism should be encouraged were asked to consider what would be required. 82% definitely or probably wanted cycle routes, 60% felt there should be more B&B accommodation and 53% suggested better marketing of the villages should occur.

4.0 Results in Details

4.1 Household Profile

29% of responses were received from postcode area RG9 3J.

Table 1:

Please tick the box containing the first five characters of your postcode	Number & %
RG9 3B	52 (8%)
RG9 3P	63 (9%)
RG9 3J	197 (29%)
RG9 4A	10 (1%)
RG9 3L	129 (19%)
RG9 4B	50 (7%)
RG9 3N	129 (19%)
RG9 4D	61 (9%)
Base: (All Respondents)	(691)

Table 2:

Tick which statement below applies to you	Number & %
I am answering questions on behalf of the whole household	382 (58%)
I am <u>not</u> answering questions on behalf of the whole household	273 (42%)
Base: (All Respondents)	(655)

The median household size, including children is 2 (43% of properties).

Table 3:

How many people, including children normally live in your household?	Number & %
1	70 (16%)
2	187 (43%)
3	46 (11%)
4	72 (17%)
5	47 (11%)
6 or more	14 (3%)

The predominant age group within households is the 50 to 69 category.

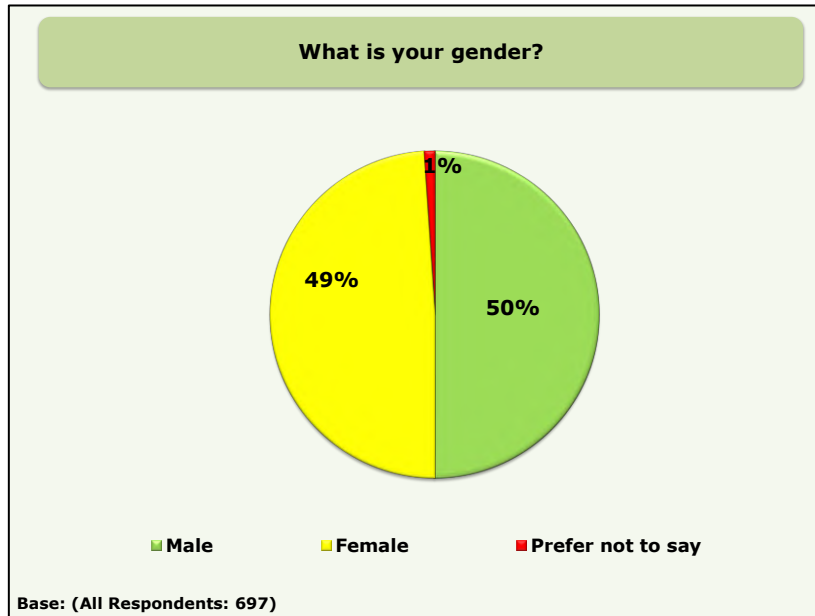
Table 4:

What are the ages and number of people in your household?	Number
0-4	30
5-10	58
11-17	98
18-25	58
26-49	123
50-69	222
70-84	140
85+	27

4.2 Personal Profile

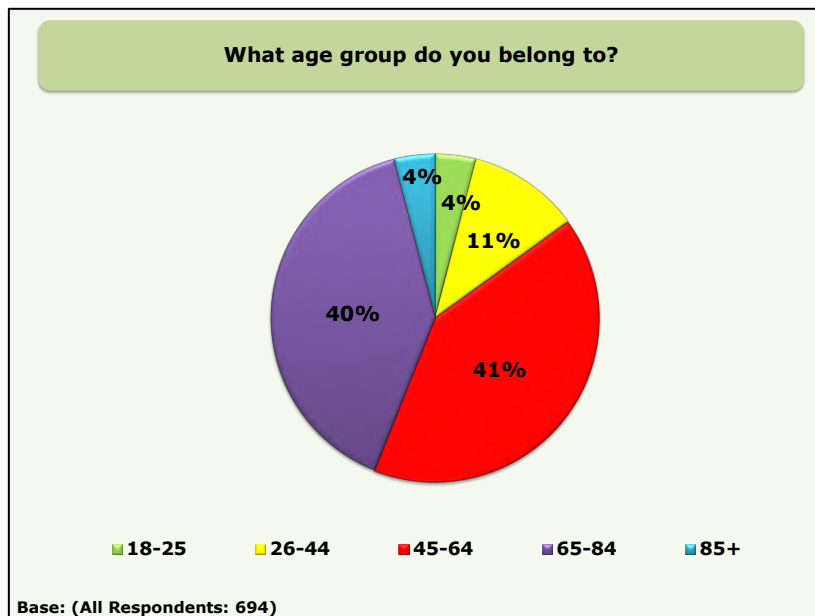
There was a 50%: 49% male to female split in respondents, 1% preferred not to say.

Chart 1:



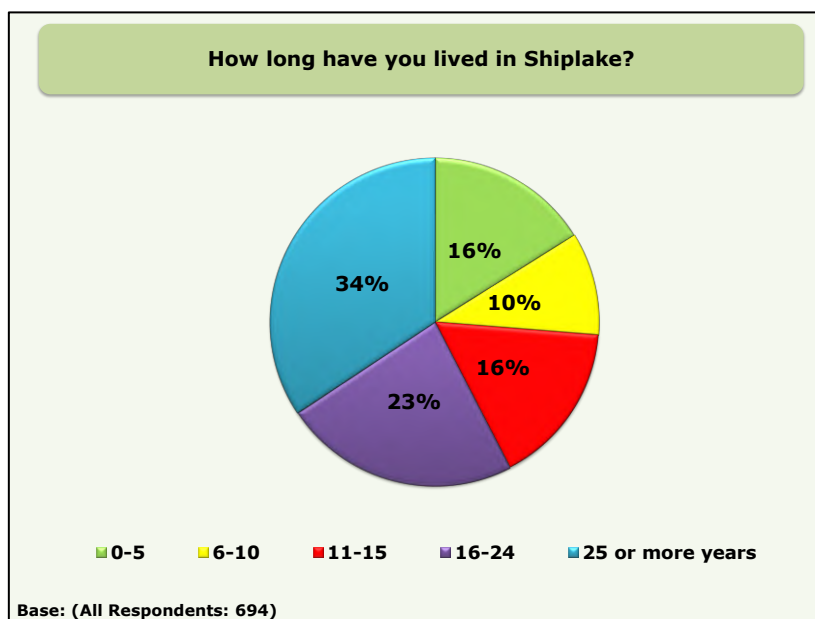
41% of respondents were in the 45 to 64 year old age group and 40% in the 65 to 84 grouping.

Chart 2:



A third of respondents have lived in Shiplake for 25 or more years, with a further quarter (23%) 16 to 24 years.

Chart 3:



43% of those completing the survey were retired and 49% in employment.

Table 5:

What is your employment status?	%
Employed	32
Self-employed	17
Unemployed	2
Retired	43
In full or part-time education	2
Prefer not to say	2
Other	3
Base: (All Respondents)	(693)

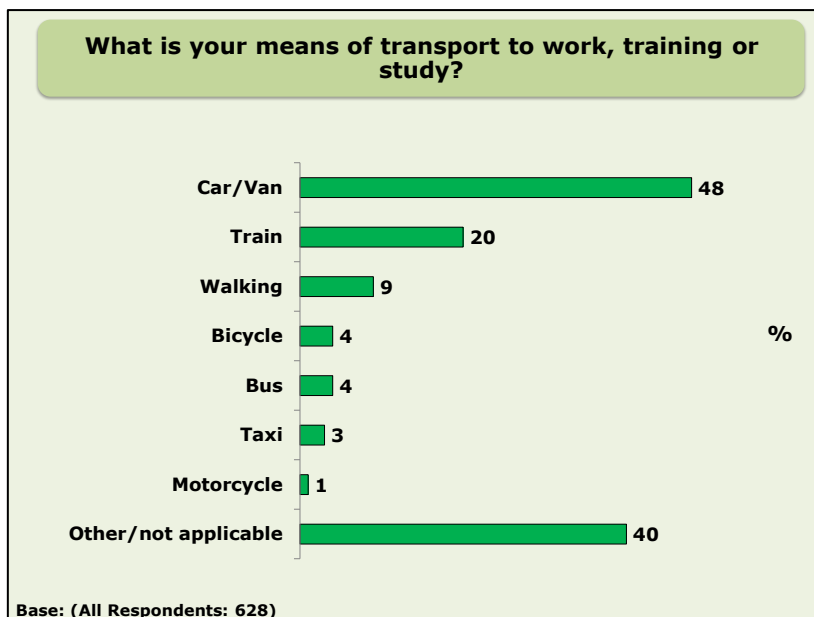
19% of respondents said their main place of work was at home, with 28% travelling up to 25 miles for employment.

Table 6:

Where is your main place of work?	%
Home	19
Within 25 miles	28
More than 25 miles away	12
Not applicable/prefer not to say	41
Base: (All Respondents)	(632)

48% used a car or van to travel to their work, training or study.

Chart 4:



Just over seven out of ten respondents live in a detached private house with 4 or more bedrooms (72%).

Table 7:

Best describes your current property?	%
Detached private house (3 or fewer bedrooms)	8
Detached private house (4 or more bedrooms)	72
Small semi-detached/terraced house (1 or 2 bedrooms)	2
Larger semi-detached/terraced house (3 or more bedrooms)	10
Small bungalow (1 or 2 bedrooms)	2
Large bungalow (3 or more bedrooms)	3
Apartment	1
Affordable home (owned or rented)	1
Sheltered accommodation for elderly people	0
House of multiple occupation (e.g. shared house, hostel, etc.)	0
Other	1
Base: (All Respondents)	(696)

4.3 Housing Need

Respondents were asked whether they want or need to move out of their property.

Almost half (47%) said no, with a quarter (24%) responding not for ten years at least. 15% questioned felt like moving within the next five years.

Table 8:

Do you want or need to move out of the property?	%
Yes, within five years	15
Yes, in five to ten years	14
Not for ten years at least	24
No	47
Base: (All Respondents)	(695)

Those wishing to move in the next ten years were asked why their current home does not meet their needs. 37% felt their property was too large, with 11% saying it was too small. One in ten wanted to live independently.

There were 66 "other" reasons given and these are summarised in the Section 2 (Tables of Comments).

Table 9:

Please give the reasons why your current home does not meet your needs	%
Too small	11
Too large	37
Need to live close to employment	1
Need to live close to relative/family	7
Need to live closer to a carer or give care	2
Unsuitable for physical needs	4
Want to live independently	11
Property requires major repair	2
Only here temporarily	8
Other reason	32
Base: (Those wanting or needing to move in next ten years)	(209)

The preferred homes for those wishing to move to in the next ten years were detached private houses of three or fewer bedrooms (34%) or detached private houses with four or more bedrooms (25%). 22% would be interested in an apartment.

Significantly by area, those living in Shiplake Cross (29%) were more likely to want affordable homes against a figure of 5% for Lower Shiplake.

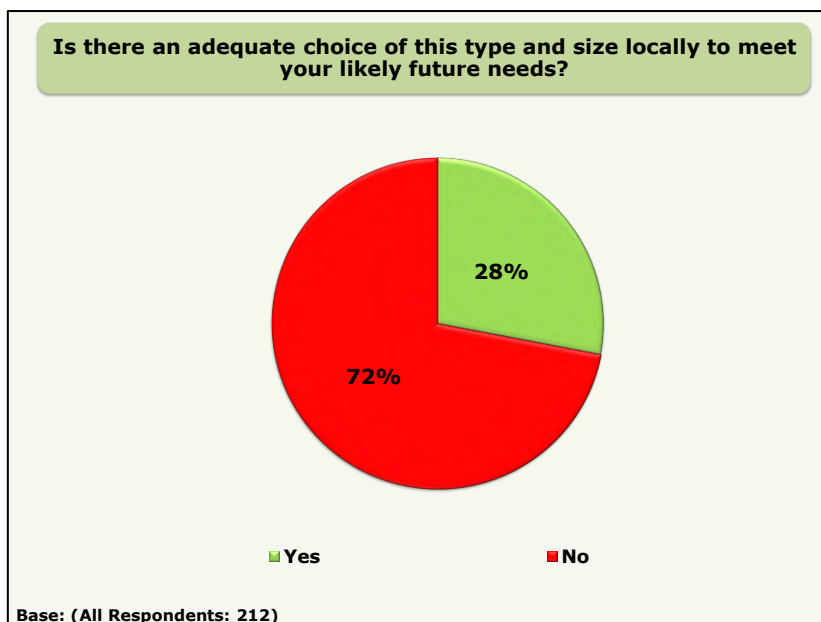
There were 22 other comments made and these are summarised in the Section 2 (Tables of Comments).

Table 10:

What sort of home would you like to move to?	%
Detached private house (3 or fewer bedrooms)	34
Detached private house (4 or more bedrooms)	25
Small semi-detached/terraced house (1 or 2 bedrooms)	17
Larger semi-detached/terraced house (3 or more bedrooms)	17
Small bungalow (1 or 2 bedrooms)	13
Large bungalow (3 or more bedrooms)	14
Apartment	22
Affordable home (owned or rented)	9
Sheltered accommodation for elderly people	8
House of multiple-occupancy (e.g. shared house, hostel, etc.)	2
Other	11
Base: (All Respondents)	(214)

28% of residents believe there is an adequate choice of this housing type and size locally that will meet their needs, 72% did not believe this.

Chart 5:



4.4 Your views for the future on housing types and locations

Respondents were informed that for the Neighbourhood Plan to be valid, sites for at least 33 houses will need to be identified. There could be one large site, or there could be, say, 5 or 6 sites of 6 or 7 houses and various other combinations. The term "affordable housing" was then explained especially that sites of more than 10 houses will require 40% of them.

31% of those surveyed would prefer a mixture of schemes, 29% a number of sites fewer than 11 dwellings and 26% three schemes of around 11 dwellings. 5% would prefer one scheme of 33 dwellings.

Significantly postcode analysis showed that those in code areas RG9 3N (37%), RG9 3B (35%) and RG9 3J (34%) were more in favour of sites with fewer than 11 dwellings than the other postcodes.

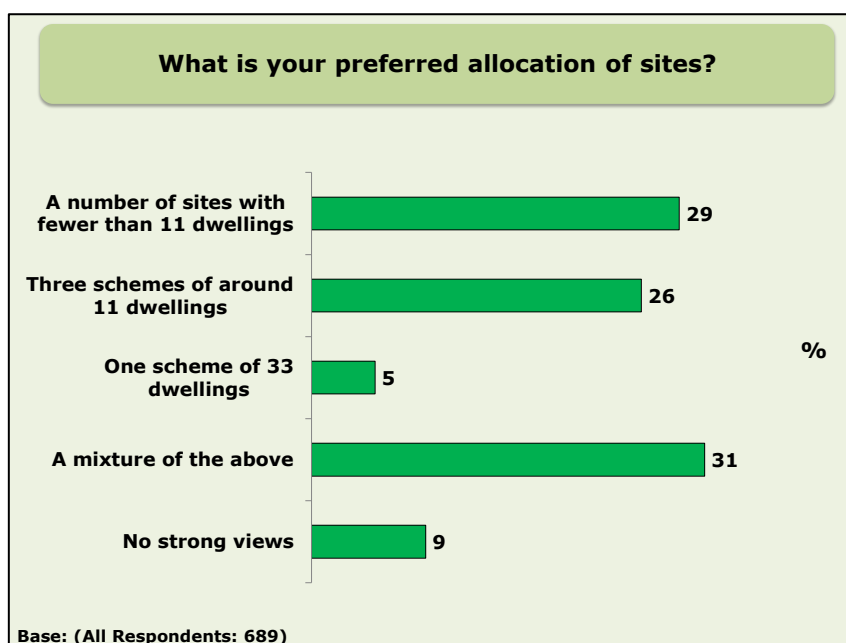
RG9 4D (45%) and RG9 4B (36%) were more likely to prefer the three schemes.

Of all postcodes RG9 3N were more likely to want a mixture of schemes.

Significantly by area, those living in Shiplake Cross (41%) were more likely to want three schemes of around 11 dwellings against a figure of 23% for Lower Shiplake.

For a number of sites with fewer than 11 dwellings there was a difference by area, 33% preferring this in Lower Shiplake against 12% in Shiplake Cross.

Chart 6:



Asked how many homes they think the Neighbourhood Plan should seek to provide over the period to 2032, six out of ten respondents (61%) wished to see the minimum possible of around 33 homes and three in ten (29%) wanted to see more homes if adequate space exists.

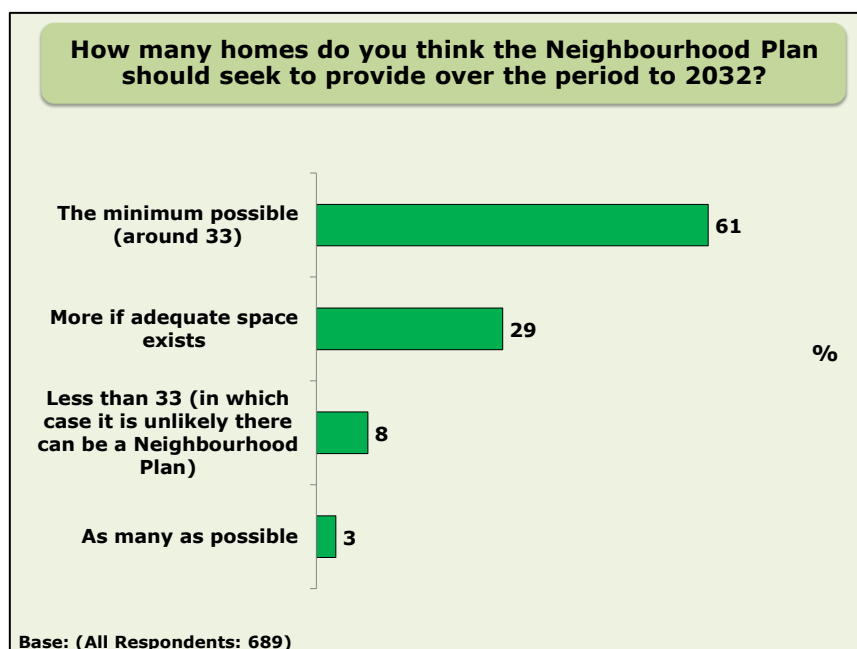
8% responding to this question wanted less than 33 homes and 3% as many as possible.

Significantly, postcode RG9 3P (71%) and RG9 3L (68%) were most likely to want the minimum possible of around 33.

46% of those living in RG9 4B were more likely to answer "more if adequate space exists".

There was a significant difference for those residents wanting the minimum possible – 63% in Lower Shiplake and 48% in Shiplake Cross.

Chart 7:



Residents were given a list of tenures and asked which types should be encouraged. 63% would definitely or probably want owner-occupied only tenures and 49% were in favour of shared ownership. There was less encouragement for private and social rented tenures. 58% definitely or probably want a combination of the tenures listed.

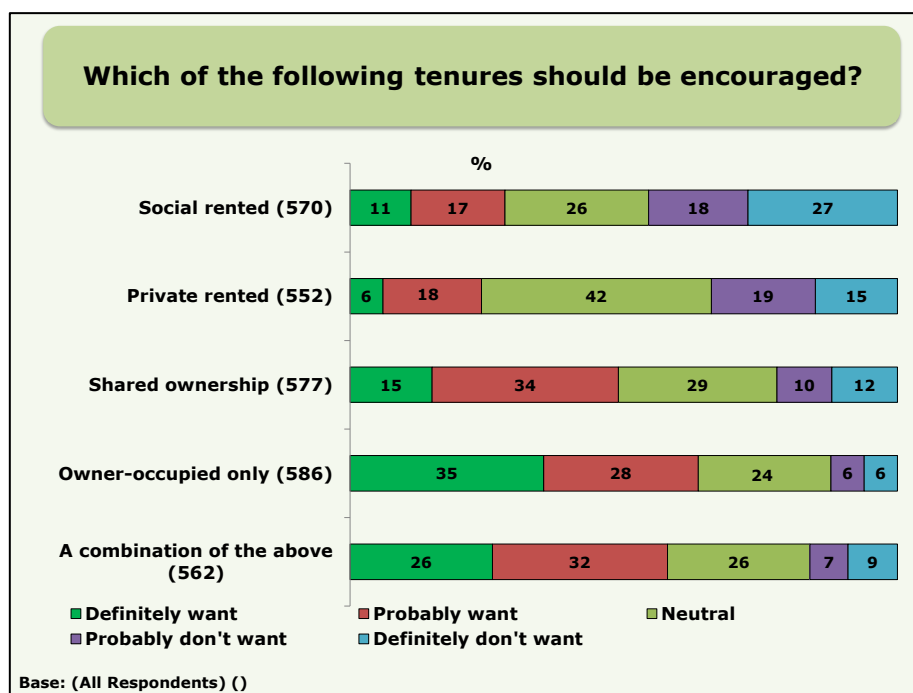
Significantly, 52% of residents in RG9 4D wanted social rented homes, with 59% of those in RG9 3B not wanting them.

Significantly the highest percentage wanting private rented properties were those living in RG9 3P (39%), with the least support in RG9 3B (43% not wanting it).

Significantly by area, those living in Shiplake Cross (41%) were more likely to want social rented homes against a figure of 27% for Lower Shiplake.

There was a further significant difference for those wanting a combination of types, 71% in Shiplake Cross versus 56% in Lower Shiplake.

Chart 8:



A list of new home types was provided and respondents were asked what types of new homes they would like to see across the villages.

Top of the most wanted list were detached private homes with three or fewer bedrooms (71%), followed by small semi-detached/terrace homes up to two bedrooms. 56% wanted larger semi-detached or terraced houses with three or more bedrooms and 55% wanted small bungalows with up to two bedrooms.

Least support was for houses of multiple-occupancy (85% do not want these) and apartments (50%).

Significantly by postcode, those living in Shiplake Cross postcodes RG9 4B (73%) and RG9 4D (70%) were more likely to want affordable homes.

Again by postcode, those living in postcodes RG9 3B (93%) and RG9 4N (92%) were more likely not to want houses of multiple-occupancy.

Significantly by area, those living in Shiplake Cross (67%) were more likely to want small bungalows against a figure of 53% for Lower Shiplake.

Again by area, those living in Shiplake Cross (71%) were more likely to want affordable homes against 49% in Lower Shiplake.

Again by area, those living in Lower Shiplake (88%) were more likely to say they did not want houses of multiple-occupancy against 72% in Shiplake Cross.

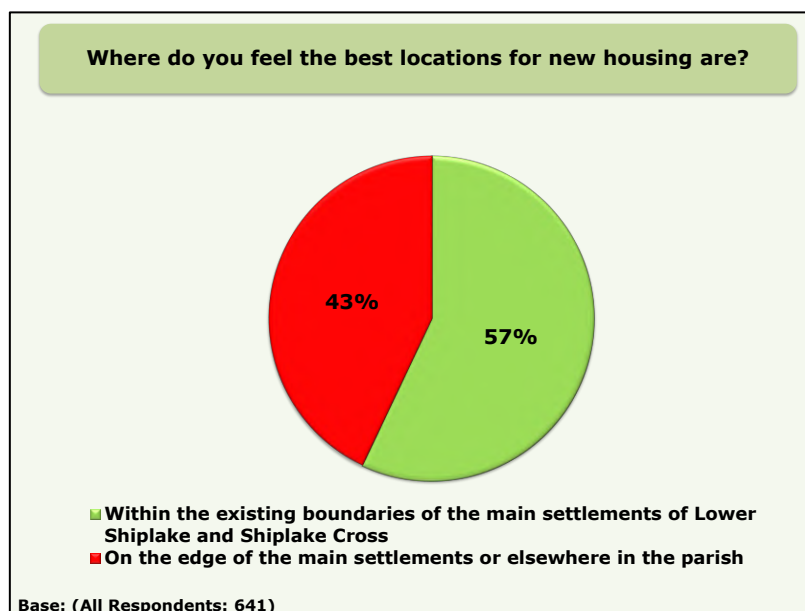
Residents were asked to specify any other tenure they wish to see encouraged. 56 comments were made and these are summarised in the Section 2 (Tables of Comments).

Table 11:

What types of new homes would you like to see across the villages?	Definitely want	Probably want	Neutral	Probably don't want	Definitely don't want
Detached private house (3 or fewer bedrooms) (599)	29%	42%	21%	4%	3%
Detached private house (4 or more bedrooms) (587)	16%	29%	26%	17%	12%
Small semi-detached/ terraced house (1 or 2 bedrooms) (598)	24%	46%	20%	6%	5%
Larger semi-detached/ terraced house (3 or more bedrooms) (589)	15%	41%	29%	9%	6%
Small bungalow (1 or 2 bedrooms) (602)	20%	35%	27%	9%	9%
Large bungalow (3 or more bedrooms) (568)	10%	29%	33%	17%	12%
Apartment (578)	9%	17%	24%	24%	26%
Affordable home (owned or rented) (599)	23%	30%	24%	10%	14%
Sheltered accommodation for elderly people (597)	16%	34%	28%	11%	12%
House of multiple-occupancy (595)	1%	3%	12%	22%	63%
No new housing (551)	6%	7%	38%	16%	34%
A combination of the above (520)	22%	27%	36%	6%	10%
Base: (All Respondents) ()					

57% of residents feel the best location for new housing to be within the existing boundaries of the main settlements of Lower Shiplake and Shiplake Cross.

Chart 9:



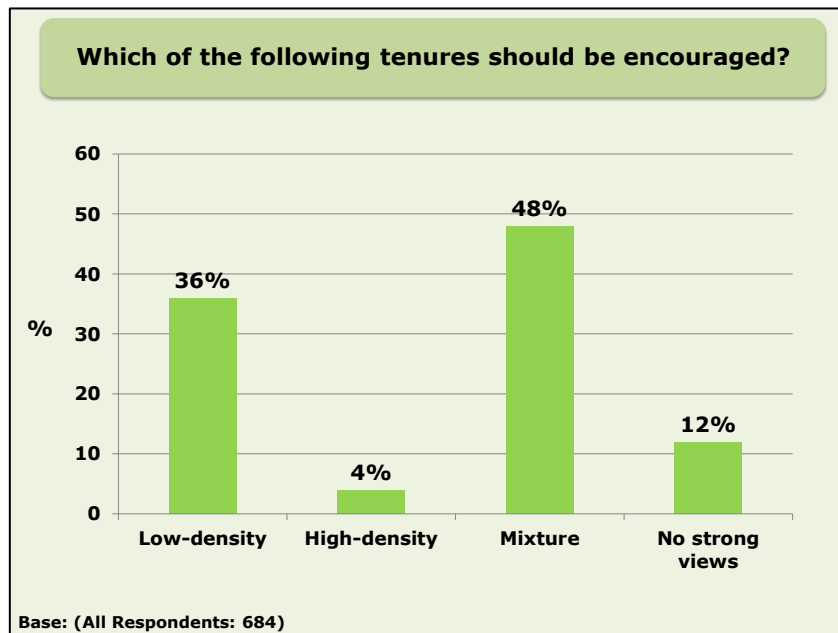
Respondents were asked to indicate the locations they felt most suitable for new houses. 360 responses were made and these are summarised in the Section 2 (Tables of Comments).

Asked where the locations where houses should not be built, 435 responses were listed and these are summarised in the Section 2 (Tables of Comments).

Residents were told that low-density housing may be more in keeping with the rural location, but more land would be required and prices may be higher, conversely, high-density housing would be less rural in character but will require less land and prices may be lower. Asked for their preference, 36% went for low-density housing, 4% high-density and a high of 48% for a mixture of both.

Significantly by postcode, those living in postcodes RG9 3P (47%) and RG9 3N (44%) were more likely to want low-density tenures.

Chart 10:



4.5 Environment, facilities and a vision for the future

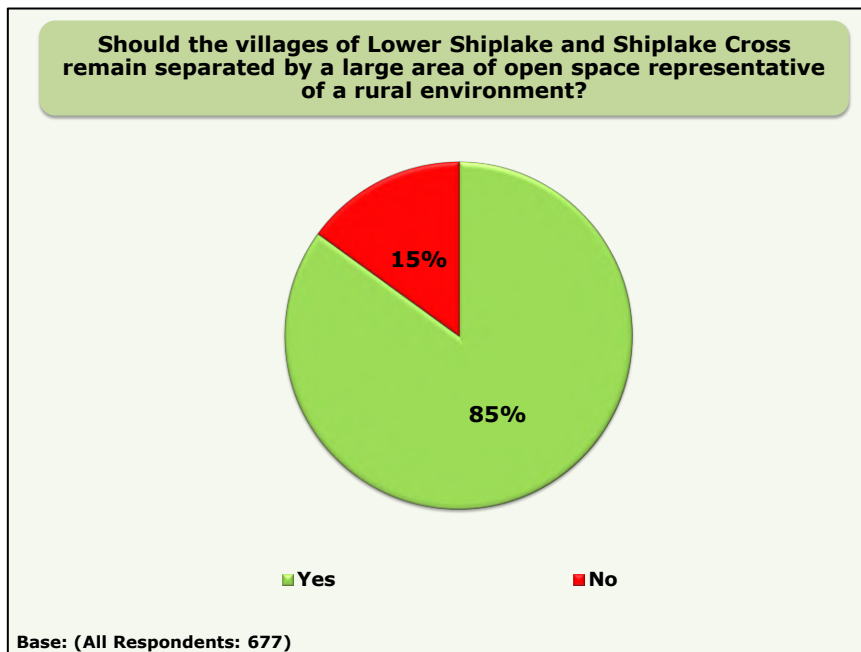
Respondents were asked to describe what sort of place they would like Shiplake to be. 561 comments were made and these are summarised in the Section 2 (Tables of Comments).

85% of residents believe that the villages of Lower Shiplake and Shiplake Cross remain separated by a large area of open space representative of a rural environment.

Significantly by postcode, those living in RG9 4A (100% - 10 responses), RG9 3P and RG9 3L (both 92%) were more likely agree with the question. 26% in RG9 4B, 25% in RG9 3B and 24% in RG9 4D responded No.

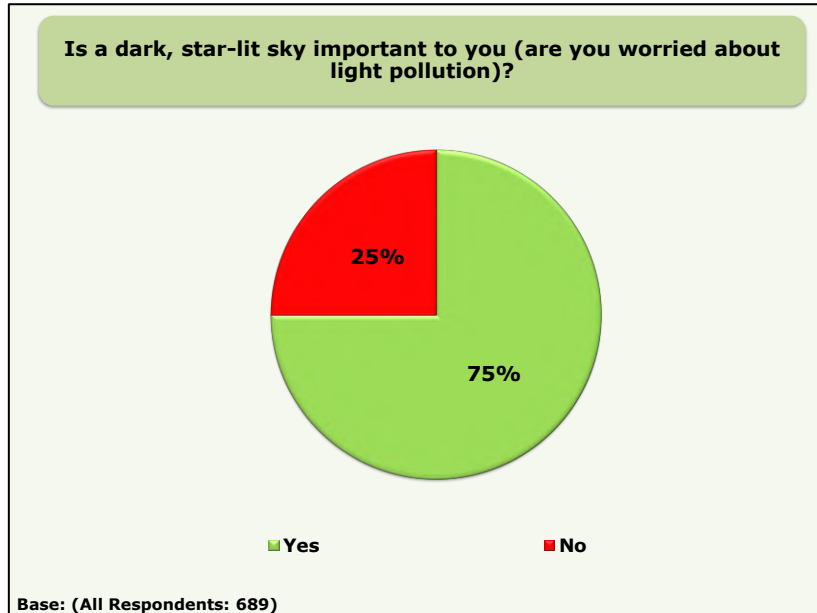
By area, those living in Lower Shiplake (87%) were more likely to agree against 75% in Shiplake Cross.

Chart 11:



Exactly three-quarters of respondents said a dark, star-lit sky is important to them. When asked whether there were areas where more street lighting should be beneficial, 407 areas were suggested and these are summarised in the Section 2 (Tables of Comments).

Chart 12:

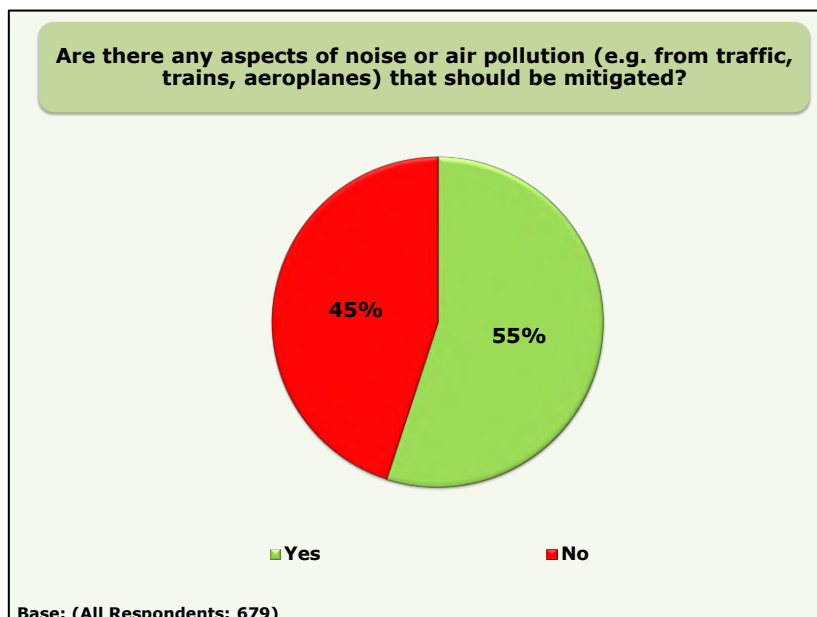


55% of residents felt there were aspects of noise or air pollution (e.g. from traffic, trains, aeroplanes) that should be mitigated.

Those who felt there were aspects were asked to list up to three noise/pollution concerns. 618 comments were made and these are summarised in the Section 2 (Tables of Comments).

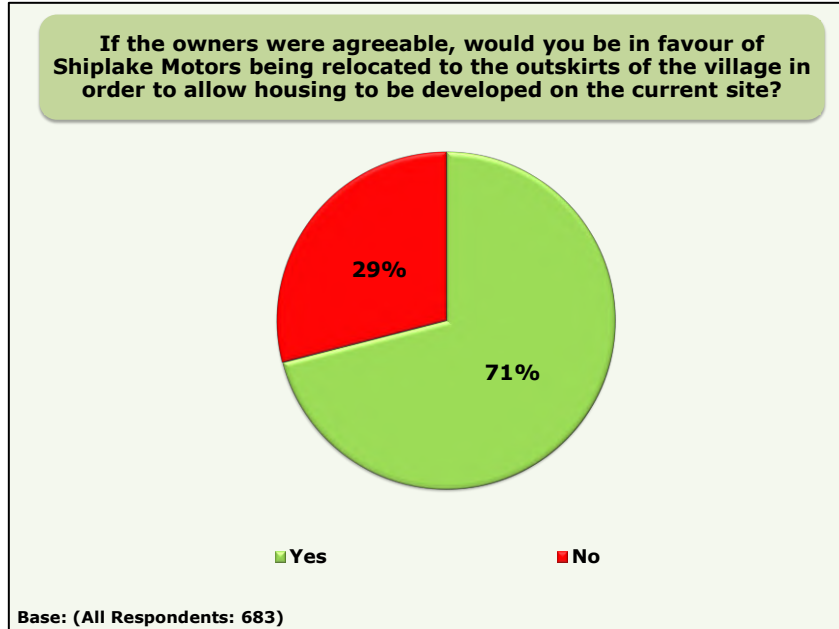
Significantly those living in Lower Shiplake (57%) said noise or air pollution should be mitigated, as against 45% in Shiplake Cross.

Chart 13:



Seven out of ten respondents (71%) would be in favour, if the owners are agreeable, of Shiplake Motors being relocated to the outskirts of the village in order to allow housing to be developed on the current site.

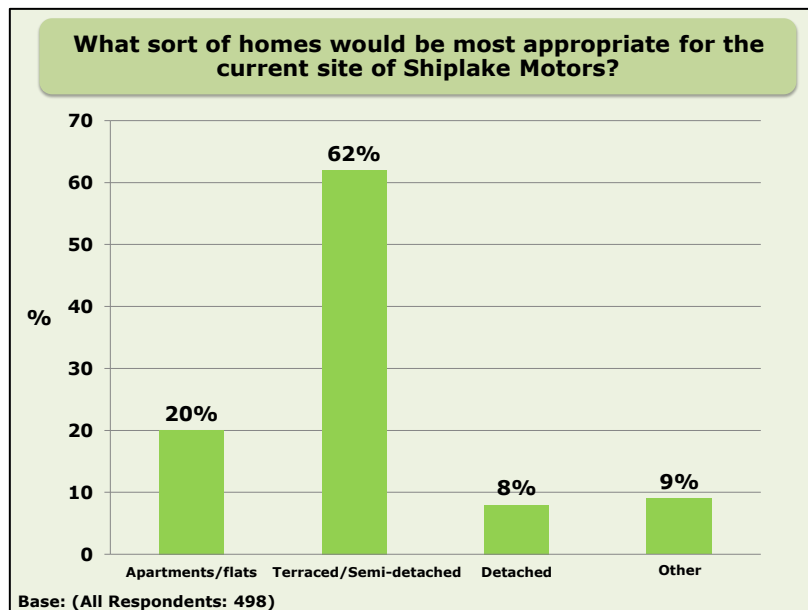
Chart 14:



Asked what sort of homes would be most appropriate for the current site of Shiplake Motors, 62% of those answering were in favour of terraced or semi-detached properties and exactly a fifth preferring apartments or flats.

If the respondents answered "other" these were specified (47) and these are summarised in the Section 2 (Tables of Comments).

Chart 15:



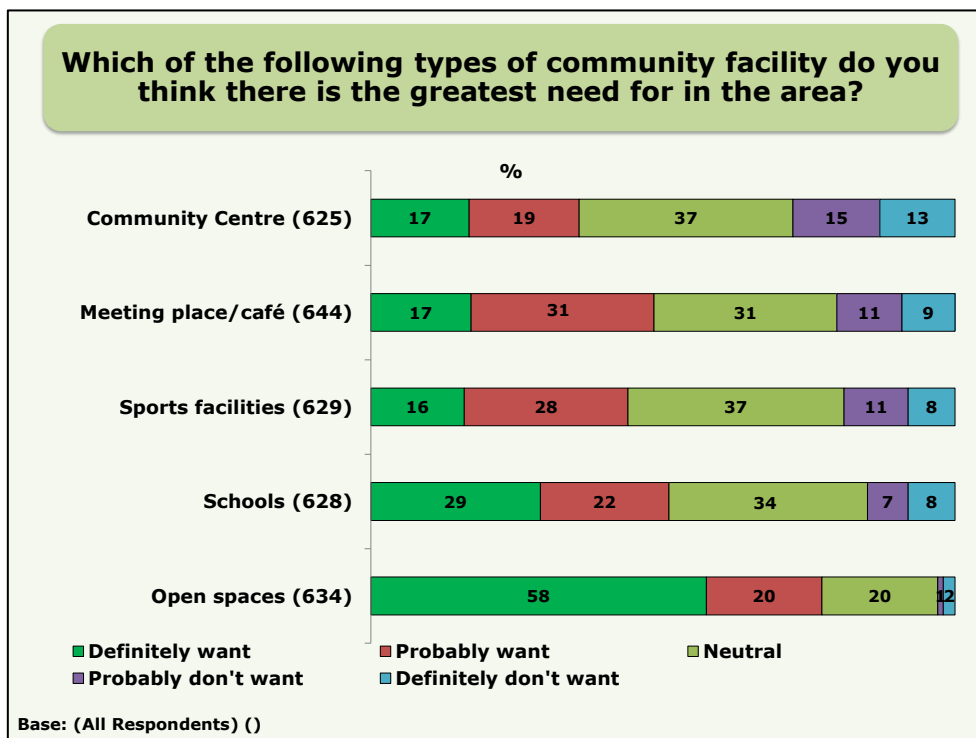
Asked what type of community facility there is the greatest need for in the area, 78% of residents definitely or probably want open spaces; similarly 51% want more schools and 48% a meeting place or café.

Significantly by postcode, those living in postcodes RG9 4J (61%) and RG9 4B (60%) were more likely to want more schools.

When asked to list what other types of community facilities respondents thought there was a need for, 215 comments were received and these are summarised in the Section 2 (Tables of Comments).

For the question on community facilities residents were asked to make any additional comments about their answers. 162 comments were received and these are summarised in the Section 2 (Tables of Comments).

Chart 16:



A list of improvements was provided to residents in which they were asked to say whether or not they should be promoted in the Neighbourhood Plan.

86% definitely or probably wanted the inclusion of a policy to enhance the protection of the landscape, 82% wanted the positive management of the varied local wildlife, 81% the enhanced protection of historic and natural features and 76% improved flood prevention measures.

The highest figures for those responding probably or definitely don't want, were for more public car parking at 46%, and 26% for allotments.

Significantly by postcode, those living in postcodes RG9 4B (63%) and RG9 3B (54%) were more likely to want better access to public transport.

By postcode, 60% of those living in RG9 3B and 56% living in RG9 3L do not want more public car parking.

Significantly by area, those living in Lower Shiplake (78%) were more likely to want improved flood prevention measures than Shiplake Cross (66%).

Allotments were wanted more by people living in Shiplake Cross (40%) against 24% in Lower Shiplake.

By area, 51% of those living in Lower Shiplake do not want more public car parking against 21% in Shiplake Cross.

Significantly by area, those living in Shiplake Cross (52%) were more likely to want leisure and recreational facilities than those in Lower Shiplake (38%).

By area, 69% of those living in Shiplake Cross want more facilities for young people against 54% in Lower Shiplake.

Employment opportunities were wanted more by people living in Shiplake Cross (45%) against 27% in Lower Shiplake.

Respondents were asked to make any additional comments about their answers in this question or list any other aspects they felt should be promoted. The 169 comments made are summarised in the Section 2 (Tables of Comments).

Table 12:

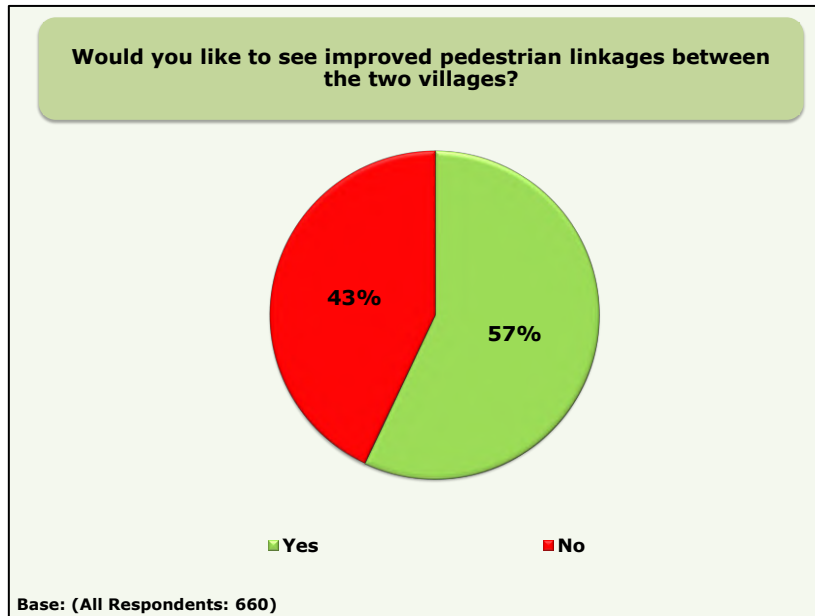
Should the Neighbourhood Plan aim to promote the following?	Definitely want	Probably want	Neutral	Probably don't want	Definitely don't want
Increased provision of public green space (636)	33%	28%	31%	7%	1%
Enhanced protection of historic and natural features (644)	46%	35%	14%	3%	1%
Enhanced protection of the landscape (660)	57%	29%	12%	1%	1%
Positive management of the varied local wildlife (645)	50%	32%	15%	2%	1%
Improved flood prevention measures (644)	47%	29%	21%	2%	1%
Allotments (640)	9%	17%	48%	17%	9%
Better cycleways (653)	41%	26%	23%	5%	4%
Better/more public footpaths (650)	32%	30%	30%	5%	3%
Better access to public transport (631)	15%	26%	48%	8%	3%
More public car parking (643)	9%	18%	26%	20%	26%
Road safety measures (638)	22%	26%	32%	13%	7%
Leisure and recreational facilities (638)	15%	26%	44%	10%	5%
Facilities for young people (647)	20%	36%	36%	6%	3%
Facilities for older people (643)	19%	34%	38%	6%	2%
Employment opportunities (635)	10%	20%	52%	13%	6%
A larger primary school &/or school with better facilities (657)	28%	30%	29%	9%	4%
Base: (All Respondents) ()					

57% of residents would like to see improved pedestrian linkages between the two villages against 43% who did not.

Significantly, 77% of people living in RG9 4B wished to see the improved link.

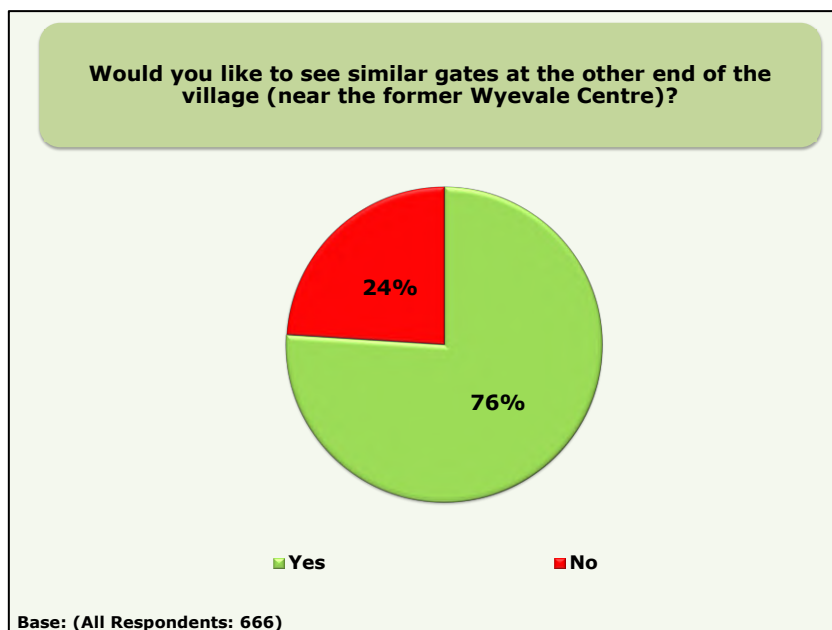
If they answered "yes" respondents were asked to state what they would like to see and where. 259 comments were made and these are summarised in the Section 2 (Tables of Comments).

Chart 17:



There are currently white 'gates' on the A4155 at Shiplake Cross and near Memorial Avenue. There is some evidence such gates slow traffic. Asked whether they would like to see similar gates at the other end of the village near the former Wyevale Centre, 76% were in favour and 24% not.

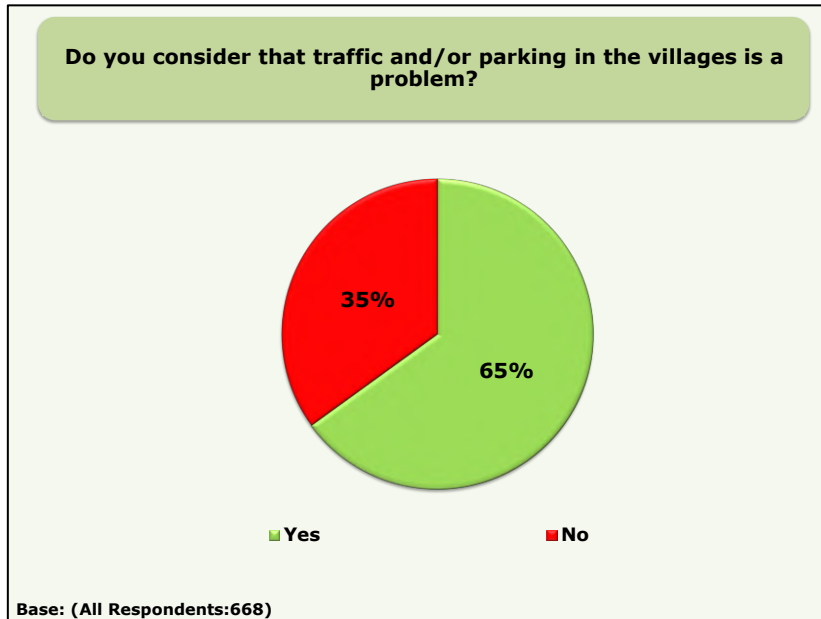
Chart 18:



Respondents were asked to list any buildings, places or views that they believed to be important to protect. 337 comments were made and these are listed in full in the Section 2 (Tables of Comments).

Almost two-thirds of those surveyed (65%) considered that traffic and/or parking in the villages is a problem. Those that considered it a problem were asked to suggest what the Neighbourhood Plan should do to improve the situation. 372 comments were made and these are summarised in the Section 2 (Tables of Comments).

Chart 19:



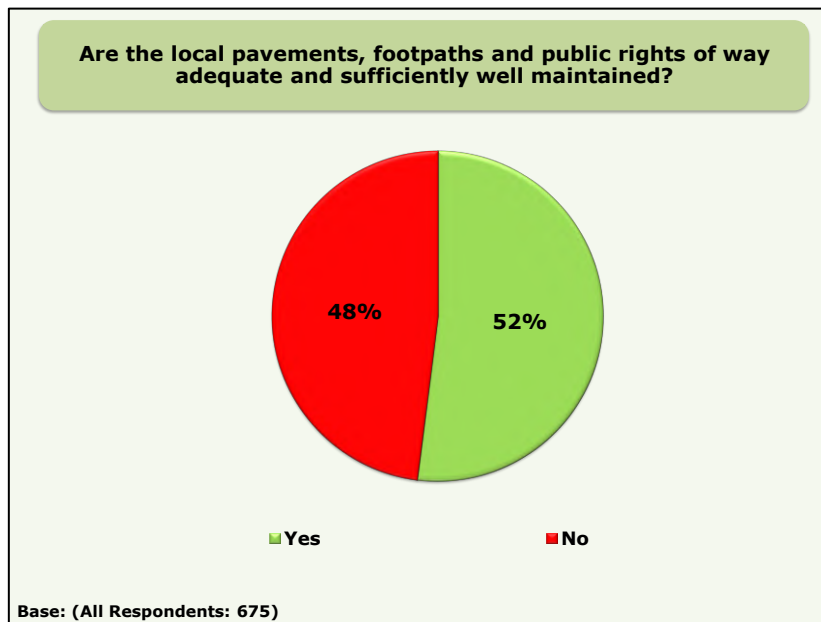
There was an almost even split in opinion on whether residents felt the local pavements, footpaths and public rights of way were adequate and sufficiently well maintained.

Significantly by postcode, those living in postcodes RG9 3N (65%) were more likely to say they were adequate and well maintained, against RG9 4B (34%) the least.

54% of people living in Lower Shiplake against 39% in Shiplake Cross felt the local pavements, footpaths and public rights of way were adequate and sufficiently well maintained.

If they did not they were asked to specify improvements they would like to see – 274 comments were made and these are summarised in the Section 2 (Tables of Comments).

Chart 20:



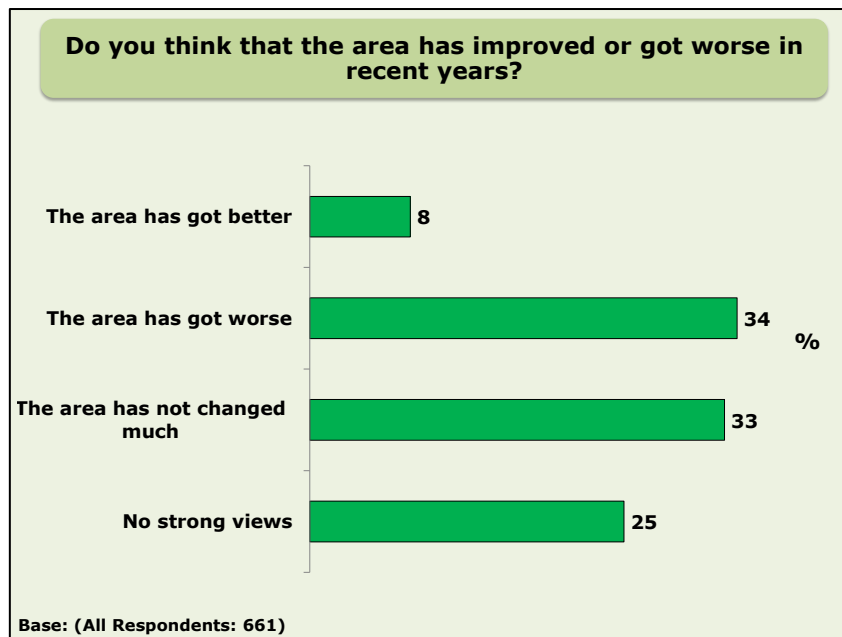
Respondents were asked to list the changes in access or other facilities for pedestrians, cyclists and walkers they would like to see. 351 suggestions were made and these are summarised in the Section 2 (Tables of Comments).

A third of respondents (34%) felt the area has got worse in recent years, a further third felt the areas had not changed much, a quarter had no strong views and just under one in ten (8%) think the area has got better.

Significantly by postcode, those living in postcodes RG9 3J (42%) and RG9 3L (41%) were more likely to say the area has got worse.

The reasons for their answers were sought and 318 comments were made by residents and these are summarised in the Section 2 (Tables of Comments).

Chart 21:



4.6 Commerce and Tourism

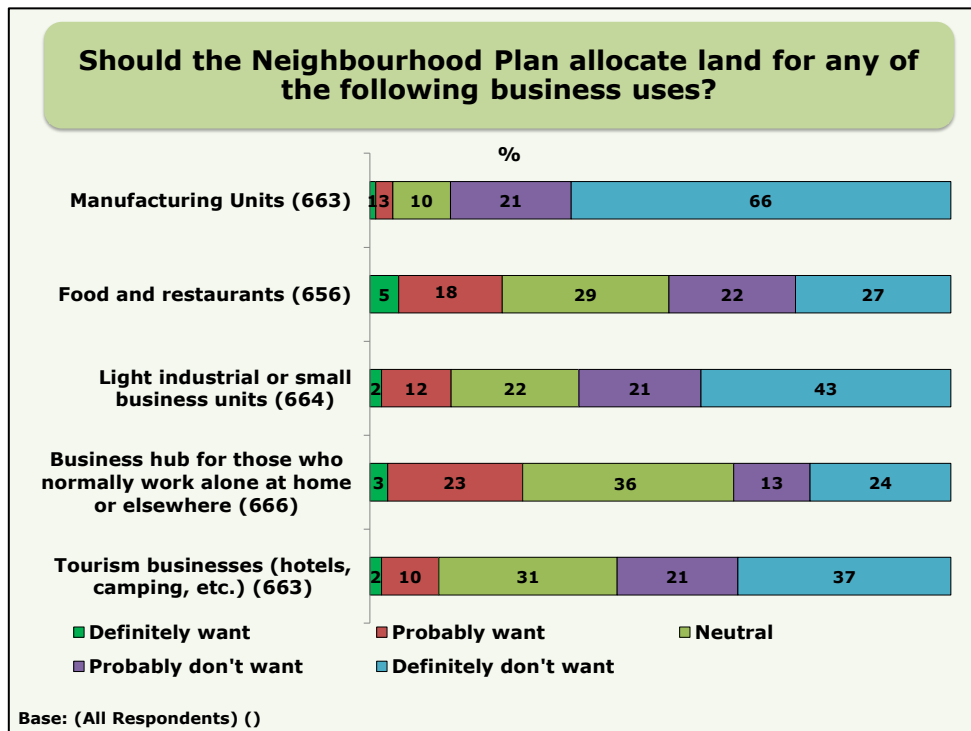
Residents were asked whether the Neighbourhood Plan should allocate land for certain business uses. A quarter (26%) definitely or probably wanted allocation of land for a business hub for those who normally work alone at home or elsewhere. 23% felt there should be allocation for food and restaurant use. Manufacturing units at 87% and light industrial or small business units (64%) had the highest percentages of people responding with a “don’t want”.

Significantly by postcode, those living in postcodes RG9 4P (90%), RG9 3J (90%), RG9 3L (89%) and RG9 3N (88%) were more likely not to want manufacturing units.

By postcode those living in RG9 3B were more likely to definitely or probably want tourism businesses allocated land (24%).

89% of residents in Lower Shiplake did not want manufacturing units to be allocated land, against 76% in Shiplake Cross.

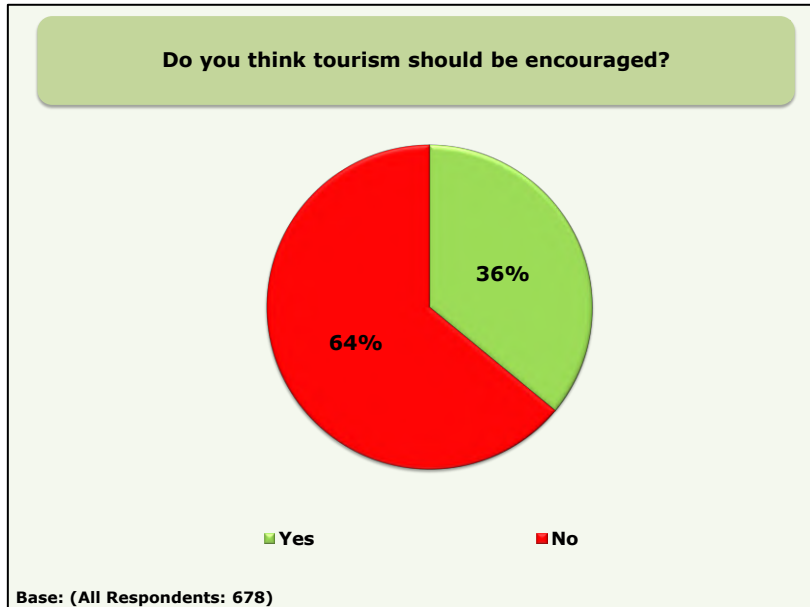
Chart 22:



36% of respondents thought tourism should be encouraged in the future.

Significantly by postcode, those living in postcodes RG9 4B (90% - 9 responses) and RG9 3B (48%) were more likely to want tourism encouraged. However 74% of people living in RG9 3J were against.

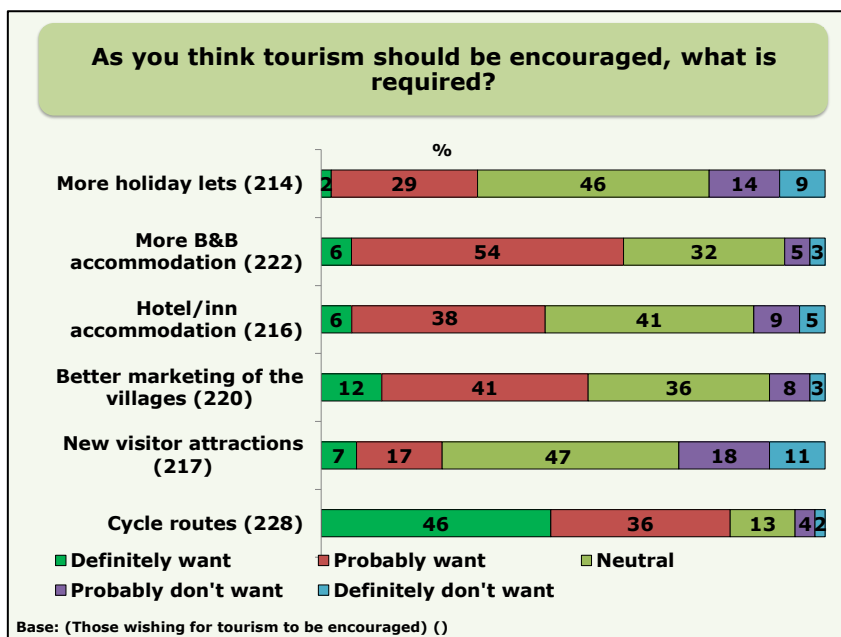
Chart 23:



Those that felt tourism should be encouraged were asked to consider what would be required. 82% definitely or probably wanted cycle routes, 60% felt there should be more B&B accommodation and 53% suggested better marketing of the villages should occur.

40 comments were made by respondents when asked to list any other types of tourism they think there was a need for and these are summarised in the Section 2 (Tables of Comments).

Chart 24:



The survey closed with a general question asking for any other comments that residents would like to make. 239 were given and these are summarised in the Section 2 (Tables of Comments).

SECTION 2

ANALYSIS OF COMMENT RESPONSES BY QUESTION

TABLES OF COMMENTS

COMMENTS RECEIVED PER QUESTION	No.
Q11 Please give the reasons why your current home does not meet your needs - Other reason.	66
Q12 What sort of home would you like to move to? – Other Reason	22
Q17 What types of new homes would you like to see across the villages? Please specify in box below any other tenures you wish to see encouraged	56
Q19 Are there any locations which you think are suitable for new houses?	360
Q20 Are there any locations where houses should not be built?	435
Q22 What sort of place would you like Shiplake to be?	561
Q25. Are there areas where more street lighting would be beneficial? Please state below.	407
Q27.1 Please list up to three noise/pollution concerns in the panel below. 1st concern	367
Q27.2 Please list up to three noise/pollution concerns in the panel below. 2nd concern	178
Q27.3 Please list up to three noise/pollution concerns in the panel below. 3rd concern	73
Q29 What sort of homes would be most appropriate for the current site of Shiplake Motors? - Other	47
Q30.1 Please list here any other types of community facilities you think there is a need for.	215
Q30.2 Please make any additional comments here about your answers given in this question about community facilities.	162
Q31 Should the Neighbourhood Plan aim to promote the following? Please make any additional comments here about your answers given in this question or list any other aspects you feel should be promoted.	169
Q32 Would you like to see improved pedestrian linkages between the two villages? If 'yes' please state what you would like to see and where.	259
Q34 Please list here any buildings, places or views that you believe are important to protect?	337
Q35 Do you consider that traffic and/or parking in the villages is a problem? If yes, what would you suggest your Neighbourhood Plan should do to improve the situation?	372
Q36 Are the local pavements, footpaths and public rights of way adequate and sufficiently well maintained? If no, please specify any improvements you would like to see.	274
Q37 What other changes in access or other facilities for pedestrians, cyclists and walkers would you like to see?	351
Q38 Do you think that the area has improved or got worse in recent years?	318
Q41 As you think tourism should be encouraged, what is required? - Please list here any other types of tourism you think there is a need for.	40
Q42 Finally, add any other comments here that you wish to make?	239
TOTAL NUMBER OF COMMENTS	5308

Although there were 5308 written responses to the questions, many responses in and of themselves contained several points. As such, the total number of points/responses is well in excess of 5308.

The analysis is presented in standard frequency table format, based on the key points/themes arising from the responses. If 'no view' or 'no comment' was recorded in relatively large numbers, that is also included in the tables as a response. As such, and with multiple responses in some comments, the total number of responses recorded in the frequency tables will differ from the total number of comments specified in the summary table of 'COMMENTS RECEIVED PER QUESTION'.

The comments generally support the outcomes arising from the first stage analysis of the questionnaires, which in turn formed the basis of many of the recommendations made in the NP Steering Group's presentation at the November 2017 Open Exhibition:

- The Importance of retaining the 'Green Space' and rural aspects between the villages and between Shiplake and Henley;
- The importance of having strong defendable village development boundaries;
- The need to provide lower cost housing for younger families and those wishing to 'down size', which should ensure more balanced demographics for the long term benefit of residents and vibrancy of the community, local businesses and schools;
- An acceptance and informed appreciation of what and where housing should/could be built to meet the development requirements of the Shiplake Neighbourhood Plan.

In designing the questionnaire, it was known that some of the questions and responses would not directly affect the development of the Shiplake Neighbourhood. They are, however, very relevant to the villages and their future. These should be taken account of in endeavouring to make Shiplake an even better place to live. It is good to know that many residents have generally a very positive view of the villages and the local community but have significant concerns, however, with such as traffic, parking and maintenance of roads and pavements/pathways.

Many thanks to all those who registered their appreciation of the Steering Group's efforts, with the delivery of the Neighbourhood Plan. Any questions please let us know via:

np2017@shiplakevillages.com.

Q11 Please give the reasons why your current home does not meet your needs - Other reason.

Downsizing/Age Related	27
Downsizing/Children Grown Up	10
Change of Location – Desire More Rural, Coastal, River Environment	9
Employment Related/Personal Factors	5
Change of Location – Disenchantment with Shiplake Traffic/Parking	4
Does Not Meet Needs	4

Q12 What sort of home would you like to move to? – Other Reason

Unsure	7
Smaller House, Garden, Cottage, Bungalow	3
Larger House, Garden, Eco House, River/Sea	6
Residential Care/SOHA	3

Q17 What types of new homes would you like to see across the villages? Please specify in box below any other tenure you wish to see encouraged?

SOHA, Council House, Retirement Accommodation, Key Worker	12
Affordable Homes inc. Rental	10
3-4 Bed Semi/Detached	10
No New Housing	8
A Mixed/Balanced Approach	6

Q19 Are there any locations which you think are suitable for new houses?

New Road	83
Shiplake Cross	41
Non Suggested or No Houses	41
Memorial Ave, Farm, College	38
Sydney Harrison	36
Wyvale Site	32
Along A4155	25
Infill	22
Shiplake Motors	16
Thames Farm	16
Northfield Ave & Woodlands Road	12
Brown Field	7

Q20 Are there any locations where houses should not be built?

Green Fields/Green Gap	120
Thames Farm	65
A4155 & Urban Sprawl	63
Flood Plain	72
New Road	25
In the Villages	23
Wyvale	22
Infill	20
No Comment/No Strong Views	16
Northfield Avenue/Bolney Road	4
No Housing	4

Q22 What sort of place would you like Shiplake to be?

Remain as Villages, Rural, Not a Suburb	387
Family Oriented, Friendly, Balanced Safe Community	225
Housing for Young & Old – Lower Cost	101
Economically Vibrant Shops, Pubs, Primary School, Transport Links, Garage, Community Centre (?), a GP Practice (?)	63

Q25 Are there areas where more street lighting would be beneficial?

None	258
Station Road	54
Mill Road inc. Toast lane	20
Northfield Avenue	9
Major Roads – A4155	8
Memorial Avenue	6
New Road	6
Plowden Way/Plough Lane	5
Primary School Area	4
Crowsley Road	4
Bolney Road	4

Q27 Aggregate Summary for all Noise & Pollution Concerns

Aeroplane Noise	252
Vehicles on A4155 & Station Road, Plough Lane, Memorial Avenue (includes noise level, pollution, car engines 'left running')	161
Train Horn + Rail Noise	39
Builders Traffic and Commercial Vans	37
Garden Equipment	19
Helicopters	12

(See Below for Priority of Concerns as Responded to in Q27.1, Q27.2 & Q27.3)**Q27.1 Please list up to three noise/pollution concerns in the panel below.
1st concern.**

Aeroplane Noise	188
Vehicles on A4155 & Station Road, Plough Lane, Memorial Avenue (includes noise level, pollution, car engines 'left running')	80
Builders Traffic and Commercial Vans	20
Train Horn	15
Helicopters	12
Railway Noise	6
Garden Equipment	6

**Q27.2 Please list up to three noise/pollution concerns in the panel below.
2nd concern.**

Traffic re Noise, Pollution, Parking...	51
Aeroplane Noise	49
Building Work & Associated Large Trucks	10
Garden Equipment, Fireworks, Parties...	7
Train Horn	6
Railway Noise	6

**Q27.3 Please list up to three noise/pollution concerns in the panel below.
3rd concern.**

Traffic inc. parking on pavements	32
Aeroplanes	15
Builders Traffic	7
Train noise & Horn	6
Garden Equipment	6

Q29 What sort of homes would be most appropriate for the current site of Shiplake Motors? (Additional Comment to 'tick box' rating of: Apts. (102), Terraced/Semi (310), Detached (39), Other (47))

Mixed	25
Terraced	7
Apartments	6
None	4
Semi/Detached	3
Sheltered/Affordable	3
Retirement	2

Q30 Which types of community facility do you think there is the greatest need for in the area?

In addition to tick box responses to: Community Centre, Meeting place/café, Sports facilities, Schools, and Open spaces, analysis of which is provided in the main body of the report, below is the summary of the additional free form comment responses.

Q30.1 Please list here any other types of community facilities you think there is a need for.

GP Surgery, Preferably in a Community Centre	29
Replacement for Sydney Harrison House	19
Community Centre in Lower Shiplake*	17
Cycle Paths	16
Larger Improved Primary School	13

(* There were lots of other requests and suggestions, which also relate to provision of a community centre, such as a meeting place for young people, better playgrounds, a gym, badminton, table tennis, more tennis facilities, improved parking most of which relates to Lower Shiplake....the ideal solution would probably be such facilities as the Nettlebed or Cholsey community centres. See other points referenced in Q31.2 below.)

Q30.2 Please make any additional comments here about your answers given in this question about community facilities.

No Need for Extra Facilities; Already have Underutilised/Exist in Henley	61
Improved Better School	24
References to Expanded use of Memorial Hall, GP Surgery/Gym/Café...	20
More Diversity in Housing for Residents	11
Concerns over Shiplake Motors Relocation Concerns	4

Q31 Residents were asked to rate desirability of 16 proposed improvements in facilities and services for Shiplake, the analysis of which is provided in the main body of the report. A request for additional comments was made regarding the answers given to Q 31 or to list any other residents felt should be promoted in the Neighbourhood Plan. Summary of responses is provided below.

Primary School – Bigger & Other Location	44
Parking & Traffic Issues in Lower Shiplake, Parking in Henley?	32
Cycleways	27
Crossing A4155 & Pathways	20
More/Improved Green Spaces	15

Q32 Would you like to see improved pedestrian linkages between the two villages? If 'yes' please state what you would like to see and where.

Residential Crossing – Mill Lane to Memorial Ave	116
Footpath along Memorial Avenue	56
Footpath from Mill lane – Church Lane – Plowden Lane	34
Footpath along A 4155 – assume Shiplake Cross to Station Rd.	30
Woodlands Road to Station Road	4

Q34 Please list here any buildings, places or views that you believe are important to protect?

Riverside Walks	123
Green Open Spaces	115
Pubs, Shops, Garage	87
Church	82
Memorial Hall	66
Railway Station	12

Q35 Do you consider that traffic and/or parking in the villages is a problem? If yes, what would you suggest your Neighbourhood Plan should do to improve the situation?

Station, Crowsley, Mill Roads – Speed Cameras, Double Yellow Lines, Ban all Parking	200
Station Car Park – Restrict to Residents (Permits), Charges, Park (P) & Ride (R), Incentivise Commuters to use Henley	75
More Car Parking Areas – P & R, Wyvale, Widen Station Rd	21
Builders & Delivery Vans parking on Pavements	14
Parking for Primary School	12

Q36 Are the local pavements, footpaths and public rights of way adequate and sufficiently well maintained? If no, please specify any improvements you would like to see.*

Hedge Maintenance, Weed, Car parking – Station & Mill Roads	143
Pavements: Station, Mill Road & Lane, Mem. Ave & Plowden W.	60
Road Maintenance & Pot Holes	29
Construction & Commuter Traffic	9

*Note comments include requirements for extended footpaths for walking (70%) & cycling (30%)

Q37 What other changes in access or other facilities for pedestrians, cyclists and walkers would you like to see?

Cycle Path to Henley	143
Cycle Path/Walkway to Wargrave	36
Pathway to Henley	22

Q38 Do you think that the area has improved or got worse in recent years?

Over Development: Infills, Upsizing, Contractors, Urbanising	122
Traffic & Parking – Commuters	114
Poor Age Demographics – Need More Young People	30
Poor Hedge & Pavement Maint. – Pedestrians Disregarded	26
Good Pubs, Shops, Website, Community, Parish Council	26
Not Resident Long Enough to Comment	24
Sad State & Future of Sydney Harrison House??	19
Noise & Air Pollution – Aircraft, Traffic & Trains	13

Q41 For those that thought tourism should be encouraged, what is required? - Please list here any other types of tourism you think there is a need for.

More Facilities for Walkers, Ramblers, Cyclists: Picnic Benches & Camping	18
More Cafes, Pubs, Shops	7
River Tourism and Sports: Moorings	6
More Cafes, Pubs, Shops	7

Q42 Finally, add any other comments here that you wish to make?

Shiplake Still a Great Place to Live – Keep Rural	91
Lower Cost & Type of Housing for Young People	41
Parish Council Initiatives. VG Questionnaire & SG Commitment	35
Traffic & Parking Issues – Overstretched Infrastructure	20
Need More Use & Improvement of Existing Facilities: (Memorial Hall, Playgrounds, Website, Shiplake College, LS Centre)	11
No Comment	10
Primary School Concerns	6
Poor Questionnaire–does not go far enough–Questions Re NP Area & Actions of SODC 2	

APPENDIX 14 - 2017 OPEN EXHIBITION RESPONSES



Neighbourhood Plan Special Supplement

November 2017

The Shiplake Villages Neighbourhood Plan

As the winter months close in we are moving towards the final phases of putting together a Neighbourhood Plan for the Parish.

Over 300 people attended the recent open exhibition held at the Memorial Hall on 3 and 4 of November and the turnout was impressive, illustrating just how important an initiative this exercise really is. Just to go back over old ground for the benefit of those who could not attend, it may be helpful to reiterate a few points.



Why are we doing the plan and what is its scope.

Neighbourhood Plans are a relatively new and recent feature of the UK Planning system. They were brought into being by the Localism Act of 2011, and the purpose of these plans is to give local communities far more say in how development might take place in and around their communities. In essence, the Government recognised that the Planning system was hugely bogged down due to the contentious issue of regulating where development should actually go, and so the primary objective of the new system is to remove much of the contention and opposition to development, thereby speeding up the Planning system and making the system pay more regard to the wishes of local communities.

The house building industry in the UK is a woefully blunt instrument that has for years staggered from boom to bust. The huge profits that can be made from achieving a development designation for land has regularly resulted in hugely contentious proposals, which have left those for and against at log-heads for years if not decades.

If much needed housing development can be 'pre-agreed' in terms of where communities wish to see development take place, then the whole system should become far easier for everyone.

The second limb to all of this is that a Neighbourhood Plan will also therefore provide guidance on where communities do not want development to take place so again making the

system smoother and easier to administer for the future. Thus, the primary goal both to tell the Planning Authority where development should and should not go; and, providing that the Local Planning Authority maintains the required level of progress in producing the much-needed housing in the UK, then the Government will allow things to move ahead in line with the Neighbourhood Plans.

Once a Neighbourhood Plan has been accepted and adopted by a local referendum of residents, then it becomes part of the Local Plan for the district and **MUST** be regarded by the Planning Authority in arriving at its decisions on individual Planning Applications within the district.

If an Authority fails to maintain its Housing Supply target figures then the Neighbourhood Plan is at risk, as the system reverts back to National Planning Policy Rules. These fundamentally say that a Planning permission should always be granted if the Application relates to a sustainable site and where the benefit of approving the Application outweighs any harm that the consent might bring about.

All of this is hugely complex and I have paraphrased many decades of legislation and legal precedent to provide the essence of how the system works.

So, the Shiplake NP is being produced for a variety of reasons:

1. To indicate where and what type of development we would like to see
2. To indicate which areas we want to protect from development
3. To indicate the scale and distribution of development
4. To provide a shield against unwanted speculative development plans being promoted by developers
5. To take the opportunity of not only addressing the question of Housing in the Parish but also to try and provide guidance for the future evolution of the Villages and the facilities they provide for residents and visitors

Unfortunately, things like education, schools, highway issues and infrastructure are largely beyond the scope of a Neighbourhood Plan and are dealt with at a higher level in the Planning System and so, whilst we may provide some 'pointers' in our plan, these matters are beyond our scope.

The Plan period is 2011 to 2033, with some interim reviews, and so the long-term nature of what we set out in the document is very important. Equally, we have a target of a minimum of 5% of new housing that we **must** provide for over the life of the plan. Once again that is taken as a given and is not negotiable.

How has the plan been constructed and how will residents and others views be taken into account.

As this exercise is all about reflecting the views of the community in the plan that we produce and ultimately getting your approval at referendum, it is fundamental that we seek the views of the community for whom we are producing this document. We are doing this in a variety of ways:

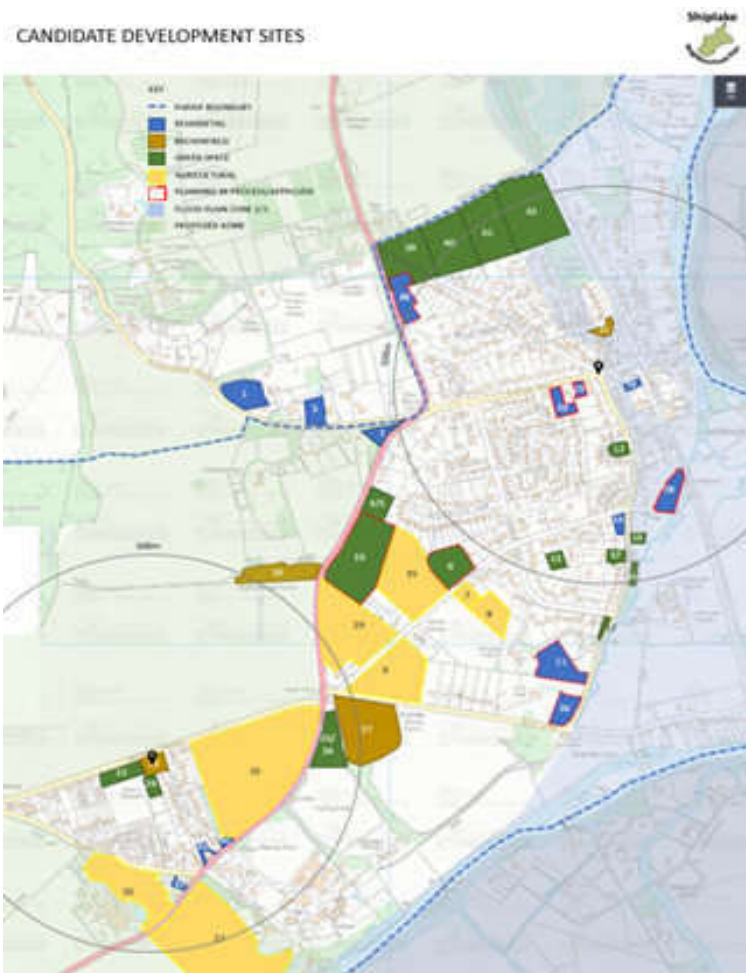
- a. The Parish Questionnaire that was circulated in the summer
- b. The recent exhibition where we asked people to feedback on how we were doing and whether we were on the right path
- c. A draft of the final document for public consultation and comment.
- d. Review and approval by the Parish Council
- e. Review and comment by a variety of Statutory Consultees
- f. A review by an Independent Inspector
- g. The residents referendum

Only after all of these steps have been achieved will the plan be adopted and become part of the statutory Local Plan.

Sites considered and how they were rated.

At the outset of the exercise, we took a blank sheet of paper and identified every site in the Parish that we felt could sensibly sustain housing development. The sources for this were the SHMA, sites that SODC had had offered to them in their 'call for sites'; sites identified in the Arups HELLA review for SODC, the register of Planning Applications, and finally a physical survey of the Parish and good old fashioned leg work and nosing around looking for land that might be suitable.

We also talked to the major land owners in the area and ultimately came up with a long list of 44 potential opportunities. These are shown on the Plan below.



An initial first pass over the list to weed out sites that were subject to major 'road blocks' was undertaken, namely things like The Flood Plain, any statutory protection/designation or sites that we felt were untenable for some overriding reason.

Having reviewed guidance and recommendations on how sites should be considered and also the work done by numerous other bodies, that had already undertaken the exercise, we then drew up 10 key criteria against which all of the remaining sites should be ranked: -

Planning Sustainability	Impact on Community
Brownfield / Greenfield	Heritage or Archaeological Value
Traffic Impact	Impact on Ecology
Integrated with Villages	Suitability for Mixed Sizes
Inside Village Boundary	Landscape Value

Our aim was to create a robust and fair method of review capable of providing an audit trail, whereby all sites could be measured against a common yardstick. Personal preferences would therefore, as far as possible, be excluded from the process. Similarly, because the Steering Group is made up of 11 local residents from across the Villages, nobody was able to influence the exercise disproportionately.

The entire team ranked the sites independently of each other, and then only at the end of the process were the rankings brought together for all sites and reviewed as a whole.

The result was a prioritised list of sites which could then be plotted on a map and compared to a number of key criteria that we had been given by the whole Parish in the results from the summer questionnaire.

The key criteria that the residents were very united upon were:

1. 85% wanted to see the preservation of the 'green gap' between the two villages
2. 100% of residents wanted development to take place only within the existing settlements or on the edge of them
3. Over 60% of residents wanted the plan to provide for only the minimum number of houses that we could target i.e. 33 if the target remains 5%
4. 86% of residents wanted a mixture of sites below 11 units

From these criteria we therefore took a mandate to produce a recommended list and a backup list of sites, as well as some guide development boundaries as shown on the plan on the next page.

Sites that have been selected by the team and why.

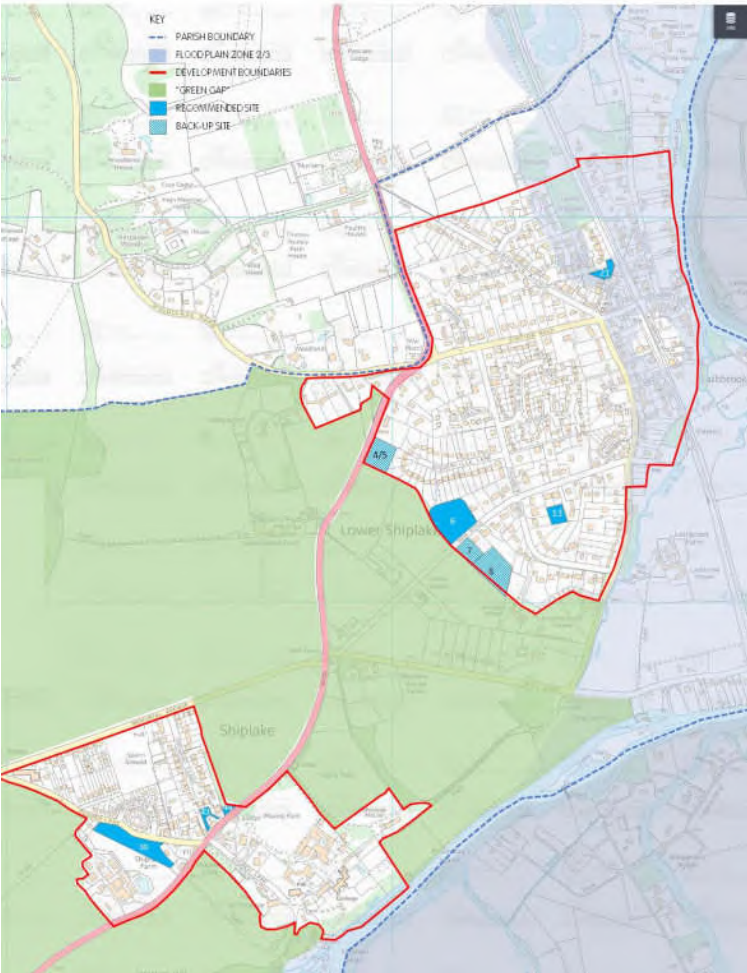
There are a total of 9 sites – 6 recommended and 3 backup.

We know that designating sites is contentious as someone will always be unhappy. However, we would be failing in our duty to the residents if we avoided this step and so we have tried to do this in as objective a way as possible and in a manner that accords with the wishes of the majority of people in the 2 villages. At the same time we created a boundary

beyond which we would not normally wish to see development go, thereby providing as much certainty as we could that during the Plan period residents could be provided with the knowledge and certainty of where development would, and just as important, would not take place.

We see our role as principally one of trying to create this certainty so that the huge amounts of resources hitherto spent on defending unwanted development proposals can be re-directed into benefiting the village residents rather than used for such a negative purpose.

PROPOSED DEVELOPMENT SITES



Key Themes from your responses

Our second objective having identified these development sites, is to produce a plan that contains guidance as to what type of housing should be provided, and also what Shiplake should look like going forwards.

Some very clear themes and messages emerged from the questionnaire.

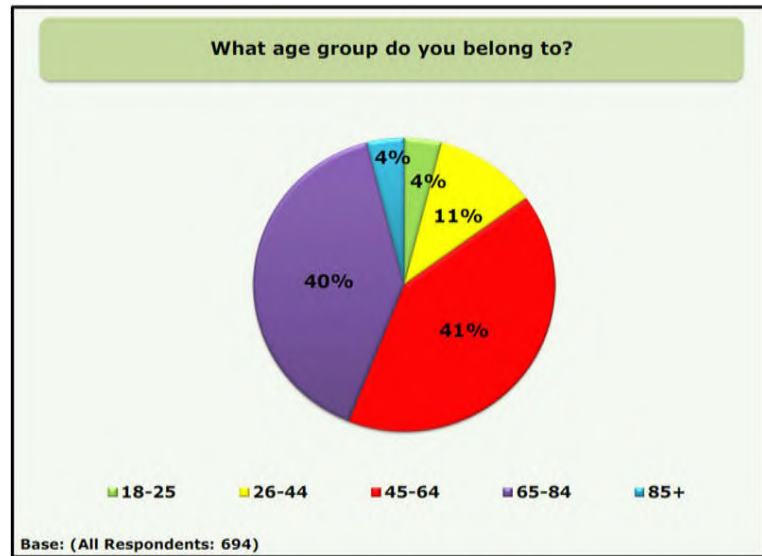
- The Villages are increasingly becoming a retreat for older people, our residents having a very disproportionate age profile to other parts of the district and the country.
- There is no where suitable for down sizing in the Parish
- Younger families cannot afford to buy property in the Parish because the size of houses is exceptionally large, which means the prices are too high.

The NP when it is finalised will therefore identify a need for smaller housing within the Parish suitable for younger families and also for 'downsizer' accommodation, as a

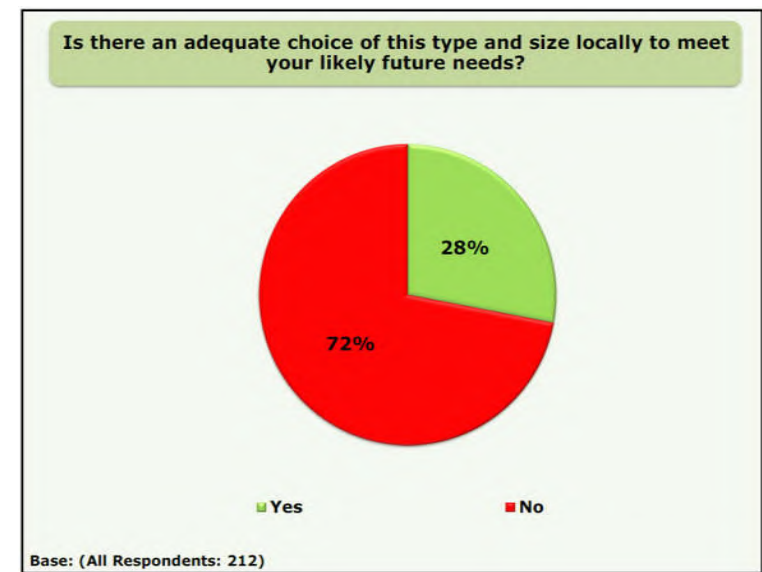
priority requirement, in an effort to try and re-balance the demographic profile of the Villages to accord with a more balanced population make up.

The charts below taken from the recent survey, Census and Land Registry illustrate the points.

Age Profile

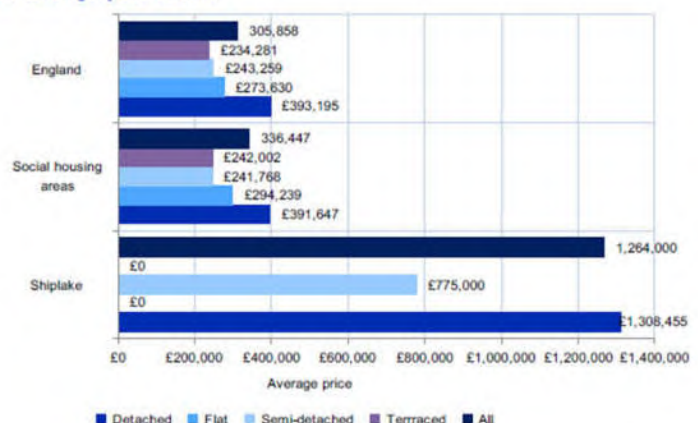


Choice of Housing



Value of Houses

Figure: Average property price by dwelling type
Source: Land registry Dec15-Nov16



House sizes in Shiplake

Best describes your current property?	%
Detached private house (3 or fewer bedrooms)	8
Detached private house (4 or more bedrooms)	72
Small semi-detached/terraced house (1 or 2 bedrooms)	2
Larger semi-detached/terraced house (3 or more bedrooms)	10
Small bungalow (1 or 2 bedrooms)	2
Large bungalow (3 or more bedrooms)	3
Apartment	1
Affordable home (owned or rented)	1
Sheltered accommodation for elderly people	0
House of multiple occupation (e.g. shared house, hostel, etc.)	0
Other	1
Base: (All Respondents)	(696)

Relative size of Houses

Figure: Dwelling size (number of rooms per household)
Source: Census 2011



Other Proposals

Some of the other things that you told us included the desire to create a more family oriented community with a 'heart' and facilities for young and old alike.

We looked at how we could address a number of different objectives such as a meeting place, a community focal point, and saw that whilst Shiplake Cross has the Memorial Hall, playing fields, tennis courts and bowls club, Lower Shiplake did not have anything obvious of this nature.

So, we have come up with the idea of a 'Shared Space' at the crossroads in Lower Shiplake. The idea is to create a meeting area/focal point and enhance the commercial centre of the Village, whilst maintaining a very safe environment for pedestrians, plus somewhere to park vehicles for short periods whilst shoppers pop in to the local shop/post office or butchers.



Obviously there will need to be a properly prepared detailed design that will meet all normal safety requirements and be subject to a safety audit by the Highway Authority before it can be implemented. In principle, though this idea seems to have struck a chord with residents, whom we found to be very engaged and excited by the prospect of enhancing the centre of Lower Shiplake.

There are intended to be some other smaller projects such as providing 'white traffic calming gates' at the entry points to the villages.



Where do we go from here

Once we have updated our thoughts from the feedback we received at the exhibition, the next steps will be to finalise a draft of the plan and open this up for public consultation, before finalising the document towards the end of the year and submitting it to the Parish Council for review.

They will then seek to socialise the draft Plan with a number of statutory and other consultees, including with SODC, following which the document will be reviewed by an independent inspector and then taken forwards to referendum.



Some found the NP Exhibition Fun

There is still a long way to go, but I should like to thank the Steering Group for its hard work and diligence and for you, the residents, for helping us to get this far in such a short period of time.

Any queries or comments then email np2017@shiplakevillages.com

Peter Boros Chair, Shiplake Neighbourhood Plan Steering Group

Neighbourhood Plan Open Exhibition – Questions & Answers

Many attendees at the exhibition asked specific questions and made additional comments on the forms when registering their views on the Neighbourhood Plan proposals. These are being analysed and considered as part of the consultation process. Many questions, particularly those of a general nature, can be answered quite quickly. They are presented below with answers in blue:

- Has the 33 homes quota been met with the proposals? **Yes.**
- Has the affordable housing quota/provision been met with the proposals? **Yes.**
- Has the 33 quota had the houses ‘already built’ taken off? **Not yet. The NP Steering Group is awaiting confirmation of the process.**
- Are the proposals going to be on the website? **Yes, all the information presented at the Open Exhibition is already on the website. When the draft plan is nearer to completion it will be available on the website inviting resident’s comments.**
- Where do we stand legally on Thames Farm and Wyevale sites and would Thames Farm impact on our NP? **Thames Farm and Wyevale are in Harpsden parish and cannot be taken into consideration. The NP Steering Group has no choice in this matter.**
- Will change of use on the Shiplake Motors site increase the traffic on Station Road? **Not possible to make projections. A change from car repairs to residential might decrease traffic.**
- Re the Plough Lane site, are the tenant farmers involved? **Yes, they are part of the discussion process.**
- Re the Shiplake College buildings, are they going to be offered to others to rent/buy? **We are advised they will be for key workers and will also be available for rent on the open market from time to time.**
- Why has the Gladman proposal come to the fore? **If this is a reference to the appeal relating to the Eye & Dunsden parish and an application to build 245 houses, it has no bearing on the Shiplake NP.**
- Why have we given up on the green gap between the villages? **We have not. The proposed NP is making every effort to preserve this as far as is practicable.**
- Why couldn’t Sydney Harrison House have affordable terrace houses instead of 5 bedroom properties? **This is an extant permission relating to an application and project by SOHA – the NP steering Group has had no involvement with it. Work is scheduled to start in January.**

Any other questions please do not hesitate to email the Steering Group:

np2017@shiplakevillages.com.

Shiplake Neighbourhood Plan Steering Group

APPENDIX 15 - 2019 QUESTIONNAIRE SAMPLE QUESTIONS

NP Supplementary Survey March 2019

Survey Introduction

Dear Resident

We need YOUR views on changes to the proposed Shiplake Neighbourhood Plan

South Oxfordshire District Council (SODC) has published the latest version of the emerging Local Plan for our district. This impacts upon our proposed Neighbourhood Plan.

A key change is that smaller villages such as Shiplake Cross and Lower Shiplake are no longer required to meet a 5-10% increase in housing numbers between 2011 and 2034. However, the district council still supports parishes that wish to include housing allocations in their neighbourhood plans to meet bespoke housing needs of the village or to deliver projects funded by development.

The responses to our previous Neighbourhood Plan Questionnaire (May/June 2017) indicated that:

- There is a desire for more affordable, smaller homes to provide for first time buyers, smaller family units, key workers and downsizers.
- Sites within the built-up area of the villages were preferred but, if absolutely necessary, development on the edge of the built-up area would be accepted.
- The open spaces between and around the villages were to be kept intact, if at all possible, whilst meeting our housing requirements.
- A desire to influence and shape the future development of the villages, preserving the rural character and improving their long-term sustainability with planning policies for maintaining their integrity and individual rural characteristics. In doing so, also protect the villages from inappropriate speculative development proposals.

We are therefore conducting a small supplementary consultation to establish your views on sites we have previously identified to meet our bespoke housing needs, taking account of both the removal of the housing requirement and the fact that large numbers of smaller homes and 'affordable homes'*** are to be built at Thames Farm (LS).

Information for previously Recommended Sites

(LS=Lower Shiplake; SX=Shiplake Cross)

SiteNo	Location	Number of Units	Comments/impediments	Timescale
21	Shiplake Motors Site Northfield Road (LS)	7-8	Relocation of owner's business. Flooding on periphery of site. Hydrocarbons pollution likely.	2-4 years
43	R/O Henley/ Reading Rd Shiplake College site (SX)	4	Backland – care required to avoid overlooking. Housing intended for College staff	1-3 years
44	Henley/Reading Rd Shiplake College site (SX)	4-6	NB What to do with narrow rear strip Housing intended for College staff	1-3 years
30	Plough Lane (SX)	11-15	Strip of farmland field fronting Plough Lane suitable for smaller homes and affordable housing.	2-4 years
	TOTAL	26-33		

The questions seek the views all residents 18 years and older within the boundaries of Shiplake parish, pre and post-2014 when the boundaries changed. Your input will be treated as confidential and remain anonymous.

Please indicate your preference in the light of the changed circumstances and add comment as felt appropriate:

Click [here](#) to link to survey.

Should you have any queries contact email: np2019@shiplakevillages.com

Please respond by Tuesday 19th March 2019

****Affordable Housing**

'Affordable housing' policies differ to some extent for administrative areas (districts, counties and cities), reflecting local circumstances e.g. average earnings and house prices are higher in SODC than, say, areas of the north of England. This may impact such as salary qualification levels for eligibility i.e. higher in SODC. What is clear is that sites of more than 10 houses require 40% of the properties to be 'affordable housing', of which SODC expects a tenure mix of 40% affordable rented, 35% social rented and 25% other affordable routes to home ownership. Such housing will be mixed with the open market housing. 'Affordable housing' is open to anyone on the housing register and allocated by Registered Social Landlords on the basis of need in the wider local area e.g SOHA. It does not mean that discounted housing is placed on the open market for local residents. If agreeable to developers, sites of fewer than 10 houses may have a designated affordable element, with the possibility of local residents or specific groups having priority to meet local housing needs, with the proviso it is not done in a legally discriminatory manner.

Survey Form

Personal Information

Please provide your name and the first line of your address below. These are used for validation only - to ensure all responses are from genuine residents of Shiplake Villages. Please identify the postcode area where you live. This information, together with the first line of your address, will help us identify in which village you are located - Lower Shiplake or Shiplake Cross.

(Fields marked with * are mandatory)

Name *

First Name

Last Name

First Line of your Address *

"Dunrovin" or "1, Acacia Avenue"

Postcode *

- RG9 3B_ RG9 3J_ RG9 3L_ RG9 3N_ RG9 3P_ RG9 4A_ RG9 4B_
 RG9 4D_

Survey Questions:

Please indicate your preference in the light of the changed circumstances and add comment as felt appropriate:

1. Continue with the sites previously selected for development in the Neighbourhood Plan even if they are outside the built-up area (site on Plough Lane) to provide additional smaller, lower cost and affordable housing. *

Strongly Agree	Agree	No View	Disagree	Strongly Disagree
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Comments

If you wish to comment please do so here. Note - limit 500 characters

0/500

2. Notwithstanding your answer to Question 1 above, have a general policy of sites only being selected within the built-up area of the villages. *


Strongly Agree	Agree	No View	Disagree	Strongly Disagree
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Comments

If you wish to comment please do so here. Note - limit 500 characters

0/500

Submit

 Print Form

APPENDIX 16 - 2019 QUESTIONNAIRE RESPONSES

NP Supplementary Survey March 2019

NP Supplementary Survey Results

Many thanks to the 165 residents who responded to the surveyover 90% of respondents did so via the website.

There were 165 responses: LS 136 (82%) and SX 29 (18%), reflecting the no.of houses and residents in the 2 villages. Over 700 residents responded to the major survey in 2017, which determined the most important factors in the development of the Neighbourhood Plan, whereas the supplementary survey importantly sought to find any indications of changes in viewpoint in the 18 months since, in a short space of time.

Yes, there are shifts in viewpoint and you can view the summary of responses by clicking here:

Supplementary Survey Results

Before you do remember what the Neighbourhood Plan is meant to achieve and the 2 questions to be answered:

Q1 – Continue with the sites previously selected for development in the Neighbourhood Plan even if they are outside the built-up area (site on Plough Lane) to provide additional smaller, lower cost and affordable housing.

Q2 – Notwithstanding your answer to Question 1 above, have a general policy of sites only being selected within the built-up area of the villages.

The results together with specific comments from residents, in general terms, reflect the impact of the Thames Farm decision for 95 houses, inclusive of affordable housing, and the likelihood of more at the Wyvale site as well as other factors.

The NP Steering Group will be making recommendations to the parish council, taking account of the survey results, as part its monthly update. **A full update on the Neighbourhood Plan will presented at the May Annual Parish Meeting.**

We look forward to seeing you then.

David Pheasant - on behalf of Shiplake Neighbourhood Plan Steering Group

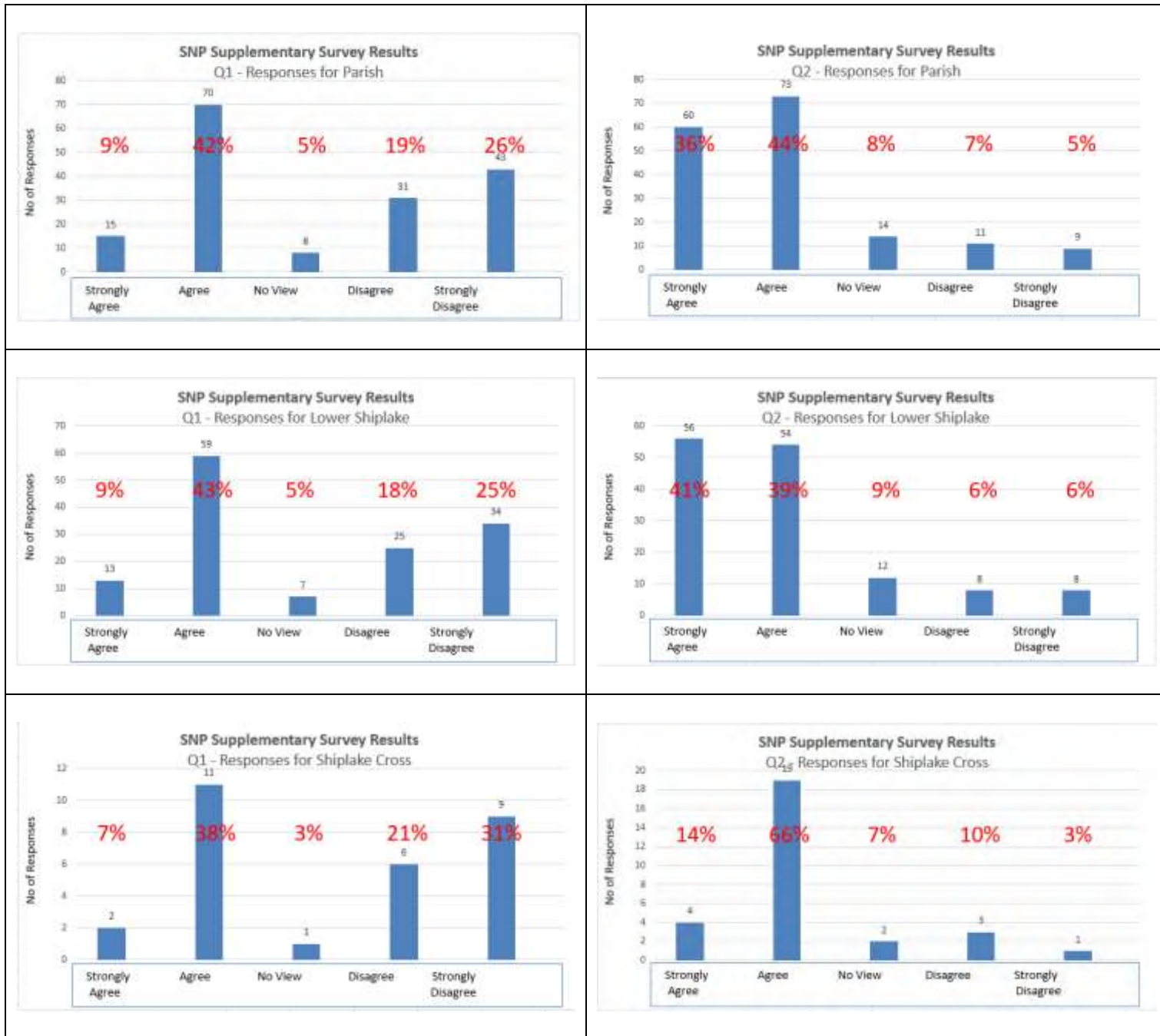
SNP Supplementary Survey Results – March 2019

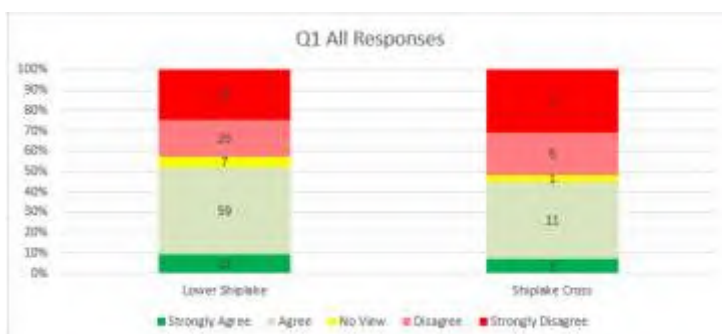
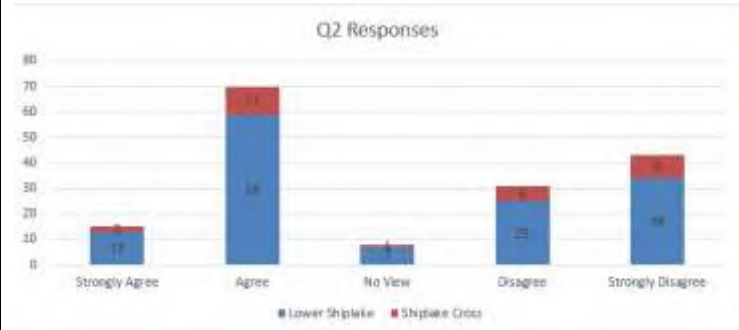
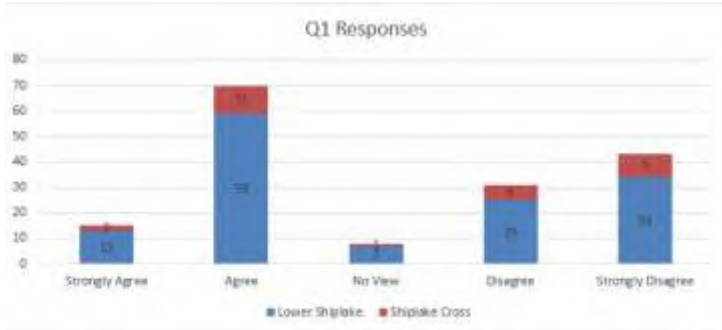
Completed Survey:

Lower Shiplake	138 (83%)
Shiplake Cross	29 (17%)
Shiplake Parish	167

Q1 – Continue with the sites previously selected for development in the Neighbourhood Plan even if they are outside the built-up area (site on Plough Lane) to provide additional smaller, lower cost and affordable housing.

Q2 – Notwithstanding your answer to Question 1 above, have a general policy of sites only being selected within the built-up area of the villages.





Q1- Lower Shiplake Residents Comments

Q1- Shiplake Cross Residents Comments

Except site 21 which would mean the loss of a very useful service in the village. The business is unlikely to be relocated anywhere as convenient.

Commercially viable development sites will naturally come forward and will be considered by the planning authority in the normal way. I am not sure that the Neighbourhood Plan will influence this if these sites meet the usual planning requirements.

Thames Farm provides these types of homes and we shouldn't be building outside the existing built up area.

With all possible future developments, the ethos and character of Shiplake should be a major concern. Careful planning, space between buildings or semi detached buildings allows houses to breath and compliment each other. The retention of mature trees wherever possible and new planting

Agree on the basis that it secures the village boundary and green belt. I agree. However, Area 21 has no restrictions. Area 43 and 44 are for the benifit of Shiplake College. Area 30 11/15 would only give "affordable housing"of max 6 houses and if the developer drops one property it becomes nil! Can government policy hold until 2034? They can change that any time. Then what do we do?

Too many people in this area are precious about where they live. We are all extremely lucky to live in a fabulous place, the development plans mentioned for Shiplake Cross won't change anything. However, I am very sad about the Thames Farm development - how that was approved I will never know.

Would be strongly against development at the Plough Lane site if it is not absolutely necessary. It would change the rural feel of the road to have much less green space adjoining it, not to mention all the extra traffic and disturbance, reduced parking for local residents on that

allows newly built properties to fit into the more rural locations.

There is a standardised ubiquity in new developments, Shiplake needs its own with consideration and thought to every aspect.

Strongly recommend Shiplake Motors site is developed with the proviso that Northfield Road be upgraded by the developers.

Revised: The extension of the NP boundary brings an opportunity to include Mount Ida (site 38) as a housing site. Mount Ida was previously excluded from the list of preferred sites promoted by the Parish Council whereas other sites were included that seem less appropriate. Mount Ida is not affected by constraints, is inside the built area and in close proximity to forthcoming developments and therefore in a highly sustainable location. Pedestrian access now fully satisfy SODC LPA and Highways.

Additional housing is needed and with provision already stated in proposal, I agree to proposal

If the Thames Farm development is to go ahead, which it seems it will, this will increase the number of houses in the area by 95. It will contain affordable housing and smaller houses, therefore I would be against any extra sites for development being put forward. If it didn't go ahead then I think these sites would be suitable (and preferable to the Thames Farm site).

It is my understanding that the parish council has not yet selected sites for development but only agreed sites to be put forward for consultation.

The Thames Farm and Wyvale site approvals are game changers for Shiplake. Development should now be restricted to within the built-up area.

These sites have been carefully selected, with all relevant factors considered. Despite the huge development at Thames Farm, I believe the hearts of the villages will benefit from a good mix of properties, including the more affordable.

I would prefer all housing to be built on land within the village boundaries.

Shiplake is undertaking a considerable amount of development. Sites are being overdeveloped, despite residents strong objections, we have no influence over what is built on the land we submit. Villages like Shiplake should be a place to aspire to live. Thames Farm and Wyvale will provide the lower cost and affordable homes you refer to, with Soha almost complete this answers the requests of the initial survey.

side of the road, etc. There is already lots of smaller/affordable housing in Plowden Way.

There is a need for smaller, less expensive housing. We don't need any more 5 bed executive boxes.

Disagree with Plough Lane proposed in-filling plans where it will not provide affordable housing for younger families and those downsizing in the general community but instead are exclusively for the Shiplake College staff. What's more this development overlooks Orchard Close houses.

I disagree with Shiplake college sites they want to build on.

Strongly disagree including private company Shiplake College's proposed builds in the NP when ownership will be restricted to their own staff. It doesn't solve the issues raised in 2017 survey for smaller more affordable houses for younger families & those downsizing. The infill will overlook Orchard Close properties. Plough Lane only valid if ownership restricted to local families/downsizers. Otherwise policy should be in built-up area only.

The green space on Plough Lane should remain without development.

If required to meet our housing numbers then, yes, Plough Lane should be included.
If not, then no!

As long as they stay small lower cost houses

Lower Shiplake/Shiplake Cross needs low cost housing to give young families a chance to stay local.
no need to use green field sites

We need to maintain the rural feel within the village. Infill is preferred rather than urban sprawl. However smaller lower cost housing is desired within infill.

If indeed we are no longer constrained to nominate sites for new development, I would prefer not to nominate any.

I continue to have strong objections to the proposed inclusion of the Plough Lane site. This is green belt land used for pasture for beef herd. To place housing here would significantly deteriorate the local rural feel of the area, remove habitats for wildlife and reduce the amount of land available for Stephen to use, bearing in mind the proposed change of use by Shiplake College for additional rugby pitches. Any new sites for inclusion in the NP should make use of infill or Brownfield sites

21 - Shiplake Motors land highly inappropriate to private dwellings, esp due to hydrocarbon pollutant probability
43 - if intended for College Staff then not available for private dwellings
44 - not sure exactly where this is, appears somewhat remote from Village proper
30 - this would appear to be developing on 'green field' space and the so start of creeping outward housing development

There is already going to be an enormous impact on the villages from the Thames Farm and Wyevale developments, in addition to the 20 houses infilling into Lower Shiplake. I do not feel the infrastructure is there to make the provision of more houses sustainable. Particularly when the viability of Shiplake Farm is already threatened by the College's proposed developments. Agree with all proposed sites with the exception of Plough Lane considering what is about to happen at Thames Farm
With the 2 sites (Thames Farm and the old garden centre) going ahead & the various other houses around the village already being built, I don't see a need for more housing in Shiplake. We don't have the infrastructure to support it all and if we don't have to build then I don't think we should.

As part of the boundary change process, land under the ownership of Bolney Court Inc south of Bolney Lane (between Wyevale and Kiln Pits) may fall into the Shiplake Boundary and be available for use by Shiplake. Therefore the site should be looked at for selection for development in the NP as infill.

Shiplake already overdeveloped. Given Thames Farm and Wyevale approvals more houses simply not needed. Smaller and affordable homes are now to be provided at Thames Farm and Wyevale, so development at Plough Lane is unnecessary.

Sites 21, 43 and 44 from the original NP made a lot of sense to me. Site 30 also looked sensible - I believe there were some concerns about noise from the farm but if this can be accepted then this would be an excellent site in my opinion.

Affordable/smaller unit housing only to be considered. No more 4/5 bedroom detached.

Have opted for "No View" because the planning go-ahead granted for the Thames Farm and old garden centre sites has changed the ball game. As these notionally provide for a proportion of "affordable" houses, do we need to bend over backwards to push sites such as the Shiplake Motors that have potential problems like hydrocarbons

I think developing Plough Lane would have a strong impact on the feel of Shiplake Cross. I am in favour of the other developments, but am not comfortable with the Plough Lane housing.

Unless and until there are improved local facilities, e.g. a GPs surgery, a new primary school or expansion of existing one,, reopening of the Plowden Arms, local shop etc then additional housing in Shiplake Cross is untenable.

BUT - No more "in fill" - Building, Plant more trees , For walking lets have pavements please

pollution and flooding? In general I don't want to see any more housing development than is necessary. The NP Committee have spent a lot of time getting agreement on these sites and we need to get the Plan approved to avoid developers trying to get their approvals in ahead of the Plan being finalised and signed off.

Although not in favour of general development outside the built-up area, we need affordable housing so this site should be an exception to the general policy of excluding sites outside the built-up area.

I agreed with the last selected sites and nothing has happened to change my mind.

Providing it is for really affordable housing, not 5 bed mansions! D

In principle we should record agreed preferences for development outside the built-up area: to support developments we might consider favourable to the village and to provide a basis for constraining future development requirements that can't be accommodated within the built-up area. However if this is deemed to create a short-term vulnerability that developers could exploit then I disagree.

To meet need of lower cost housing for young families and downsizing

Recently completed or in progress infill sites in Lower Shiplake are already placing a strain on the village infrastructure and character. To volunteer extra sites will only encourage speculative property developers.

Maintain the green gap. Give developers no further foothold.

Housing planned for Thames Farm is already too many.

There will be another 140 properties in the next few years (plus R V?). 20-30 have already been added/ approved since 2011. This is more than enough. Notwithstanding the desirability of small properties the objective now should be to protect Shiplake not to allow and certainly not invite further development. (The only exception might be Shiplake Motors where small properties might be deliverable within the existing boundary.)

Shiplake is already subject to a huge amount of new development. The objective now should be to preserve Shiplake, not to develop it further. A similar question has already been asked within the questionnaire where 61% of respondents requested the minimum amount of development possible, so I'm unsure why it is being asked again.

We will doubtless be asked to provide more sites in the future and therefore need to keep some possibilities in reserve

Additional smaller, lower cost and affordable housing is now covered by Thames Farm site.

If there is no longer a requirement to develop, don't do it. The village is likely to suffer anyway from developments in adjacent areas.

Feel strongly against building outside the existing built-up area as it is the thin end of the wedge. Developments such as Plough Lane will set a precedent for a few houses here, a few houses there, in the pockets of green space abutting the village (eg backing onto Baskerville Lane or the end of New Road).

No, we need to protect the settlement edges of our two villages from "nibbling away" by developers, eg currently next door to Tower House on the Reading Road. So I agree with continuing with the selected sites INSIDE the built-up area but NOT any OUTSIDE (such as Plough Lane) -that would create an unholy precedent that could come to haunt us.

The village needs no more building. Affordable housing will be provided the terrible Thames Farm debacle. The planned developments adjacent to Shiplake should be sufficient in addition to Plough Lane for additional smaller, lower cost and affordable housing.

I do not wish to see the boundary of the village expand. As the village creeps along Reading road towards and past the Plowden Arms in one direction and past the Garden Centre in the other, where will it stop.

Theses are not appropriate sites for smaller houses for downsizers. They need to be within the village to access facilities

It may have been helpful to ask about individual sites rather than taking all together

The extension of the NP boundary brings an opportunity to include Mount Ida (site 38) as a housing site. Mount Ida was previously excluded from the list of preferred sites promoted by the Parish Council whereas other sites were included that seem less appropriate. Mount Ida is not affected by constraints, is inside the built area and in close proximity to forthcoming developments and therefore in a highly sustainable location. Pedestrian access now fully satisfy SODC LPA and Highways.

No building outside the built-up area. Housing for college staff is OK, providing it is for college staff, and not for re-

sales. Site 21, Shiplake Motors, is suitable for development for affordable homes. This however should be delayed until after Thames Farm is finished when the situation can be reviewed ??? when we see what is built on the site.

Should the Parish boundary be changed, there is a set of paddocks immediately adjacent to the village boundary (off Bolney Lane), closer by some margin and directly linked by a footpath to Lower Shiplake's Village centre than any of the edge of village sites being promoted, therefore far a more sustainable site. The vast majority of the housing also seems to be designated for Shiplake College Staff, which would not seem to provide development to help build a sustainable and cohesive community.

The extension of the NP boundary brings an opportunity to include Mount Ida (site 38) as a housing site. Mount Ida was previously excluded from the list of preferred sites promoted by the Parish Council whereas other sites were included that seem less appropriate. Mount Ida is not affected by constraints, is inside the built area and in close proximity to forthcoming developments and therefore in a highly sustainable location. Pedestrian access now fully satisfy SODC LPA and Highways.

No building outside the built-up area. Housing for college staff is OK, providing it is for college staff, and not for re-sales. Site 21, Shiplake Motors, is suitable for development for affordable homes. This however should be delayed until after Thames Farm is finished when the situation can be reviewed ??? when we see what is built on the site.

Should the Parish boundary be changed, there is a set of paddocks immediately adjacent to the village boundary (off Bolney Lane), closer by some margin and directly linked by a footpath to Lower Shiplake's Village centre than any of the edge of village sites being promoted, therefore far a more sustainable site. The vast majority of the housing also seems to be designated for Shiplake College Staff, which would not seem to provide development to help build a sustainable and cohesive community.

The extension of the NP boundary brings an opportunity to include Mount Ida (site 38) as a housing site. Mount Ida was previously excluded from the list of preferred sites promoted by the Parish Council whereas other sites were included that seem less appropriate. Mount Ida is

<p>not affected by constraints, is inside the built area and in close proximity to forthcoming developments and therefore in a highly sustainable location. Pedestrian access now fully satisfy SODC LPA and Highways.</p>	
<p>Q2- Lower Shiplake Residents Comments</p> <p>Lower Shiplake could be considered as over-developed already and small developments on the fringes of the existing settlement will not impact on the rural character of the villages.</p> <p>Need to keep the village from creeping.</p> <p>Sorry, I can't quite understand the question.</p> <p>There are several low impact sites around the village which could be built on</p> <p>Would rather not build on Plough Lane as it would be detrimental to the rural aspect of that particular location. I am against Site 21 for 7-8 units (The relocation of owner's business)</p> <p>Revised: This question does not define the meaning of "built-up area of the villages" nor does it appear to consider the impact of Thames Farm, Thames Farm Barn and Wyevale. If the built-up area is as defined in the presentation then this cuts through Mount Ida and I would strongly disagree with the Question. If however, as part of the boundary re-designation, the built-area were to extend to include the whole of Mount Ida (which is previously developed land) then I would select Strongly Agree.</p> <p>We all need a home and whilst we also may wish to keep our neighbourhood as it is (no changes at all) this will not provide for the less advantaged who have no home. Sharing some of 'our' space may bring benefits to all.</p> <p>Shiplake has had a large amount of development in the last few decades and a significant increase in the number of houses and I am keen for it to retain its small village status and rural surroundings.</p> <p>We should not be building on any green field sites or land used for agriculture. I have assumed that by built-up area we are talking about the boundaries of the existing villages and not fabricated boundaries as in the neighbourhood plan.</p> <p>I agree with the result of the previous Neighbourhood Plan Questionnaire (May/June 2017) We need to retain the 'village' feel of Shiplake and not spoil the look and feel of the area and avoid encroaching</p>	<p>Q2- Shiplake Cross Residents Comments</p> <p>Village life is precious. We need to preserve our rural communities. I feel privileged to live in Shiplake. I would like to think there are properties for villagers to downsize to. I would like to think there are properties for local families, children born and brought up here who want to stay close by their families. We are custodians for future generations. To maintain or village, we must stay within the built-up area.</p> <p>Some suitable land (outwith the built up area) may well be appropriate. Small clusters rather than large development.</p> <p>Very important to keep the rural aspect of Shiplake.</p> <p>However, please note: It is unclear in the question what is meant by the built-up area. The key site highlighted in 2017 survey suitable for new housing (q19) is NEW ROAD [83 pro build here vs 25 against]. I assume this counts as built up area of the village. Infill had just 22 pro and 20 against. I am amazed this data has been over-ridden. I do not understand why all the available and viable sites for the NP are in Shiplake Cross. Risks accusation of LS offloading its housing concerns onto SX.</p> <p>All additional housing must be of small proportions no more than three bedrooms otherwise the young people of the village will never be able to live in this area</p> <p>To confirm as the question is unclear. I would prefer housing within infill and the perimeters of the village rather than creating additional sprawl and losing the villages rural appeal. I am not suggesting a blanket ban on construction work, but brownfield sites are greatly preferable.</p> <p>As above, sites for inclusion should be restricted to either infill or existing Brownfield sites.</p> <p>Personally I think that each development proposal needs to be looked at on an individual basis, to have a blanket policy could exclude really good proposals as they would not meet all the Councils guidelines. Poorly worded question. Needs clarifying.</p> <p>Site 30</p>

on the lovely countryside and green land we have around us.

There should be no development outside the existing built up area.

The Parish should not be promoting any development on Farm Land and Greenfield, as it makes further unforeseen applications all the harder to object to in the future, Retirement Village being one of them. As a parish we should now be protecting what we have.

So far the developers have the upper hand in Shiplake and are making use of any possibilities to build high end / expensive properties or extend / redevelop existing properties along the same lines. This is clearly because they make fatter profits from building these rather than building smaller starter / downsizing or affordable units. The change to the planning regulations should be used to ensure that any new proposals for development must include high proportion of small vs big properties.

If development is allowed outside the current built up area the villages will swallow all available green fields and the area will lose any 'rural' quality. However the continued replacement of single dwellings with 2 or 3 'modern' imposing houses is proving detrimental to the feel of Lower Shiplake. A policy in the NP needs to take this into account. In many cases the variety along a road is replaced by 5 or so identical houses and we have an 'estate' where interesting old houses once stood.

As part of the boundary change process, land under the ownership of Bolney Court Inc south of Bolney Lane (between Wyevale and Kiln Pits) may fall into the Shiplake Boundary and be available for use by Shiplake. Therefore the site should be looked at for selection for development in the NP as infill between two (to be) developed sites

Yes, but these are not needed. Comment as above.
No further development is needed

Further to the above I object to sites 4/5, 6, 7, 8 of the original NP which in my opinion extend the development boundary of Shiplake.

If Shiplake loses its semi-rural character it loses its (metaphorical) USP.

Although it is better to avoid urban spread where possible, trying to put 30+ units inside the existing built-up areas will undoubtedly cause objections from neighbours in individual cases slowing down the planning process and opening up the risk of developers managing to get around the NP.

With the exception of the already designated affordable housing site on Plough Lane.

Remember to keep the village atmosphere - We must have green spaces

As a principle I believe all brown field development sites should be exhausted before any development on green land.

Again, providing they are small affordable dwellings, not 5 bed mansions.

Our clear priority should be to preserve existing green areas against adverse development for as long as possible.

To preserve greenfield rural nature of the villages for the benefit of all

See Question 1

Shiplake is at risk of being urbanised. We must draw a line to stop it.

Housing planned for Thames Farm already too many.

Not sure I understand the question. Odd grammar!

There should be no development outside existing built boundaries. Any such development signals to developers that we are willing to see Shiplake spread further. It invites future speculative applications. Even limited development alongside Plough Lane would risk more in future. We should not be taking any, unnecessary, risks.

There should be no development outside the existing built area. Any such development signals to developers that we are willing to see Shiplake spread further and invites future speculative applications. Even limited development alongside Plough Lane would risk more in future. Again, a similar question was asked within the questionnaire where the majority of respondents requested any development to be within the existing village boundary, so why ask again.

The village is rapidly becoming one large building site but until all possible brownfield and windfall sites have been built on we should not offer sites outside the built up environment of the village, and then only if it becomes essential.

The current built-up area boundary of the two villages should be maintained and not extended

This seems the only way to keep green space between villages.

I feel the Plough Lane project is reasonable but do not want to see further erosion of countryside with other projects

See above.

As above. Notwithstanding the Thames Farm and Wyevale developments, which are physically separated from Lower Shiplake by the busy A4155, I agree that we need to pursue the objective of introducing more smaller and affordable homes/units within the village for the reasons already identified-and to demonstrate that we "are doing our bit" and are not NIMBYS here in Lower Shiplake!

No more building required

We should be preserving the existing village boundaries to the maximum extent possible.

This is the same question as Question 1 really. I do not wish to see the spread of the village or areas like Shiplake Cross. In-fill first please. Small, 3 bedroomed semis that are affordable to teachers and nurses and those with normal incomes.

The question doesn't really make sense, but if you mean do I feel affordable and smaller houses should be built within the confines of the village, I agree

Protection of Green Areas needs to be specifically reinforced to avoid the possibility of further development creep. At least if it is a specific policy in a NP it will be more difficult for an inspector to find for development in those areas or for further relaxation by SODC

This question does not define the meaning of "built-up area of the villages" nor does it appear to consider the impact of Thames Farm, Thames Farm Barn and Wyevale. If the built-up area is as defined in the presentation then this cuts through Mount Ida and I would strongly disagree with the Question. If however, as part of the boundary re-designation, the built-area were to extend to include the whole of Mount Ida (which is previously developed land) then I would select Strongly Agree.

This question does not define the meaning of "built-up area of the villages" nor does it appear to consider the impact of Thames Farm, Thames Farm Barn and Wyevale. If the built-up area is as defined in the presentation then this cuts through Mount Ida and I would strongly disagree with the Question. If however, as part of the boundary re-designation, the built-area were to extend to include the whole of Mount Ida (which is previously developed land) then I would select Strongly Agree.

If there was enough land within the Village that was in a sustainable location, then yes, however, all of the sites around Lower Shiplake are edge of Village sites, so there is not enough land within the Village itself, although technically still within the Village boundary. In which case the sites need to be considered based on the sustainability of their locations, in which case the site off

Bolney Lane should be considered. I would also ask where Shiplake Motors will be relocated to?

This question does not define the meaning of “built-up area of the villages”

APPENDIX 17 - 2019 QUESTIONNAIRE NO. 2 SAMPLE QUESTIONS

Dear Resident

YOUR views on major changes to proposed Shiplake Neighbourhood Plan are IMPORTANT

The Shiplake Neighbourhood Plan Steering Group (SG) and Shiplake Parish Council (SPC) have given careful consideration to the impact of a number of recent legislative changes that affect the villages and the Neighbourhood Plan (NP).

Specifically: A revised National Planning Policy Framework (February 2019) has changed a number of policies and guidelines and SODC has a revised Local Plan (January 2019), all of which have major implications for developments in smaller villages and NPs. Perhaps most importantly, new District policies mean smaller villages no longer have housing allocations and can have lower dwelling densities to protect the character of the villages.

Additionally: The Thames Farm final decision to grant planning permission for 95 houses on the northwest boundary of the parish, contiguous with the Lower Shiplake settlement, has a serious impact on future development in the villages.

Initially the NP was required to address an allocation of a 5% increase in dwellings (33 homes) by 2034 and provide a plan to meet the housing needs of the villages. The proposed plan therefore designated sites within and on the edge of the built-up areas of the villages for specific types of development – a process known as **site selection/allocation**. Although this allocation has now been withdrawn, the increase in the number of dwellings will almost certainly exceed 33 homes by 2034 as a result of normal organic growth. The villages do, however, have challenges in the context of 'housing mix', specifically the need for smaller houses for younger residents and 'down-sizers'.

In order to address the above factors and their impact, significant changes to the NP are being put forward by the SG and SPC. **The proposal is that the NP should be changed from a basis of 'site allocation' to a 'criteria-based' plan, where each proposed development would be measured against specific policies.**

A development plan based on such policies would give robust protection to the character and landscape of the villages, whilst addressing the housing needs and long-term sustainability of the villages.

Throughout the development of the NP the views of residents have been important when significant changes to the plan have been proposed. By completing the short questionnaire that follows with a simple 'YES' or 'NO' responses, you will be giving the confirmation needed to make these changes.

NOTE: Different types of policies support different types of Neighbourhood Plans and different objectives within those plans. This may seem a little confusing but should become clear when answering the questions.

The three most common types of planning policies and how they relate to NPs are:

Generic – simple policies which apply universally to developments across the entire neighbourhood plan area.

Criteria-based – policies with a series of requirements that should be met by all development proposals. In changing to an NP that does **not** have site selection we need policies to cover topics not in the prior proposed site-based plan. A criteria-policy based NP can help shape future development with the incorporation of robust, positively worded policies appropriate to the specific character of the villages.

Site-allocation – policies applicable to particular areas of land (sites) allocated for possible development.

NP Supplementary Survey: 30th June- 14th July 2019

This questionnaire seeks the views of all residents within the boundaries of Shiplake parish. Your input will be treated as confidential and remain anonymous.

Personal Information:

Please provide your name, the first line of your address and postcode below. This is used for validation only to ensure all responses are from genuine residents of Shiplake villages and to identify in which village you are located – Lower Shiplake or Shiplake Cross.

First Name:

Last Name:

First Line of Address:

Postcode: RG9 3B RG9 3J RG9 3L RG9 3N RG9 3P RG9 4A
 RG9 4A RG94B RG9 4D

- Please circle one of the postcodes above and the 'YES' or 'NO' responses below.

The questions below, with topic notes, refer to specific policy requirements to which we seek your confirmation of the changes proposed. Please answer 'YES' or 'NO'. Add comment, should you wish, at the end of the survey in the last section.

Should you have any queries contact: email: np2019@shiplakevillages.com

For hard copy postal returns.....please respond by midnight 14th July 2019 posting your response to address below or return to Lower Shiplake Corner Shop in a sealed envelope:

John Walker - Survey response
Otterston, Baskerville Lane
Lower Shiplake
RG9 3PB

QUESTION	ANSWER
<p>1. Do you agree, considering the above, that the Neighbourhood Plan should change to a criteria-based policy plan, rather than a site allocation plan?</p>	Yes or No
<p>2. Do you agree to amending one of the NP Objectives to read, as below, to reflect the change to a criteria-based policy rather than a site allocation plan?</p> <p>Objective: Conserve and enhance the essential rural character of the parish and its villages by growing the villages through small infill developments and individual houses that will form part of the established pattern of development, allowing the villages to grow organically; preventing further creep or elongation of the villages into the open countryside or the villages green spaces, is a fundamental aim of the new plan.</p>	Yes or No
<p>3. In the past 2 years we have developed a number of draft policies which cover such topics as:</p> <ul style="list-style-type: none"> • gaps between settlements • bio-diversity • dwelling size • Community facilities and infrastructure • Education sites • Footpaths, cycle paths and rights of way <p>The intention is to introduce a number of additional policies. Do you agree with the proposal to introduce and amend a number of criteria-based policies to the NP, which will support good quality development that respects the character of the villages?</p> <p>Do you agree to additional new policies covering the following topics?:</p>	Yes or No.
<ul style="list-style-type: none"> • Conversion of buildings in the countryside 	Yes or No
<ul style="list-style-type: none"> • Special character areas 	Yes or No
<ul style="list-style-type: none"> • Riverside related development 	Yes or No
<ul style="list-style-type: none"> • Replacement dwellings 	Yes or No
<ul style="list-style-type: none"> • Density of development 	Yes or No
<ul style="list-style-type: none"> • Important Visual Aspects 	Yes or No
<ul style="list-style-type: none"> • Pre-application requirements 	Yes or No
<ul style="list-style-type: none"> • Building Materials 	Yes or No
<ul style="list-style-type: none"> • Landscaping and Environment 	Yes or No
<ul style="list-style-type: none"> • Infrastructure / Community Aspirations 	Yes or No
<p>4. Are there any other policy areas that you think we should also address?</p>	

APPENDIX 18 - 2019 QUESTIONNAIRE NO. 2 RESPONSES

NP Supplementary Survey Results - June/July 2019

Surveys Received: **144**

Total Responses Agree/Disagree %	86%	14%
Total Responses	124	20
	Lower Shiplake	Shiplake Cross

Results for the Parish of SHIPLAKE:

	Q1. Do you agree, considering the information presented on the Survey Introduction page, that the Neighbourhood Plan should change to a criteria-based policy plan, rather than a site allocation plan?		Q2. Do you agree to amending one of the NP Objectives to read as above, to reflect the change to a criteria-based policy rather than a site allocation plan?		Q3. Do you agree with the proposal to introduce and amend a number of criteria-based policies to the NP, which will support good quality development that respects the character of the villages?	
	Yes	No	Yes	No	Yes	No
	Parish		Parish		Parish	
Total Responses Agree/Disagree %	96%	4%	96%	4%	97%	3%
Total Responses	138	6	138	6	139	5

	Do You agree to additional new policies covering the following topics?																			
	Q3.1 Conversion of buildings in the countryside		Q3.2 Special character areas		Q3.3 Riverside related development		Q3.4 Replacement dwellings		Q3.5 Density of development		Q3.6 Important Visual Aspects		Q3.7 Pre-application requirements		Q3.8 Building Materials		Q3.9 Landscaping and Environment		Q3.10 Infrastructure / Community Aspirations	
	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
	Parish		Parish		Parish		Parish		Parish		Parish		Parish		Parish		Parish		Parish	
Total Responses Agree/Disagree %	91%	9%	93%	7%	91%	9%	93%	7%	93%	7%	93%	7%	90%	10%	89%	11%	96%	4%	95%	5%
Total Responses	128	12	131	10	127	13	131	10	130	10	131	10	121	13	123	15	133	6	128	7

Results for the Parish of SHIPLAKE, Split by LOWER SHIPLAKE & SHIPLAKE CROSS:

	Q1. Do you agree, considering the information presented on the Survey Introduction page, that the Neighbourhood Plan should change to a criteria-based policy plan, rather than a site allocation plan?				Q2. Do you agree to amending one of the NP Objectives to read as above, to reflect the change to a criteria-based policy rather than a site allocation plan?				Q3. Do you agree with the proposal to introduce and amend a number of criteria-based policies to the NP, which will support good quality development that respects the character of the villages?							
	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No		
	Lower Shiplake		Shiplake Cross		Lower Shiplake		Shiplake Cross		Lower Shiplake		Shiplake Cross		Lower Shiplake		Shiplake Cross	
Total Responses Agree/Disagree %	83%	3%	13%	1%	83%	3%	13%	1%	83%	3%	13%	1%	83%	3%	13%	1%
Total Responses	119	5	19	1	119	5	19	1	120	4	19	1	120	4	19	1

	Do You agree to additional new policies covering the following topics?																																							
	Q3.1 Conversion of buildings in the countryside		Q3.2 Special character areas		Q3.3 Riverside related development		Q3.4 Replacement dwellings		Q3.5 Density of development		Q3.6 Important Visual Aspects		Q3.7 Pre-application requirements		Q3.8 Building Materials		Q3.9 Landscaping and Environment		Q3.10 Infrastructure / Community Aspirations																					
	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No																		
	LS		SC		LS		SC		LS		SC		LS		SC		LS		SC		LS		SC																	
Total Responses Agree/Disagree %	79%	7%	12%	1%	81%	6%	12%	1%	79%	8%	12%	1%	81%	6%	13%	1%	80%	6%	13%	1%	81%	6%	12%	1%	76%	9%	11%	1%	79%	8%	9%	3%	84%	4%	11%	1%	81%	4%	11%	1%
Total Responses	111	10	17	2	114	8	17	2	110	11	17	2	113	9	18	1	112	9	18	1	114	8	17	2	106	12	15	1	110	11	13	4	117	5	16	1	113	6	15	1

Q4: Comments By Lower Shiplake

I wonder if the plan needs a separate policy on industrial or business development in the villages

Please see email

Development along existing road frontages should be encouraged rather than back development which increases density of development and visual detriment to existing properties and detracts from the rural village character which Shiplake is struggling to retain.

Tree Preservation in the Village

At the moment a developer buys a block of land and comes in quickly removing every tree from the property before any preservation orders can be put in place. This is destroying the character of Lower Shiplake eg Baskerville Lane where all the original houses have trees and all the new houses have none as ALL have been removed.

We should have a policy which requires an application for tree removal

No further proposals.

Walking to school route, traversing that a bus enters the village for the purpose of taking children such a short distance to school.

20 mph throughout the village, complete waste of time as even villagers do not adhere to it!

It is of crucial importance that any new building that takes place does not increase the risk of flooding. No new riverside developments. Proper drainage of driveways, not just allowing run off into the river/flood plain. Use of grey water etc

Continue with your good work! Much appreciated.

Road safety for travellers in cars, pedestrians and cyclists

Pollution - particularly through increase of vehicles by residents and couriers

No

No

The above is agreed on the basis that there is a positive active approach taken to catering for the needs and aspirations of younger village residents / likely residents, to ensure the sustainability of the village ie some of the organic growth requires to be affordable housing in the true sense of the word!

I cannot agree to additional new policies in Q3 until I have seen them.

Impact on local amenities (schools, bus services, ..) and traffic considerations (density, danger, impact on established walk and cycle paths).

No

Not a policy comment, but survey is not HTTPS hence minimised ID provided.

No, major points well covered

I would hope this approach can help stop the continuing development of large houses and encourage smaller and more affordable homes.

Speeding near Memorial junction & congestion of parked cars on occasions (commuters) around the station area - If there is a need for the Fire Service to Bolney Road/Basmore Lane, there could be problems.

I don't think the policies should be prescriptive in the architectural direction or materials used as it reduces creativity and possibilities of potentially exciting buildings/houses. Some of the existing housing stock in Shiplake is extremely poor from an architectural point of view and we should not aim to think that because it has been there for years or something is a 'mock' period property that it is a good thing or something to aspire to.

I would reiterate the need for a comprehensive cycle and footpath plan. We need to think about reducing our carbon footprint as a responsible community.

Requirement for effective management of disruption during construction works to be part of planning approvals

- It is a great shame that more information was not available to study, so that an informed and considered response could be given. This explains why I have not been able to give any positive responses. I would have liked to give positive, or at least constructive responses but felt unable to with the paucity of detail provided

- I have to admit that my one overriding comment is that questions can be framed in certain ways so that a desired response is given. There is only one answer expected, the rest of the questionnaire relies on a positive response to this question

- No detailed explanation has been given as to why there has been such a fundamental shift in the PC's approach, who is going to form these policies and on what basis, taking into account what evidence, referring back to what NPPF policies

- You can't ask residents their opinion about such a fundamental shift in the NP without explaining what criteria/policies the NP and allocation of housing is going to be measured against

We agree with a criteria-based policy but wonder if the list above gives enough definition of the criteria suggested. e.g. Does 'Density of development' cover need for schools, GP practices, road and traffic systems, etc. If we've read it correctly without further definitions, the list has covered every criterion we can think of.

I don't feel able to answer Question 3 without either knowing the details of the policies or at least knowing that we will be given a chance to comment on them at a future date.

Apologies if I have missed something.

Encouragement of innovative architecture, materials, and energy-saving measures

No

I am not in favour of a criteria based approach to site selection as this leaves too much wriggle room and scope for other parties to over turn the wishes of the Local Community

No

Parking, Traffic and Road Junctions

Lighting

Villages and surrounding area remain rural, green gap between Henley and Shiplake villages to remain

Nuisance and remedies during work on developments

Adjoining Parishes and development

Parking, Traffic and Road Junctions

Adjoining Parishes and development

Lighting

Nuisance and remedies during work on developments

Villages and Surrounding area remain rural, green gap between Henley and Shiplake villages to remain

No

I would suggest adding:

- Parking and traffic

- Residents representation

Also:

In relation to 'infill' definition, we do need to be careful as I believe SODC (and other councils) have been pushing the boundaries of this definition over recent months to facilitate development on sites which would not previously have been considered infill. I would be happy to provide copy correspondence with SODC.

Whilst I am happy to agree that new policies would be beneficial, will the residents be consulted on what form these new policies might take?

Nil more to add

Ecological builds and general ecological wellbeing. But I don't think that these can be addressed as specific policies? but maybe as a general proviso, but well aware that we can't include everything we think of as can get too unwieldy.

Impact on rural roads / un-made up roads (eg New Road) which are

a) enjoyed as an amenity and a safe walking route to link Lower Shiplake to Shiplake, both for residents and also students attending Shiplake College

b) paid for by the residents for the upkeep

Impact on village amenities

ie development swamping the local resource eg parking for the station now littering the village

Is there a way we can ask developers to pay a levy for local impact ie massive lorries, roads closed, footpaths closed - unlikely I know!

No, but thanks for doing such important work on behalf of us all.

I gather that under the umbrella of community aspirations there is the requirement for downsizing and smaller houses for first time buyers and in particular young people who have lived in Shiplake for most of their lives? If this is the case then the other area that I would like you to address has already been covered. Thank you for all your hard work.

I'm not sure if there is scope for a policy on Communications; however there is a need for those developments agreed and commenced to have and share clearer plans for the project development and provide updates when timing or scope changes to that originally communicated- the current volume of developments in the village cause both traffic and noise issues, neither of which the developers in question seem to take ownership for, nor is there any means to gain clarity on timelines for construction work or again, to hold developers accountable for slippage and the additional inconvenience and intrusion upon neighbours and local residents. At present this seems to be solely down to individual relations vs a factor in development approval.

With the growth in population from Thames Farm and the old Wyvale site there needs to be significant investment in infrastructure such as medical facilities and schooling.

I don't know if the 'Landscape and Environment' topic covers the urgent need to preserve current wildlife corridors when choosing new build sites and the need to stop felling so many trees for new-builds in the village but it certainly should do.

No

Are plans going forward for redevelopment of the area/roads adjacent to the village shop/post office? Improving this area would enhance the environment for everyone in the village.

No

Dark skies policy. Too much lighting around the station.

Definitely no urbanisation of the village.

Car parking on pavements and constant commuter parking in quiet residential roads.

Parking and Traffic

Resident representation.

Protection of dark skies; protection of trees and vegetative screens. Recognition/ protection of certain important vistas that enhance the rural amenity eg from top of Mill Lane towards Kiln Lane. Enhance safer pedestrian access between the villages. Provision of recreational facilities more appropriate to teenagers. Policy on imposing gates and fences that feel oppressive and remove the rural village feel. Protection for the few stands of trees remaining in the village which may not contain 'significant' individuals warranting tpo's but as a group are of impto amenity value to villagers and wildlife.

Don't change house names.

Any new houses should have names in keeping with the history and geography of the area.

Representation of residents in matters affecting the community.

Retaining mature trees where possible, consideration of the aesthetic look on entering Shiplake on the A4155. The Station Road, Woodlands Road Junction. Three totally blind manoeuvres take place: turning right into Station Road, crossing from Woodlands Road to Station Road and turning right from Woodlands Road. In my 50 years of living in Shiplake it's still Russian Roulette.

Careful consideration of the street lighting design when Thames Farm building is underway to be in character with the rural environment.

A dark skies policy to limit light pollution in the villages and surrounding countryside.

Policies to ensure the villages and surrounding areas remain rural; villages are not overdeveloped and become urbanised

Parking policies to limit urbanisation

Pedestrian safety, especially at the top of Station Road and A4155 junction.

Tree preservation.

Road safety, especially along A4155.

Tree preservation.

On street parking

* I would underpin the “essential rural character” objective with a more specific policy that applies a strong presumption against development which creates creeping urbanisation and suburbanisation

* I think all development should be assessed in the context of the villages’ fixed transport infrastructure

Policy to help keep each house individual. No house should be a clone of any other, but they should have similar character to surrounding buildings

Q4: Comments By Shiplake Cross

There must be some freedom and not totalitarian control.

None that I can think of.

Preservation and protection of the farmland.

Shiplake is a village, it should remain a village, therefore to commute to London is essential - The railway is all important - I was a regular commuter! Keep us green and happy!

No

APPENDIX 19 - REGULATION 14 CONSULTATION RESPONSE TABLE

ID	Policy	Paragraph	Comment	Action	Change Required / Comment
Statutory and other Consultee Comments					
Environment Agency	Policy SV10		<p>Thank you for consulting us on your Draft Neighbourhood Plan. We aim to reduce flood risk, while protecting and enhancing the water environment.</p> <p>Together with Natural England, English Heritage and the Forestry Commission we have published joint advice on neighbourhood planning. This sets out sources of environmental information and ideas on incorporating the environment into neighbourhood plans. This is available at: http://webarchive.nationalarchives.gov.uk/20140328084622/http://dn.environment-agency.gov.uk/LIT_6524_7da381.pdf</p> <p>Flood Zone 2 & 3: In accordance with the National Planning Policy Framework (NPPF) para 155-159, we recommend the Sequential Test is undertaken when allocating sites to ensure development is directed to the areas of lowest flood risk.</p> <p>The Sequential Test should be informed by the Local Planning Authorities Strategic Flood Risk Assessment (SFRA).</p> <p>We would have concerns if development is allocated in this high risk flood zone without the Sequential Test being undertaken.</p> <p>It is important that your Plan also considers whether the flood risk issues associated with these sites can be safely managed to ensure development can come forward. Without this understanding we are unsure how your Plan can demonstrate compliance with the NPPF.</p> <p>The Local Authority will be able to advise if there are areas at risk from surface water flood risk (including groundwater and sewerage flood risk) in your neighbourhood plan area. The Surface Water Management Plan will contain recommendations and actions about how such sites can help reduce the risk of flooding. This may be useful when developing policies or guidance for particular sites.</p> <p><u>Watercourses</u></p>	No change	<p>Comments noted – the responses are below:</p> <ul style="list-style-type: none"> • The Plan is not allocating sites for development and therefore a Sequential test is not required. • The Plan does not contain policies which are intended to supplement the SODC Local Plan policy EP4 on flood risk. However Neighbourhood Plan section 6.4 and figures 6 and 7 provide clarity about the existing floodplain and surface water flooding situation, whilst policy SV10, riverside related development, contains a criterion which seeks to ensure that there will be no significant adverse impact upon navigation and flood risk. • The Plan does not allocate sites for development that would affect the Berry Brook or River Thames and therefore there is no need to address the Thames River Basin Management Plan because a SEA is not proposed. Ad hoc development which comes forward during the life of the Plan will be assessed against the policies of the development plan and having regard to development management principles, and so these issues will be addressed by applicants at the appropriate stage.

ID	Policy	Paragraph	Comment	Action	Change Required / Comment
			<p>Developments within or adjacent to the Berry Brook or River Thames should not cause further deterioration to these watercourses and should seek to improve the water quality based on the recommendations of the Thames River Basin Management Plan. An assessment of the potential impacts of the neighbourhood plan on this watercourse under Water Framework Directive should be included within any SEA/SA appraisal.</p>		
Historic England			<p>Thank you for consulting Historic England on the pre-submission version of the Shiplake Neighbourhood Plan. Historic England's remit is for the historic environment, including advising on the conservation of heritage assets and championing good design in historic places. As such our comments on the neighbourhood plan relate to those areas that we consider fall within our remit.</p> <p>I am pleased to confirm that we do not have any objections to the plan's proposals and have no matters to raise for further attention. This is a well presented and informed plan that we feel pays careful regard to the heritage of the plan area.</p> <p>We thank you for consulting Historic England on this plan and look forward to seeing its progress through to examination.</p>	No change	Comments welcomed
Natural England	Policy SV13	Section 6.4	<p>Thank you for your consultation on the above dated 4 March 2020.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where our interests would be affected by the proposals made.</p> <p>In our review of the Shiplake Neighbourhood Plan we have no specific comments to make.</p>	Amend policy and supporting text	<p>Comments noted – the responses are below:</p> <ul style="list-style-type: none"> • Policy SV13 now contains the following text in its introductory paragraph: “<i>All development proposals in the Parish should seek to deliver a biodiversity net gain of at least 10% having regard to the requirements of Section 40 of the Natural Environment and Rural Communities Act 2006 and section 15 of the National Planning Policy Framework.</i>” • Section 6.4 also addresses this requirement. • Policy SV14 (and additionally policies SV10, SV13 and SV15) will facilitate green infrastructure connectivity in the Plan area. Additional landscape policies (eg policies SV8,

ID	Policy	Paragraph	Comment	Action	Change Required / Comment
	<p data-bbox="257 694 331 750">Policy SV14</p> <p data-bbox="257 970 331 1026">Policy SV13</p>	<p data-bbox="409 970 546 997">Section 6.4</p>	<p data-bbox="598 138 1386 352">However, we would like to draw your attention to the requirement to conserve biodiversity and provide a net gain in biodiversity through planning policy (Section 40 of the Natural Environment and Rural Communities Act 2006 and section 170 of the National Planning Policy Framework). Please ensure that any development policy in your plan includes wording to ensure “all development results in a biodiversity net gain for the parish”.</p> <p data-bbox="598 384 1382 539">The recently produced Neighbourhood Plan for Benson, in South Oxfordshire provides an excellent example. We are of the opinion that the policy wording around the Environment, Green Space and Biodiversity is exemplar. We would recommend you considering this document, when reviewing yours.</p> <p data-bbox="598 571 920 598"><u>Further Recommendations</u></p> <p data-bbox="598 601 1377 756">Natural England would also like to highlight that removal of green space in favour of development may have serious impacts on biodiversity and connected habitat and therefore species ability to adapt to climate change. We recommend that the final neighbourhood plan include:</p> <ul data-bbox="645 759 1382 1189" style="list-style-type: none"> <li data-bbox="645 759 1382 1062">• Policies around connected Green Infrastructure (GI) within the parish. Elements of GI such as open green space, wild green space, allotments, and green walls and roofs can all be used to create connected habitats suitable for species adaptation to climate change. Green infrastructure also provides multiple benefits for people including recreation, health and wellbeing, access to nature, opportunities for food growing, and resilience to climate change. Annex A provides examples of Green Infrastructure; <li data-bbox="645 1098 1382 1189">• Policies around Biodiversity Net Gain should propose the use of a biodiversity measure for development proposals. Examples of calculation methods are included in Annex A; <p data-bbox="598 1220 1323 1281">Annex A provides information on the natural environment and issues and opportunities for your Neighbourhood planning.</p> <p data-bbox="598 1345 1364 1401"><u>Annex A - Neighbourhood planning and the natural environment: information, issues and opportunities</u></p>		<p data-bbox="1599 138 2168 199">SV8a, SV9 and SV11) provide a further layer of opportunity to facilitate connectivity.</p> <ul data-bbox="1585 220 2136 336" style="list-style-type: none"> <li data-bbox="1585 220 2136 336">• The supporting text in section 6.4 has been amended to refer to the use of calculators to determine the amount of biodiversity net gain achieved.

ID	Policy	Paragraph	Comment	Action	Change Required / Comment
			<p><u>Natural Environment Information Sources</u></p> <p>The Magic website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones). Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available here.</p> <p>.</p> <p>Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found here. Most of these will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites. National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found here.</p> <p>There may also be a local landscape character assessment covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.</p> <p>If your neighbourhood planning area is within or adjacent to a National Park or Area of Outstanding Natural Beauty (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.</p>		

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			<p>General mapped information on soil types and Agricultural Land Classification is available (under 'landscape') on the Magic website and also from the LandIS website, which contains more information about obtaining soil data.</p> <p><u>Natural Environment Issues to Consider</u> The National Planning Policy Framework sets out national planning policy on protecting and enhancing the natural environment. Planning Practice Guidance sets out supporting guidance.</p> <p><u>Your local planning authority should be able to provide you with further advice on the potential impacts of your plan on the natural environment and the need for any environmental assessments.</u></p> <p><u>Landscape</u> Paragraph 172 of the National Planning Policy Framework (NPPF) highlights the need to protect and enhance valued landscapes through the planning system. Your plan may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.</p> <p>If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.</p> <p><u>Wildlife habitats</u> Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed here), such as Sites of Special Scientific Interest or Ancient woodland. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.</p>		

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			<p><u>Priority and protected species and habitat</u> You'll also want to consider whether any proposals might affect priority species (listed here) or protected species. Natural England has produced advice here to help understand the impact of particular developments on protected species. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found here.</p> <p><u>Ancient woodland and veteran trees-link to standing advice</u> You should consider any impacts on ancient woodland and veteran trees in line with paragraph 175 of the NPPF. Natural England maintains the Ancient Woodland Inventory which can help identify ancient woodland. Natural England and the Forest Commission have produced standing advice for planning authorities in relation to ancient woodland and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland/veteran trees where they form part of a SSSI or in exceptional circumstances.</p> <p><u>Biodiversity net gain</u> Under section 40 of the Natural Environment and Rural Communities Act 2006 Local Planning Authorities are required to conserve biodiversity. The NPPF section 170 states the requirement for "minimising impacts on and providing net gains for biodiversity". Suitable methods for calculating biodiversity net gain can include the Defra biodiversity offsetting metric and the environment bank biodiversity impact calculator. Natural England would expect a policy within the Neighbourhood Plan to include wording to ensure that net biodiversity gain is achieved.</p> <p><u>Most Versatile Agricultural Land</u> Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy</p>		

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			<p>Framework para 170. For more information, see our publication Agricultural Land Classification: protecting the best and most versatile agricultural land.</p> <p><u>Green Infrastructure, Improving Your Natural Environment.</u></p> <p>Inclusion of Green Infrastructure (GI) in to development plans can provide multifunctional benefits to the area. These can include opportunities for recreation, health and wellbeing and access to nature as well as providing connected habitats for wildlife.</p> <p>Your plan or order can offer exciting opportunities to enhance your local environment through inclusion of GI. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained, connected, enhanced or new features you would like to see created as part of any new development. Examples might include:</p> <ul style="list-style-type: none"> • Providing a new footpath with landscaping through the new development to link into existing rights of way or other green spaces. • Restoring a neglected hedgerow or creating new ones. • Creating a new pond as an attractive feature on the site. • Planting trees characteristic to the local area to make a positive contribution to the local landscape. • Using native plants in landscaping schemes for better nectar and seed sources for bees and birds. • Incorporating swift boxes or bat boxes into the design of new buildings. • Considering how lighting can be best managed to encourage wildlife. • Adding a green roof or walls to new or existing buildings. <p>You may also want to consider enhancing your local area in other ways, for example by:</p> <ul style="list-style-type: none"> • Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy in your community. 		

ID	Policy	Paragraph	Comment	Action	Change Required / Comment
			<ul style="list-style-type: none"> • Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision. • Identifying green areas of particular importance for special protection through Local Green Space designation (see Planning Practice Guidance on this). • Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency). • Planting additional street trees. • Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links. • Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore). <p><u>Green Roofs</u> Natural England is supportive of the inclusion of living roofs in all appropriate development. Research indicates that the benefits of green roofs include reducing run-off and thereby the risk of surface water flooding; reducing the requirement for heating and air-conditioning; and providing habitat for wildlife.</p> <p>We would advise your council that some living roofs, such as sedum matting, can have limited biodiversity value in terms of the range of species that grow on them and habitats they provide. Natural England would encourage you to consider the use of bespoke solutions based on the needs of the wildlife specific to the site and adjacent area. I would refer you to http://livingroofs.org for a range of innovative solutions.</p>		
Marine Management Organisation			Thank you for including the MMO in your recent consultation submission. The MMO will review your document and respond to you directly should a bespoke response be required. If you do not receive a bespoke response from us within your deadline, please consider the following information as the MMO's formal response.	No change	Comments noted – the response is below:

ID	Policy	Paragraph	Comment	Action	Change Required / Comment
			<p><u>Response to your consultation</u></p> <p>The Marine Management Organisation (MMO) is a non-departmental public body responsible for the management of England's marine area on behalf of the UK government. The MMO's delivery functions are; marine planning, marine licensing, wildlife licensing and enforcement, marine protected area management, marine emergencies, fisheries management and issuing grants.</p> <p><u>Marine Licensing</u></p> <p>Activities taking place below the mean high water mark may require a marine licence in accordance with the Marine and Coastal Access Act (MCAA) 2009. Such activities include the construction, alteration or improvement of any works, dredging, or a deposit or removal of a substance or object below the mean high water springs mark or in any tidal river to the extent of the tidal influence. Local authorities may wish to refer to our marine licensing guide for local planning authorities for more detailed information. You can also apply to the MMO for consent under the Electricity Act 1989 (as amended) for offshore generating stations between 1 and 100 megawatts in England and parts of Wales. The MMO is also the authority responsible for processing and determining harbour orders in England, and for some ports in Wales, and for granting consent under various local Acts and orders regarding harbours. A wildlife licence is also required for activities that would affect a protected marine species.</p> <p><u>Marine Planning</u></p> <p>As the marine planning authority for England the MMO is responsible for preparing marine plans for English inshore and offshore waters. At its landward extent, a marine plan will apply up to the mean high water springs mark, which includes the tidal extent of any rivers. As marine plan boundaries extend up to the level of the mean high water spring tides mark, there will be an overlap with</p>		<ul style="list-style-type: none"> • There are no marine implications arising from this Neighbourhood Plan and therefore these comments will be taken no further.

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			<p>terrestrial plans which generally extend to the mean low water springs mark. Marine plans will inform and guide decision makers on development in marine and coastal areas.</p> <p>Planning documents for areas with a coastal influence may wish to make reference to the MMO's licensing requirements and any relevant marine plans to ensure that necessary regulations are adhered to. For marine and coastal areas where a marine plan is not currently in place, we advise local authorities to refer to the Marine Policy Statement for guidance on any planning activity that includes a section of coastline or tidal river. All public authorities taking authorisation or enforcement decisions that affect or might affect the UK marine area must do so in accordance with the Marine and Coastal Access Act and the UK Marine Policy Statement unless relevant considerations indicate otherwise. Local authorities may also wish to refer to our online guidance and the Planning Advisory Service soundness self-assessment checklist. If you wish to contact your local marine planning officer you can find their details on our gov.uk page.</p> <p>See this map on our website to locate the 6 marine plan areas in England. For further information on how to apply the marine plans please visit our Explore Marine Plans service.</p> <p>The East Inshore and Offshore marine plans were adopted on the 2nd April 2014, becoming a statutory consideration for public authorities with decision making functions. The East Inshore and East Offshore Marine Plans cover the coast and seas from Flamborough Head to Felixstowe.</p> <p>The South Inshore and Offshore marine plans were adopted on the 17th July 2018, becoming a statutory consideration for public authorities with decision making functions. The South Inshore and South Offshore Marine Plans cover the coast and seas from Folkestone to the River Dart in Devon.</p> <p>The draft North East Inshore and Offshore marine plans were published on the 14th January 2020 becoming a material for consideration for public authorities with decision making functions. The North East Inshore and Offshore marine plans cover the coast and seas from Flamborough Head to the Scottish border. CONSULTATION OPEN UNTIL 20TH APRIL 2020. This is the final</p>		

ID	Policy	Paragraph	Comment	Action	Change Required / Comment
			<p>stage of statutory public consultation before we submit the marine plan.</p> <p>The draft North West Inshore and Offshore marine plans were published on the 14th January 2020 becoming a material for consideration for public authorities with decision making functions. The North West Inshore and Offshore marine plans cover the coast and seas from the Solway Firth border with Scotland to the River Dee border with Wales. CONSULTATION OPEN UNTIL 20TH APRIL 2020. This is the final stage of statutory public consultation before we submit the marine plan.</p> <p>The draft South East Inshore marine plan was published on the 14th January 2020 becoming a material for consideration for public authorities with decision making functions. The South East Marine plan covers the coast and seas from Felixstowe in Suffolk to near Folkestone in Kent. CONSULTATION OPEN UNTIL 20TH APRIL 2020. This is the final stage of statutory public consultation before we submit the marine plan.</p> <p>The draft South West Inshore and Offshore marine plans were published on the 14th January 2020 becoming a material for consideration for public authorities with decision making functions. The South West Inshore and Offshore marine plans cover the coast and seas from the River Severn border with Wales to the River Dart in Devon. CONSULTATION OPEN UNTIL 20TH APRIL 2020. This is the final stage of statutory public consultation before we submit the marine plan.</p> <p><u>Minerals and waste plans and local aggregate assessments</u></p> <p>If you are consulting on a mineral/waste plan or local aggregate assessment, the MMO recommend reference to marine aggregates is included and reference to be made to the documents below:</p> <ul style="list-style-type: none"> • The Marine Policy Statement (MPS), section 3.5 which highlights the importance of marine aggregates and its supply to England's (and the UK) construction industry. 		

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			<ul style="list-style-type: none"> • The National Planning Policy Framework (NPPF) which sets out policies for national (England) construction minerals supply. • The Managed Aggregate Supply System (MASS) which includes specific references to the role of marine aggregates in the wider portfolio of supply. • The National and regional guidelines for aggregates provision in England 2005-2020 predict likely aggregate demand over this period including marine supply. <p>The NPPF informed MASS guidance requires local mineral planning authorities to prepare Local Aggregate Assessments, these assessments must consider the opportunities and constraints of all mineral supplies into their planning regions – including marine. This means that even land-locked counties, may have to consider the role that marine sourced supplies (delivered by rail or river) play – particularly where land based resources are becoming increasingly constrained.</p>		
National Grid			<p><u>About National Grid</u> National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland.</p> <p>National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p> <p>National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.</p>		<p>Comments noted – the responses are below:</p> <ul style="list-style-type: none"> • This Plan does not allocate sites for development and therefore there is no need to make further changes to reflect these representations. • It is noted that National Grid has identified that it has no record of any electricity and gas transmission assets within the Neighbourhood Plan area.

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			<p><u>Proposed development sites crossed or in close proximity to National Grid assets:</u> An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.</p> <p>National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.</p> <p>National Grid provides information in relation to its assets at the website below.</p> <p>www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/</p> <p>Please also see attached information outlining guidance on development close to National Grid infrastructure.</p> <p><u>Distribution Networks</u> Information regarding the electricity distribution network is available at the website below: www.energynetworks.org.uk</p> <p>Information regarding the gas distribution network is available by contacting: plantprotection@cadentgas.com</p>		
Oxfordshire County Council			<p>Thank you for your email on 04 March 2020 inviting Oxfordshire County Council (OCC) to comment on your Draft pre-submission Neighbourhood Plan.</p> <p>The County Council supports in principle the ambition of Shiplake Parish Council to adopt a Neighbourhood Plan.</p> <p>We note, in line with South Oxfordshire District Council's (SODC) existing Local Plan Core Strategy policies for 'Smaller Villages' this pre-submission neighbourhood plan does not allocate any</p>	Amend supporting text and maps	<p>Comments noted – the responses are below:</p> <ul style="list-style-type: none"> • Sections 2.3.2 – 2.3.3 have been updated to reflect the current Local Plan position • The maps and accompanying text in the Plan have been revised to reflect the recently permitted schemes in and adjacent to the Plan area. • Refuse storage – this matter is not explicitly covered in the Plan's policies; however policy

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		Sections 2.3.2 to 2.33	<p>sites for development but allows for infill, rural exceptions and redevelopment sites (Policy SV1, Policy SV2 and Policy SV3).</p> <p>The Shiplake neighbourhood Plan follows on from the Shiplake Village Plan 2014. Unlike the Shiplake Villages Plan, the Neighbourhood Plan is a statutory document</p> <p>Detailed officer comments, which include some amendments, are set out in Annex 1 below.</p> <p><u>ANNEX 1</u> <u>OFFICER ADVICE</u> <u>The emerging South Oxfordshire Local Plan 2034</u> Paragraph 2.3.3 makes note at the time of writing this Neighbourhood Plan note there was temporary holding direction issued by the Secretary of State under the provisions of Section 21A of the Planning and Compulsory Purchase Act 2004 (as amended) in relation to the emerging South Oxfordshire Local Plan. This temporary holding direction is no longer in place, with a replacement Direction issued on 3rd March 2020 requiring the Local Plan 2034 as Submitted on 29th March 2019 to proceed in its Examination. Therefore, paragraph 2.3.3 should be amended to indicate the current situation.</p> <p><u>Previous planning applications</u> We note that Oxfordshire County Council has previously provided responses to several applications within the neighbourhood plan's designated area. Most notably:</p> <ul style="list-style-type: none"> • Thames Farm Reading Road (95 dwellings + associated public open space and landscaping) – P16/S0970/O for up to 95 dwellings was initially refused due to 'severe adverse residual cumulative effect on the safety and convenience of highway users, including pedestrians and cyclists', though later allowed at appeal. The subsequent P19/S0245/RM for 95 homes initially received transport objection by Oxfordshire County Council but was approved in May 2019 following some amendments • Reading Rd, Lower Shiplake (65 extra care homes + facilities) – Consent (P18/S3210/O) was issued in October 		SV22 provides for the submission of Design & Access Statements in certain circumstances. Furthermore Part 10 of the Design Guide (at the end of the Character Appraisal and Design guide document) makes recommendations in relation to the provision of bin stores for new developments.

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	Policy SV22	Design Guide section 10	<p>2019 by a planning inspector. This follows the earlier Thames Farm appeal approval for 95 homes and the Wyevale garden centre approval for 40 homes.</p> <p>Waste reuse, reduction and recycling appear to have not been considered within the neighbourhood plan.</p> <p>Oxfordshire councils have ambitious targets to reduce the amount of waste generated and increase the amount recycled as demonstrated in our Joint Municipal Waste Management Strategy 2018-2023.</p> <p>Enabling the residents of new dwellings to fully participate in district council waste and recycling collections, for example through providing sufficient and convenient storage space for bins both inside properties and externally, will allow Oxfordshire's high recycling rates to be maintained and minimise an increase in residual waste.</p> <p>Bin store provision which can accommodate the correct number of mixed recycling, refuse and food recycling bins, are safe and easy to use for both residents and waste collection crews and meets the requirements of the waste collection authority are required.</p> <p>The Neighbourhood Plan may also wish to consider how their community spaces can be used to help reduce waste and build community cohesion through assets such as community fridges, space for the sharing economy (library of things), refill stations, space for local food growing etc.</p>		
Scottish & Southern Electricity Networks			<p>Thank you for your message below, together with the link to your NP web-site, regarding the above topic / location.</p> <p>I can confirm that, at this present time, I have no comments to make.</p>	No change	Comments noted.

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Thames Water			<p>Thank you for consulting Thames Water on the above document. Thames Water is the statutory water and sewage undertaker for the South Oxfordshire area and is hence a “specific consultation body” in accordance with the Town & Country Planning (Local Development) Regulations 2012. We have the following comments on the draft Neighbourhood Plan:</p> <p><u>General Information</u> New development should be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure. Paragraph 20 of the National Planning Policy Framework (NPPF), February 2019, states: “Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for... infrastructure for waste management, water supply, wastewater...”.</p> <p>Paragraph 28 relates to non-strategic policies and states: “Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure...”.</p> <p>Paragraph 26 of the revised NPPF goes on to state: “Effective and on-going joint working between strategic policy-making authorities and relevant bodies is integral to the production of a positively prepared and justified strategy. In particular, joint working should help to determine where additional infrastructure is necessary...”.</p> <p>The web based National Planning Practice Guidance (NPPG) includes a section on ‘water supply, wastewater and water quality’ and sets out that Local Plans should be the focus for ensuring that investment plans of water and sewerage/wastewater companies align with development needs.</p> <p>The introduction to this section also sets out that: “Adequate water and wastewater infrastructure is needed to support sustainable development” (Paragraph: 001, Reference ID: 34-001-20140306).</p> <p><u>Water and Wastewater Infrastructure Delivery</u> The way water and wastewater infrastructure will be delivered has changed. Since the 1st April 2018 all off site water and</p>	Amend supporting text	Comments noted – the response is below: <ul style="list-style-type: none"> • Additional text added to the Plan concerning the Thames Water pre-planning service.

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			<p>wastewater network reinforcement works necessary as a result of new development will be delivered by the relevant statutory undertaker. Local reinforcement works will be funded by the Infrastructure Charge which is a fixed charge for water and wastewater for each new property connected. Strategic water and wastewater infrastructure requirements will be funded through water companies' investment programmes which are based on a 5 year cycle known as the Asset Management Plan process.</p> <p>It is important not to under estimate the time required to deliver necessary infrastructure. For example to understand, design, and deliver local network upgrades can take around 18 months and Sewage Treatment & Water Treatment Works upgrades can take 3-5 years. Implementing new technologies and the construction of a major treatment works extension or new treatment works extension or new treatment works could take up to 10 years.</p> <p>Thames Water has limited powers under the Water Industry Act 1991 to prevent connection to its network ahead of infrastructure upgrades. In some circumstances it may be necessary to phase development in order to avoid adverse amenity impacts for existing or future users such as internal and external sewer flooding, pollution of land, and water courses and / or issues with water supply in the form of no or low water pressure. To minimise the likelihood of requiring such conditions developers are advised to contact Thames Water as early as possible to discuss their development proposals and intended delivery programme.</p> <p><u>Policy on Water and Wastewater Infrastructure</u> In order to help ensure that new development is aligned with any necessary water and wastewater network upgrades required to support it we would request that the following text is incorporated within the Neighbourhood Plan:</p> <p>“Developers need to consider the net increase in water and waste water demand to serve their developments and also any impact the development may have off site further down the network, if no/low water pressure and internal/external sewage flooding of property is to be avoided.</p> <p>Thames Water encourages developers to use our free pre-planning service</p>		

ID	Policy	Paragraph	Comment	Action	Change Required / Comment
			<p>(https://www.thameswater.co.uk/preplanning). This service can tell developers at an early stage if we will have capacity in our water and/or wastewater networks to serve their development, or what we'll do if we don't.</p> <p>The developer can then submit this as evidence to support a planning application and we can prepare to serve the new development at the point of need, helping avoid delays to housing delivery programmes”.</p>		
Chilterns AONB Conservation Board			In summary of our position, the CCB agrees with and supports the policy and supporting text that establishes valued landscape status / AONB settings status for the land within the Neighbourhood Plan area.	No change	Welcomed
			The 24th Jan 2020 study is also nuanced and precise, in that it focuses the attribution of valued landscape status and an AONB settings relationship, within specific character locations and commendably avoids a blanket approach. At its 3.22 the CCB supports the analysis of a perceptual / aesthetic landscape. At 3.28, we support the points made on landscape character and then on visual impact.	No change	Welcomed
			The Parish falls within the area of review as originally promoted by the CCB to Natural England. Notwithstanding this as a matter for future progression, the study's recommendation on setting is consistent with and supported by our own position statement on the setting of the AONB.	No change	Welcomed
			Looking at the specific landscape character assessments, CCB specifically endorses the following as they are pertinent to the duties and responsibilities of the Chilterns Conservation Board: PLCA3 Shiplake Semi-enclosed Dipslopes is regarded as a valued landscape for a number of reasons as set out below: • It makes an important contribution to the landscape and visual setting of the Chilterns AONB; • It makes an important contribution to the landscape setting of the River Thames; • It contains many landscape features of value in their right – as set out above; and • It is well above an ‘ordinary’ countryside.	No change	Welcomed
			We very much support the point in conclusions at 6.22 that, 'The three Landscape Buffers therefore form an interlinked landscape of high value, intrinsic beauty and distinctive character,	Removal of reference to	Although a change is needed to landscape buffers as a result of other consultee comments the remainder of this sentence is welcomed

ID	Policy	Paragraph	Comment	Action	Change Required / Comment
			contributing to the setting of the AONB and that of a rural section of this River Thames.	landscape buffers	
			The Chilterns Conservation Board strongly supports the Shiplake Neighbourhood Plan in its recommendations that this land is protected in policy, with a combination of valued landscapes and landscapes that protect the setting of the AONB.	No change	Welcomed
		Objective 1	Core objective 1 could, therefore, refer to the rural character being within the setting of the AONB and a valued landscape	No change	This is addressed in the Landscape Character Assessment and the text supporting the policies in the Neighbourhood Plan.
		6.4.3	We realise that, with the adoption of the SODC Local Plan, that certain policy numbers and content will require updating. We know that will be in hand, prior to the formal submission.	Amend policy / text references	This has been undertaken.
			The Chilterns Conservation Board strongly supports the Shiplake Neighbourhood Plan in its recommendations that this land is protected in policy, with a combination of valued landscapes and landscapes that protect the setting of the AONB. AONB Management Plan DP4 on setting also supports this stance. Our CCB Position Statement on Setting establishes that setting cannot be defined and will depend on case circumstances and therefore evidence and its analysis	No change	Welcomed and noted
		6.4.6	We would say (i.e. to be definitive), ' ...parts of the Plan area could be regarded as being falls within the setting of the Chilterns AONB'	Amend text	Text amended as suggested
		6.4.17	This deals with the NPPF at 172. Current (2021) amendments <u>propose changes to include reference to the setting of the AONB.</u> This may be a matter for inclusion in the formally submitted plan, once these amendments are confirmed.	No change	At the time of writing these proposed changes have not been made to the text of the NPPF, therefore the text has been left un-amended.
	Policy SV12		Strongly supported. It may be deemed too onerous to say a) The installation of lighting is avoided; i.e. a wholesale or blanket approach. We recommend the stance taken in the AONB Management Plan 2019-2024, DP8 'Keep skies dark at night by only using light where and when needed. All lighting should be the minimum required and meet or exceed guidance for intrinsically dark zones. Avoid architectural designs that spill light out of large areas of glazing'.	No change	Policy SV12 is taken from the Ashbury Neighbourhood Plan which has passed examination and referendum with the same wording. Like the Shiplake Neighbourhood Plan area, the Ashbury Neighbourhood Plan area contains land within the AONB and the AONB setting.
South Oxfordshire	General		The council has advised the Parish Council that the Regulation 14 consultation should be extended and remain live whilst social	No change	Consultation period was from 29th February 2020 until 14th July 2020 (19 weeks, 3 days)

ID	Policy	Paragraph	Comment	Action	Change Required / Comment
District Council			<p>distancing measures are in place. Once social distancing measures are relaxed or withdrawn, we suggest the consultation is then extended by a reasonable amount of time before bringing it to a close (the consultations that are currently run by the council are being extended by a further 6 weeks after the measures are lifted). The parish council may choose to extend the consultation by the length of time the consultation is running alongside the social distancing measures, once these are relaxed or lifted, i.e. four additional weeks instead of six.</p> <p>The reason we have issued this advice is to ensure those who are at increased risk of severe illness from coronavirus (COVID-19) are given a fair opportunity to engage in the process.</p>		
			<p>The emerging South Oxfordshire Local Plan is currently at examination. Whilst neighbourhood plans are tested against the adopted development plan for the district (South Oxfordshire Core Strategy 2012, South Oxfordshire Local Plan 2011 and Oxfordshire County Council Mineral and Waste Plans), the evidence and reasoning of our emerging local plan is relevant to the consideration of whether a neighbourhood plan meets basic conditions.</p> <p>It is important to note that until the emerging local plan is adopted it is subject to change. The council will continue to work with you to ensure complementary neighbourhood and local plan policies are produced. It is important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging local plan. This is because <u>section 38(5) of the Planning and Compulsory Purchase Act 2004</u> requires that the conflict must be resolved in favour of the policy which is contained in the last document to become part of the development plan.</p>	No change	The Local Plan has now been adopted.
		Page 7	The NPPF and Core Strategy require that development is appropriate to that location not that development outside the existing built area of villages should require clear justification in accordance with the policies in the development plan and the NPPF. Please amend this paragraph to reflect this.	No change	This is explanatory text, not a policy. Explanatory text does not need to be changed to meet basic conditions. The development policies are in general conformity with the strategic policies in the development plan and in conformity with national planning policy.
		2.5.6	Please amend paragraph 2.5.6 as this is now out of date. The Emerging Local Plan identifies in regards to the 5% to 10% that NDPs will need to demonstrate that the level of growth they are planning for is commensurate to the scale and character of the	Amend supporting text	Paragraph 2.5.6 now deleted as it has been overtaken by events. The Plan has been generally updated to reflect the current development plan position, in particular paragraph

ID	Policy	Paragraph	Comment	Action	Change Required / Comment
			<p>village which is expected to be around 5-10%, for ease I have detailed Policy H8 as found in the Emerging Local Plan below:</p> <p>Policy H8: Housing in the Smaller Villages</p> <ol style="list-style-type: none"> 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. <p>“Draft Local Plan policy H8 suggests that development will be either through infill developments / redevelopment (in accordance with draft policy H16 and following the same principles as Core Strategy policy CSR1).”</p> <p>The above sentence needs to be amended as it identifies that policy H16 follows the same principles as the core strategy, however this is not reflected in the Councils response to the inspectors questions on the Emerging Local Plan which can be found here as the reference to the settlement hierarchy is proposed to be removed.</p>		2.5.5 which now references the adopted local plan position on policies H8 and H16.
		5.3.1	The following paragraph provides a lack of clarity. The plan wants to act as a catalyst to move certain land uses from the	Amend Objective	Objective 4 has been amended to reflect the suggestion.

ID	Policy	Paragraph	Comment	Action	Change Required / Comment
			<p>centre, encourage residential development and at the same time retain the uses that have moved from the centre somewhere in the parish.</p> <p>We suggest simplifying the text and make the aspirations you are trying to achieve clear.</p>		
	Policy SV1 – Infill Development		We understand what you are trying to achieve with this policy however you may wish to include an infill and rural housing policy which we have suggested in the comment below which uses wording that has successfully passed examination.	Amend policy wording	Policy SV1 amended to reflect Local Plan policy H16 phraseology. However decision taken to keep policies SV1 and SV2 separate.
	Policy SV2 - Rural Housing		<p>You could simplify the policy and achieve the same outcome by using the suggested wording below, this would also future proof the policy by not listing all the types of development that are currently acceptable in a countryside location in case national policy changes and more types of development are added/taken away.</p> <p>‘Development proposals including infill within the built-up area of the villages should accord with the policies of this Plan and the Development Plan for the district.</p> <p>Development of new houses outside of the built-up area of the villages will only be supported if they are necessary or suitable for a countryside location and consistent with the policies of this Plan and the Development Plan for the district.’</p>	Amend policy wording	Policy SV2 amended to reflect the second part of the suggested new text. However decision taken to keep policies SV1 and SV2 separate.
	Policy SV3- Conversion of Buildings in the Countryside		Within the plan it is not clear where the non-designated heritage assets can be found and there is also no information or justification surrounding the policy text to support this. Please amend the supporting text to address this.		<p>Reference to ‘non-designated heritage asset’ replaced with ‘buildings of heritage value’.</p> <p>Additional reference to evidence source included in supporting text.</p>
	Policy SV4– Employment		<p>The wording of the current policy is silent on other use classes for example through stating:</p> <p>‘Proposals for uses offering local employment opportunities (Use Class B1) will be supported where.’</p>	Amend policy wording	This policy is for employment uses that are compatible with or do not significantly harm residential amenity. Therefore since use classes B2 and B8 cannot generally be accommodated

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			<p>It is not clear why you have only specified the B1 Use Class in the policy wording and there is no supporting text to justify this. We therefore suggest amending the sentence to:</p> <p>‘Proposals for uses offering local employment opportunities where possible should:’</p>		<p>near residential properties they would be excluded from this policy as a matter of general principle.</p> <p>Policy SV4 has been amended to reflect the fact that use class B1 is now in the new class E.</p>
		Page 40 – Statement of Housing Need	<p>The policy includes an administrative requirement, through asking for the submission of Housing Needs Statement. This requirement is overly onerous and doesn’t practically contribute towards achieving the policy objective. We therefore suggest that the policy focus is on the mix of dwellings that should be delivered.</p> <p>You can find a range of adopted NDP housing mix policies on the link here.</p>	Amend policy title	<p>This comment is not accepted. The policy seeks to ensure that the housing that is provided within the NP area meets the needs of the villages.</p> <p>The adjacent Henley & Harpsden NP (‘made’ in 2016) policy H3 includes a similarly worded requirement:</p> <p><i>“Development proposals providing 10 or more net additional dwellings will set out within a ‘Dwelling Statement’ submitted as part of any planning application how the proposal provides an appropriate choice of homes that contributes towards meeting the specific housing needs of Henley and Harpsden. The Dwelling Statement should provide details on how the proposed development:</i></p> <p><i>a) Meets the needs of different groups in the community, such as but not limited to, young people; local workers; small families; older residents (55+); and people with disabilities; and</i></p> <p><i>b) Provides a high standard of internal and external living space.</i></p> <p><i>Development proposals providing 10 or more net additional dwellings should ensure that housing types, sizes and tenures are appropriately ‘pepper-potted’ across the site to avoid large areas of uniform type, size and tenure.”</i></p>

ID	Policy	Paragraph	Comment	Action	Change Required / Comment
					The name of the policy has been amended to "Dwelling Statement" to be consistent with the Henley & Harpsden NP policy, and other minor changes have been made to the policy wording.
	Policy SV6- Dwelling Extensions		<p>The wording of the current policy is overly restrictive and unduly onerous for example through stating:</p> <p><u>'Proposals for extensions to existing dwellings will be permitted provided that...'</u></p> <p>Please amend 'will be permitted' to 'will be supported' This change would acknowledge that SODC would remain as the local planning authority in the event that the Plan is 'made'.</p> <p>The Local Plan 2011 Policy H13 goes into a lot more detail than what your policy is currently trying to achieve. For ease I have detailed policy H13 below:</p> <p>Policy H13 Extensions to dwellings or the erection and extension of ancillary buildings within the curtilage of a dwelling, will be permitted provided that:</p> <ul style="list-style-type: none"> (i) in the Green Belt, outside the limits of the larger and smaller villages the extension would be no greater than 40% of the volume of the original dwelling; (ii) the scale and design of the proposal is in keeping with the character of the dwelling and the site and with the appearance of the surrounding area; (iii) the amenity of occupants of nearby properties is not materially harmed; (iv) the proposal would not be tantamount to the creation of a separate dwelling; and (v) adequate and satisfactory parking and amenity areas are provided for the extended dwelling.s you can see the above Local Plan policy is adding more detail than Policy SV6 through identifying the scale and design of the proposal will be in keeping with the character of the dwelling and site, the amenity of nearby properties is not materially harmed, the proposal would not be tantamount to the creation of a separate dwelling and adequate and satisfactory parking and amenity areas are provided for the extended dwelling. The real value of your 	Amend policy wording	<p>Amend policy as follows:</p> <p>Replace 'will be permitted' with 'will be supported'</p> <p>Local Plan 2011 policy H13 has now been replaced by Local Plan policy H20 which is less detailed and is not a strategic policy. Policy SV6 is locally distinct in that it refers back to the Plan's character appraisal and design guide document.</p>

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			<p>current policy is bringing in the connection to the character assessment but it then lacks the detail that is included in the Local Plan policy H13. You could address the lack of detail through using wording similar to the Pyrton policy below which we have advised previously is a good example to use..</p> <p>The Pyrton NDP which has passed examination included an extension policy which you may wish to adapt as detailed below:</p> <p>Policy D3: Extension of existing properties 6.5.4.1. Policy 1. Planning permission will be granted for extensions to existing properties (where planning permission is required), provided they accord with the following design criteria:</p> <ol style="list-style-type: none"> a. They are of a suitable scale, bulk and mass, having regard to the size of the existing property; b. They are designed and laid out so as to secure a reasonable degree of privacy for the occupiers that does not unacceptably harm the amenities of neighbouring properties through loss of privacy, daylight or sunlight; c. They maintain the existing space between plots in Pyrton; d. They are generally of a similar design and materials as the existing property, unless contemporary additions can be well integrated; e. Particular care should be taken to ensure that extensions to listed buildings do not diminish the special historical or architectural qualities of the building, and do not detract from the character and appearance of the conservation area. 		
	Policy SV7 – Replacement Dwellings		<p>The policy as currently worded is overly restrictive. The first bullet point is in conflict with the paragraph 194 of the NPPF which allows for the loss of listed buildings in exceptional circumstances.</p> <p>The second and third bullet points are inappropriate since they add an additional policy requirement in respect of the demolition of unlisted buildings that does not exist in national policy and is arbitrary and not properly defined compared to the rigorous approach to listed buildings and undesignated heritage assets. Furthermore, the next paragraph of the of the policy seeks to encourage good design and protect local character and</p>	Amend policy wording	<p>NPPF paragraph 194 relates to ‘exceptional’ circumstances – ie as an exception to policy. Therefore it is not necessary to refer to the exception in the policy because it will apply anyway.</p> <p>The second bullet point has been amended to reflect the guidance on non-designated heritage assets and to refer to ‘buildings of heritage value’. The Neighbourhood Plan does not define non-designated heritage assets but where these have already identified by the District Council, or as a</p>

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			<p>distinctiveness. These requirements are also repeated in other policies in the NDP (SV8, SV24 and SV25).</p> <p>It is not clear what the section stating: “Proposals which lead to a reduction in the size of dwellings and an increase in the number of dwellings on a site will be supported where the proposal complies with the other policies in the Neighbourhood Plan.” Is trying to achieve. It merely describes a form of development and set out that it will be supported it in compliance with other policies. This section lacks a distinctive approach and makes the policy less concise detracting from its clarity</p> <p>The section setting out: “In the event that the proposed replacement dwelling is not located on the original footprint, unless environmental reasons prevent it from occurring, the existing dwelling must be removed from the site prior to the completion of the development, or within 1 month of the first occupation of the new dwelling, where the existing dwelling remains in residential use by the occupier during the construction period.” is overly restrictive and unduly onerous . It imposes an the arbitrary requirement that the existing dwelling must be removed within 1 month of occupation of the new dwelling. It adds an additional policy requirement that does not exist in national or local policy. In our view such matters are better addressed through the development management process and planning conditions.</p>		<p>result of future work by the Parish Council to identify such assets, this element of the policy would apply.</p> <p>Further changes have been made to the policy to remove text that could be seen to encourage subdivision of properties or plots, and to link the policy to others in the Plan.</p>
	<p>Policy SV9- Valued Landscapes Including Buffers</p>		<p>We note that all the valued landscapes and buffers combined cover all open countryside within the entire NDP area. This may be viewed as a broad brush approach, as it doesn't seem to distinguish the separate areas. You need to identify what the purpose and qualities of the valued landscapes are, and include this in the supporting text around the policy to give the reader an idea of how these are assessed.</p> <p>You use the phrase ‘Applicants should’ within the policy wording, the policy should be aimed at development proposals not applicants. Please amend to ‘Development proposals should’.</p> <p>The last paragraph of the policy is not in accordance with the NPPF. Paragraph 79 identifies that in the following circumstances</p>	<p>Amend policy wording</p>	<p>Policy amended to refer to ‘Development proposals should....’ Rather than ‘Applicants should...’</p> <p>References to ‘Buffers’ removed from policy.</p> <p>Last sentence amended to read ‘Proposals for development appropriate to a countryside location will be supported where they do not adversely impact on the purpose or qualities of the valued landscapes.’</p> <p>In response to the comment that the supporting text requires further explanation about what the</p>

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			<p>the following types of development are considered to be acceptable: there is an essential need for a rural worker, it would be a viable use of a heritage asset, re-use of redundant or disused buildings, subdivision of an existing residential dwelling or it would be of exceptional design</p> <p>Paragraph 83 of the NPPF also identifies the following types of development are acceptable in a countryside location:</p> <p>Planning policies and decisions should enable:</p> <ul style="list-style-type: none"> a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; b) the development and diversification of agricultural and other land-based rural businesses; c) sustainable rural tourism and leisure developments which respect the character of the countryside; and d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship. <p>Please amend the last paragraph to include all the appropriate uses in a countryside location. You could future proof the policy by amending the wording to:</p> <p>'Proposals for residential development outside of the built-up area of (insert village(s)) will only be supported if they are necessary or suitable for a countryside location and consistent with the policies of this plan and the Adopted Development Plan.'</p>		<p>purpose and qualities of the valued landscapes are, paragraphs 6.4.12 to 6.4.51 provide these details (much was already in the Plan but some additional text has been included on the separation of settlements and a new policy SV8a).</p>
	<p>Policy SV10 – Riverside Related Development</p>		<p>The last paragraph sets out administrative requirements. It also duplicates requirements relating to landscape impact assessments. This creates additional burden in relation to visual impact assessments.</p> <p>It also suggests that the local authority will seek financial contributions and lists some types of infrastructure projects CIL funds may be spent on. A CIL requirement is a budgetary decision, made by the appropriate council, which cannot be committed by a neighbourhood plan policy. A neighbourhood plan document can highlight the infrastructure that it believes should be</p>	<p>Amend policy wording</p>	<p>Uffington & Baulking Neighbourhood Plan policy L1 contains a similar requirement for landscape assessments. It states inter alia:</p> <p><i>“All development proposals within the LCS coloured areas should be accompanied by a landscape assessment of the proposed development, proportionate to the scale of the development. For major developments (10+ dwellings) an LVIA carried out in accordance with</i></p>

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			<p>prioritised, but it cannot commit CIL receipts. We recommend this section is deleted.</p>		<p><i>the latest Guidelines for Landscape and Visual Impact Assessment (GLVIA) will be required.</i></p> <p>This passed referendum.</p> <p>The latter part of the policy is not referring to commitment of CIL funds. It is referring to the CIL Regulation 122 tests which are the legal tests that must be satisfied when seeking Section 106 obligations. The policy wording has been amended to clarify this.</p>
	<p>Policy SV11 – Key Views and Vistas</p>		<p>To achieve a level of consistency with other neighbourhood plans across the district we suggest that the policy title is changed to: Policy SV11 - Important Views.</p> <p>The policy needs to be amended to provide clarity as you identify some views as ‘those defined in Section 5 of the Landscape Character Assessment’ all the views that you have listed should be easily identifiable to the reader within the plan and clear where these views are. We therefore recommend that you use a map specifically for the Important Views which highlights the views with individual arrows that are numbered and correlate to a key with the views location/name which can then be detailed within the policy wording.</p> <p>We suggest that the policy wording is amended as suggested below and that you include justification and evidence for the policy within the supporting text as set out in the Berrick Salome NDP which has passed examination. (page 35-37).</p> <p>Suggested policy wording:</p> <p>The Neighbourhood Plan identifies the following Important Views on the Policies Maps on pages XX and XX:</p> <ol style="list-style-type: none"> 1. 2. 3. 4. 	<p>Amend policy wording</p>	<p>Policy title amended to ‘Important Views’</p> <p>All important views are now defined in the policy and on maps (figures 17 and 18) that draw from the landscape and village character appraisal reports.</p> <p>The other additional text recommended has also been incorporated.</p>

ID	Policy	Paragraph	Comment	Action	Change Required / Comment
			<p>Development proposals should preserve or enhance the local character of the landscape and through their design, height and massing should recognise and respond positively to the various Important Views.</p> <p>Development proposals which would have a significant adverse impact on an identified Important View will not be supported.</p>		
	Policy SV12- Dark Skies and Lighting		It is not clear in part 2 of the policy what evidence this part of the policy is based on and also what measures of sky quality have been taken into account. Please amend the supporting text to reflect this.	No change	<p>This policy is directly reproduced from the Ashbury Neighbourhood Plan which is a 'made' Plan.</p> <p>The evidence for part 2 of the policy is clear in 6.4.52-6.4.58 and figures 13 and 14 of the Plan.</p>
	Policy SV13 – Biodiversity Net Gain		<p>The wording of the policy is likely to cause confusion and be difficult to enforce. The introduction to the policy requires that development proposals should comply with one or more of the following points. In reality, it would be possible to comply with this policy by providing one bird box and ignoring the remainder of the points, including allowing the loss of veteran trees. This is not compliant with the Local Plan or national policy guidance in the NPPF.</p> <p>I would suggest the following alternative wording:</p> <p><i>Development should seek to deliver a biodiversity net gain for the parish. In achieving this requirement, development proposals that comply with the following principles will be supported:</i></p> <ul style="list-style-type: none"> <i>i. Avoid the unnecessary loss of mature and veteran trees, hedgerows, orchards or wildlife corridors. Any loss shall be mitigated on site or in an approved alternative location in accordance with a compensation scheme provided as a condition of planning permission;</i> <i>ii. Include measures to provide wildlife corridors in order to maintain, retain and secure connectivity of the wider network where possible;</i> <i>iii. Where the loss of scrubland is unavoidable, the</i> 	Amend policy wording	Policy wording revised to refer to biodiversity net gain and to broadly reflect the suggested changes.

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			<p><i>proposals shall retain sufficient areas of vegetation on the site linked to adjacent habitats, wildlife corridors or hotspots to allow wildlife to pass around or through the site;</i></p> <p><i>iv. One or more of the following: Owl boxes; bat boxes; and bird boxes (particularly suited to their use by swifts, swallows and house martins) should be installed as an integral part of any new or replacement dwellings;</i></p> <p><i>Where relevant, culverted watercourses shall be re-opened where feasible and linked to wetland creation.</i></p>		
		Paragraph 6.4.84	You reference policy SP16 in this paragraph which does not relate to the subject within the paragraph please delete the reference.	Amend supporting text	Reference deleted.
	Policy SV14- Landscaping and Greening of the Environment		<p>This policy could be simplified to provide a clearer direction for development by using a similar approach to the wording as detailed below:</p> <p>‘Development proposals should demonstrate how the landscaping schemes, layouts, public open space provision and other amenity requirements arising from the development (such as pedestrian and cycle connections) and maintain or enhance the visual characteristics and biodiversity of the Network and will contribute to or improve the connectivity and maintenance of the Network.</p> <p>Proposals to create new Green and Blue Infrastructure and associated new pedestrian and cycle routes should also be supported.’</p>	No change	Comment noted.
	Policy SV15– Preservation and Replacement of Trees		<p>The policy as written has issues in regards to implementation. We have liaised with our specialists and propose the following wording. Please amend the policy to:</p> <p><i>‘Development proposals affecting tress and woodlands should where appropriate:</i></p> <p><i>a) Avoid unacceptable loss of, or damage to, existing trees or woodlands during or as a result of development;</i></p>	Amend policy wording	<p>Policy wording revised to broadly reflect the changes suggested.</p> <p>Other previous text retained where appropriate.</p>

ID	Policy	Paragraph	Comment	Action	Change Required / Comment
			<p>b) <i>Be supported by adequate tree survey information; tree constraints should be identified by a qualified arboricultural consultant, based on a Tree Survey completed in accordance with the current edition of British Standard 5837.</i></p> <p>c) <i>Proposals for residential or non- residential development should include a comprehensive landscaping scheme to secure a wide range of tree planting. Development proposals must therefore be designed to provide sufficient space for planting to be accommodated.</i></p> <p>d) <i>Development proposals are encouraged to replace trees not to be retained as a result of the development at a ratio of at least 2:1</i></p> <p><i>Major development proposals are encouraged to create woodland by planting additional new trees at a minimum of:</i></p> <p>a. <i>Five saplings at a density of 1,100 saplings/hectare for each dwelling for residential development; or</i></p> <p>b. <i>For non-residential development, whichever is the greater of five trees foreach parking space; or two trees per 50m2 of gross floorspace.</i></p> <p><i>Infill development proposals are encouraged to plant additional, new, trees using larger planting stock e.g. 10 to 12cm girth at 1m above ground level “Standards</i></p>		
	Policy SV16– Memorial Hall Enabling		<p>NPPG identifies the following:</p> <p>Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the relevant tests.</p>	Amend policy wording	Policy wording revised to reflect the need to satisfy the CIL Regulation 122 tests for planning obligations.

ID	Policy	Paragraph	Comment	Action	Change Required / Comment
	Development		<p>Obligations must be:</p> <ul style="list-style-type: none"> necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. <p>These tests are set out as statutory tests in regulation 122 (as amended by the 2011 and 2019 Regulations) and as policy tests in the National Planning Policy Framework. These tests apply whether or not there is a levy charging schedule for the area.</p> <p>The policy therefore as worded would not meet all the tests detailed above by including wording such as ‘which directly financially supports the Memorial Hall by guaranteeing the long-term future of the facility. We would happy to discuss different options to take your aspirations forward.</p>		
	Policy SV19– New Development and Highway Safety		<p>Point a) needs to align with the NPPF tests as detailed below of Paragraph 109:</p> <p>‘Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.’</p> <p>Point a) sets out that there should be no significant adverse impacts on the capacity and operation of the local highway network whereas the NPPF sets out that the appropriate test is whether the ‘residual cumulative impacts are severe’ when it comes to the road network .</p> <p>The final sentence of the policy suggests that “<i>Proposals which fail to demonstrate the above will not be supported.</i>” This is in conflict with the first part of the policy which sets out that development proposals ‘should’ meet the relevant requirements. The final sentence should be deleted.</p>	Amend policy wording	Policy amended to reflect the comments.
	Policy SV20 – Protection of		There is an element of repetition between this policy and SV21 which both are worded in an overly restrictive manner. The policy should be worded ‘should’ rather than using phrases such as ‘will be resisted’ to allow a degree of flexibility. It may not be possible	No change	There shouldn’t be any duplication as policy SV20 deals with existing RoWs / cycle networks whereas policy SV21 deals with new RoWs / cycle networks.

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	Existing Rights of Way and Cycle Network		<p>and practical that proposals that require the diversion or urbanisation of public footpaths will be resisted. The policy should set out what development should be doing rather than detailing what will be resisted, it doesn't provide the clarity that this policy needs.</p> <p>The Berrick Salome NDP which has passed examination have a similar policy which you may want to use instead:</p> <p>BER9 WALKING, CYCLING AND RIDING Development proposals will be supported, provided that, where appropriate to the location, they have regard to the following walking, cycling and riding principles, and they accord with the other policies of the Plan and the adopted development plan:</p> <ul style="list-style-type: none"> • if they adjoin a public footpath or bridleway, have regard to maintaining the functionality and rural character of the footpath or bridleway, unless this is unavoidable, in which case the route should be diverted in a way that remains safe and convenient for users; • if they lie in a location that enables a new pedestrian, cycle link and/or bridleway to be created to an existing public footpath or bridleway, that the layout and access arrangements of the scheme allow for such an improvement, provided they avoid or minimise the loss of mature trees and hedgerows and use materials that are consistent with a rural location <p>it is located in an area which facilitates and where possible encourages walking, cycling and riding to access The Parish.</p>		<p>Neither policies are considered to be overly restrictive.</p> <p>No changes to policy.</p>
	Policy SV21- Cycle Network, Rights of Way, Footpaths and other Routes		<p>The final part of the policy suggests that the local authority will seek financial contributions and lists some types of infrastructure projects CIL funds may be spent on. A CIL requirement is a budgetary decision, made by the appropriate council, which cannot be committed by a neighbourhood plan policy. A neighbourhood plan document can highlight the infrastructure that it believes should be prioritised, but it cannot commit CIL receipts. We recommend this section is deleted.</p>	No change	<p>There shouldn't be any duplication as policy SV20 deals with existing RoWs / cycle networks whereas policy SV21 deals with new RoWs / cycle networks.</p> <p>Neither policies are considered to be overly restrictive.</p> <p>No changes to policy.</p>
	Policy SV24 – Special		<p>We note that figure 19 identifies a lot of other Parish Character Areas. By only applying this policy to the Special Character Areas are you missing an opportunity for development proposals to have regard to all the Parish Character Areas as identified in</p>	Amend policy wording	<p>Policy wording revised to reflect the recommended changes to the latter parts of the policy.</p>

ID	Policy	Paragraph	Comment	Action	Change Required / Comment
	Character Areas		<p>the Character Appraisal rather than narrowing them down to Special Character Areas only.</p> <p>It needs to be made clearer how you have come to establish the Special Character Areas.</p> <p>Please amend 'will be permitted' to 'will be supported'. Examiners have recommended this modification to other neighbourhood plans in our district.</p> <p>The policy is meant to apply to all forms of development but criterion a) seems to relate only to infill housing development . You already have a policy dealing with this issue, so the repetition is unnecessary and makes the policy less clear.</p> <p>The final 3 sentences use the terminology 'Planning applications' and 'applications' this wording needs to be changed as the policy should be aimed at development itself not the application.</p> <p>Please amend 'Applications' to 'Development proposals'</p> <p>The wording of these sections should be simplified and improved as follows:</p> <p>Development proposals should better reveal key features or landmarks as identified in figures 9 and 10 of this Plan and where possible enhance the roadside landscape without reducing personal security or privacy.</p> <p>Development proposals should use native species green hedges that reflect the character of the area, where boundary demarcation is a key characteristic.</p> <p>Development proposals should avoid the loss of frontage trees or hedgerows in an identified Area of Special Character.</p>		<p>Further supporting text and references to evidence has been added to paragraphs 6.6.8 and 6.6.11 as well as in other locations in the Plan to explain the background to the special character areas.</p> <p>'Will be supported' has replaced 'will be permitted'.</p>
	Policy SV25– Building Materials / Design / Density / Layout		<p>When the Character Appraisal and Character Assessment are mentioned within the policy wording you can only have regard to the documents because they have not been examined or formally adopted.</p> <p>Please amend to:</p>	Amend policy wording	Comments partially accepted. However it is important to recognise that many policies have specific criteria based on the findings of Character Appraisals or similar evidence base work. For example Farnsfield NP (Made) states:

ID	Policy	Paragraph	Comment	Action	Change Required / Comment
			<p>'New development, extensions, alterations and replacement dwellings should be to a high standard of design, in keeping with the character of the area and should have regard to the Shiplake Villages Character Appraisal.'</p> <p>The below sentence highlighted in yellow is overly restrictive please amend the 'must' to 'should' to enable the flexibility the policy requires. 'In accordance with the identified character areas, new development must demonstrate how consideration has been given to:'</p> <p>The following bullet point is considered to be overly restrictive through stating the proposed height. 'the height of proposed buildings, which should not normally exceed two storeys (as set out within the Character Appraisal)' please delete this sentence.</p> <p>There is a policy already dealing with the following with connecting, walking and cycling routes and therefore it is suggested this is deleted.</p> <p>The below bullet point is normally dealt with through a development management process via a planning application and therefore should be deleted:</p> <p>'minimising the impacts on residential amenity of the construction arrangements by way of lorry movement, deliveries, working times, lighting, parking of contractor's vehicles, wheel washing provision and street cleaning'</p> <p>The following paragraph duplicates the requirements in the first part of the policy: 'Support will be given to development which reflects local building styles and detailing, and which uses traditional materials as described in the Character Appraisal, especially within the setting of heritage assets.</p> <p>Proposals will be expected to demonstrate compliance with the Design principles in the Character Appraisal for the character area within which the site is located'</p>		<p><i>"All developments should demonstrate how they have considered and responded to the most recent Farnsfield Conservation Area Appraisal and Farnsfield Character Appraisal and Design Principles"</i></p> <p>As a consequence the policy wording has been left largely intact but with some modifications to the first part of the policy (it now refers to 'have regard' as recommended), to reflect the need to show how 'careful consideration' has been given to the various policy criteria, and to amend three of the criteria in the middle of the policy.</p>

ID	Policy	Paragraph	Comment	Action	Change Required / Comment
			<p>The last sentence of the above paragraph which is highlighted in yellow is also considered to be overly restrictive and should be amended.</p> <p>It is not clear from the final paragraph why the caveat is necessary, isn't the removal of an unsympathetic structure already an improvement and a positive contribution and therefore providing a net benefit is not needed. The second part requires an improvement and may be overly onerous. 'Where there is a net benefit to the character area.' 'In accordance with the identified character areas, new development must demonstrate careful consideration has been given to.'</p>		
		Character Appraisal – Conservation Officer Comment	The Character Appraisal is a very thorough and useful document that adds great weight to the detailed policies within the plan.	No change	Comment welcomed.
		Character Appraisal – General comment	Please refer to the NPPF with date to avoid any confusion when referring to paragraphs – NPPF 2019.	Amend text	Amendment incorporated where unclear.
		Character Appraisal – Page 74	<p>The character appraisal needs greater emphasis/clarification on the type of tree retention the plan is requiring. i.e. not just mature trees as stated, but trees with recognised arboricultural values (assessed per British Standard guidance BS5837). Seeking to retain existing mature or old trees, but also seeking to secure the next generation of tree cover to maintain the very dominant sylvan character of the Shiplake area.</p> <p>Secondly, more clarity is needed on what is expected as part of any future development regarding new trees. It shouldn't just focus on mitigation for trees lost, but also emphasise the need for additional tree planting in all development sites, crucially by providing space for new trees to be planted.</p>	Amend character appraisal text	Character appraisal modified to reflect this recommendation.
Shiplake Memorial Hall Trustees			<p>Page 6, para 7: This paragraph is confusing. Should "Shiplake" not refer to the whole parish, being the combined villages of Lower Shiplake and Shiplake Cross?</p> <p>3.1.10:</p>		<p>Comments noted – the responses are below:</p> <ul style="list-style-type: none"> • The page 6 para 7 reference is unclear – it was not possible to locate the text in question.

ID	Policy	Paragraph	Comment	Action	Change Required / Comment
			<p>Substitute “a” for “the village” in the last line. The Memorial Hall serves other areas as well as Shiplake.</p> <p>5.3.3. Add as Core Objective 8 “Recognise the need to continue to protect the Memorial Hall and associated facilities as a vital asset for the local community”</p> <p>6.5.27 The list of interests should be moved to the previous item, 2.6.56, to which it relates.</p> <p>6.5.28 Add a new heading: “The Memorial Hall”</p> <p>Add to this clause: “The Hall at Shiplake Cross operates independently as a Charitable Incorporated Organisation (a “CIO”) with the official title of “Shiplake Memorial Hall”. The CIO has five trustees, including one from each of Shiplake and Binfield Heath Parish Councils. The Hall is for the benefit of the inhabitants of the Parishes of Shiplake and Binfield Heath and the surrounding area and owns the adjoining playing field, tennis courts, bowling green and children’s play park. The tennis courts and bowling green are run by their respective clubs under long leases and are responsible for their own pavilion and clubhouses. The play park is licenced to Shiplake Parish Council.”</p> <p>6.5.29: Delete from “Memorial Hall” to “Shiplake Cross” inclusive.</p> <p>6.5.70 Delete the second and third facilities, Policy SV17. These are too restrictive and effectively covered by SV16. Moreover no such restrictions are applied to Shiplake College.</p>		<ul style="list-style-type: none"> • 3.1.10 amended • The objectives of the Neighbourhood Plan have been settled and it is not proposed to add a new objective as suggested. There are already policies that will protect the Memorial Hall in policies SV16 and SV17. It is not considered necessary to make further changes to the Objectives given the effect these policies will have in their own right. • List of sports and interest clubs moved up a paragraph as suggested • New heading for Memorial Hall not considered necessary as subsequent text does not relate to the Hall but does relate to the Leisure and Wellbeing section. • New text added regarding the operation of the Hall and subsequent paragraph modified to avoid duplication. • The reference to the Memorial Hall and playing fields, tennis courts, bowling green and children’s playpark at the Memorial Hall will be retained in policy SV17 in order to ensure they are protected as community facilities, for which they were established.
Cllr D Bartholomew			<p>When formed in January 2017, the key objective of the Neighbourhood Plan (NP) group was to identify sites to accommodate a 5% growth in housing stock of Shiplake Villages – this amounted to some 35 houses, not including a number of</p>	Amend policy SV7, maps and supporting text	<p>Comments noted – the responses are below:</p> <ul style="list-style-type: none"> • Policy SV7 has been amended to avoid encouraging subdivision of plots / properties.

ID	Policy	Paragraph	Comment	Action	Change Required / Comment
			<p>permissions that had already been granted that would take this number down. A subsequent villages survey in the summer of 2017 indicated that residents' preferences were that these new properties should in the main be smaller and affordable properties to meet the needs of renters, younger first or second-time buyers, and downsizers.</p> <p>However, since the NP group was formed and the survey conducted, there have been unexpected and dramatic changes in the housing situation in the area. Planning permission has been granted for some 200 units at Thames Farm, Wyevale, Mount Ida and Retirement Village. Many of these units are smaller properties, 'affordable' homes and retirement apartments, thus the original objective of the NP has been met many times over and the desires of residents in respect of housing types expressed in the survey have been more than fulfilled. The survey was a snapshot in time and in terms of additional housing requirements is now redundant (although many other aspects remain valid).</p> <p>I therefore note the following items with concern:</p> <ul style="list-style-type: none"> • Vol. I, p.7, Recommendation F. I cannot support this (the desire to promote smaller, affordable dwellings) as this has already been achieved. • Vol. I p.14, Parish Profile. This does not note the extant permissions which will take the village from approximately 680 homes to 880 homes. • Vol. I p.24, Objective 2 (rebalance the village profile). This does not take account of the 200 permissions granted. • Vol. I p.33, Objective 2. As above • Vol. I p.39 Para 6.3.35. This states 'subdivision of dwellings should be encouraged if it increases the number of dwellings within a given plot'. I strongly object to this. Such actions could severely damage the character of the village by turning houses into blocks of flats and their gardens into car parks. • Vol. I p.41, Policy SV7 'Proposals which lead to a reduction in the size of dwellings and an increase in the number of dwellings on a site will be supported'. This urban, high-density approach is in conflict with the village 		<ul style="list-style-type: none"> • The maps and accompanying text in the Plan have been revised to reflect the recently permitted schemes in and adjacent to the Plan area. • Good design and adherence to the principles set out in the character appraisal and design guide will ensure compliance with policies SV22, SV24 and SV25 (as revised), but in some instances conversion of gardens to parking areas will be permitted development. • Policies SV7, SV24 and SV25 will operate with other policies in the Neighbourhood and Local Plans to ensure that development is in keeping with the character of the area. The Neighbourhood Plan directs developers to the Character Appraisal and Design Guide for detailed guidance on how replacement dwellings should be developed.

ID	Policy	Paragraph	Comment	Action	Change Required / Comment
			<p>character of Shiplake. Detached houses in leafy gardens would be replaced with urban terraces.</p> <p>The plan as currently drafted will provide developers with evidence to massively increase the density of the village in an urbanising manner. There is already an example of a developer quoting this draft plan as evidence to replace permission for one detached house in Station Road with a block of five flats with the front garden turned into a car park (This application has attracted multiple objections from residents – it is clearly not the type of development the village wants.)</p> <p>I cannot support the plan without major modifications including:</p> <ul style="list-style-type: none"> • Detailed reference to the dramatic future increase in size the village has already accommodated through permissions that have been granted since 2017. • Removal of the policy that supports the subdivision of properties. • Removal of the policy that supports demolishing larger houses and replacing them with an increased number of smaller dwellings. • Introduction of a policy that specifically discourages conversion of houses into flats and gardens into car parks. 		
Cllr L Rawlins			<ol style="list-style-type: none"> 1. Do you broadly agree this Neighbourhood Plan approach? Yes. This is an excellent well-considered and well produced NP 2. Are there any policies or content you believe are missing? Yes. I think the issue is reasonably covered by reference to built limits, but there may be merit in having explicit settlement boundaries? 3. Are there any policies or content you believe are incorrect or should be removed? 	No change	<p>Comments noted – the response is below:</p> <ul style="list-style-type: none"> • The introduction of settlement boundaries was given serious consideration at various stages of the evolution of the Plan but it was determined to be more appropriate to develop a suite of policies which positively support the maintenance of the separate identities of the settlements in the Plan area and the landscape surrounding them.

ID	Policy	Paragraph	Comment	Action	Change Required / Comment
			<p>No. I wholly agree that new housing needs to be of smaller and more modest scale to help balance the overall housing stock and support a balanced age profile for the future local population. It will also facilitate some needed down-sizing of under-occupied property.</p> <p>4. Do you have any other comments?</p> <p>I think this work is excellent and well supported by the villages' character assessment and Bettina's landscape assessment. A very professional production. Well done!</p>		
Bolney Court Inc	Policies SV1 and SV2		These policies result in unnecessary duplication of policies in the adopted and emerging South Oxfordshire Development Plan and therefore conflicts with paragraph 16f) of the NPPF. These policies should be deleted from the SNP.	No change	These policies are in general conformity with the policies of the adopted Local Plan but they add a local level of detail which, when considered with the other policies in the Neighbourhood Plan, are directly and locally relevant to the Plan area.
	Policy SV5		<p>It is noted that Policy SV5 requires Housing Needs Statement for residential development planning applications (apart from for reconstruction of an existing single dwelling). The draft policy is not clear on how the requirements of the policy should be interpreted and what information should be provided in the Housing Needs Statement. For example is the need to be demonstrated for the villages themselves or the parish as a whole? It assumed that up-to-date information published by the District Council or the Parish Council which is related to the local area would be suitable to satisfy the policy requirements, although this should be explained in the Policy. It is also not clear how the separate issue of 'demand' should be considered in the context of this policy.</p> <p>The draft policy should therefore be amended as it fails to currently accord with paragraph 16d) of the NPPF as it is not currently clearly written and is unambiguous.</p>	No change	<p>The background to this policy is described in the evidence base and in particular in section 6.3 of the Plan. Paragraphs 6.3.41 -6.3.42 explain what the policy seeks to achieve.</p> <p>The requirements of the policy are clear – the applicant is to demonstrate how the housing needs of the villages are met through the planning application, and how the proposals comply with the Nationally Described Space Standards.</p> <p>The title of the policy has been amended so it is no longer called a statement of housing 'need'. The new title (Dwelling Statement) more accurately reflects the requirements in the policy.</p> <p>The villages are equivalent to the Parish in terms of the centres of population in the Plan area.</p>
	Policy SV9		The Parish Landscape Character Area (PLCA) 3: Shiplake Semi-Enclosed Dipslopes should be removed from the proposed 'valued landscape' designation.	No change to reasons for	See comments in response to Hankinson Duckett Associates (HDA) for why PLCA3 should remain as a valued landscape.

ID	Policy	Paragraph	Comment	Action	Change Required / Comment
				identifying PLCA3 as a valued landscape	
			No justification for our site being located within an 'Area of visual separation between Lower Shiplake and Shiplake Cross', and it must be removed from this designation;	Minor change to SPLCA to expand on reasons for inclusion of these areas	See comments in response to HDA for why this area should not be removed.
			No local designations have been proposed by the Local Planning Authority	No change	SODC do not object to the principle of local designations. SODC request details to distinguish the areas and their qualities. This is set out in the SPLCA as recognised by HDA.
	Policy SV9		The PLCA3 (including our site at the Kilnpits) should not be proposed as a 'valued landscape' or as a landscape buffer	Changes to SV9	The whole of PLCA3 including the site at Kilnpits should be retained as a valued landscape. The landscape buffers are to be removed from policy SV9 of the NDP.
			The designation would be contrary to recent appeal decisions	No change	Each appeal is considered on its own merits and in the light of evidence provided to the Inspector and circumstances regarding the supply of housing and other planning matters. The SPLCA was not available to inform these appeals.
	Policy SV11		Our site consists of small scale paddocks strongly influenced by the edge of settlement and contained from the wider landscape by the mature trees along their northern boundary. It is also screened from view by intervening woodland and treed boundaries and will, with the construction of housing and commercial buildings on the Wyvale site and the Thames Farm site, be separated from the AONB by a significant block of development on the north-western edge of Lower Shiplake. From the analysis in the enclosed Landscape and Visual Appraisal it is evident that the northern parcel of PLCA 3 makes no tangible contribution to the landscape or to the visual setting to the Chilterns AONB.	Minor change to SPLCA to expand on reasons for inclusion of this site	Although visible, Lower Shiplake is well set back from the site, broken up by some planting. The mature trees allow intervisibility between the site and the open landscape to the north. The site has a good rural character typical of PLCA3 edge of village locations. This site is not isolated as the character type continues into Harpsden Parish and up into the AONB as shown in SODC's Landscape Character Assessment LCA11.
	Policy SV11		The proposed view 'PLCA3: 5 – Views over gap between Henley and Lower Shiplake' should therefore be removed from figure 17 of the SNP and the SPLCA and policy SV11 amended accordingly.	Change to SV11	All references to the gap or landscape buffers are to be removed and policy to be changed.

ID	Policy	Paragraph	Comment	Action	Change Required / Comment
	Policies SV9 and SV11		The site should be removed from the area of separation and the SNP amended accordingly.	Change to policies SV9 and SV11. New policy SV8a	All references to the gap, areas of separation or landscape buffers are to be removed and policy to be changed.
	Policy SV18		It is considered that this policy is in fact a statement and should be added to supporting text of the SNP.	No change	Development which does not secure the provision of such funding or infrastructure but which is otherwise consistent with the other policies in the Neighbourhood Plan would not be supported under this policy. It is not therefore a statement, as suggested, but a policy which seeks to ensure that development fully mitigates its effects on infrastructure (eg physical / community etc).
	Policy SV19		The policy conflicts with the wording of paragraph 109 of the NPPF which states: "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe." The policy should therefore be amended to avoid inconsistency with the NPPF.	Amend policy text	The policy wording has been amended.
	Policy SV20		This policy requires rewording to ensure it is positively prepared to reflect that development proposals, which in principle affect a public right of way (PROW), can bring about enhancements to the PROW as a result of careful consideration and mitigation. Development proposals can also take opportunities to provide better facilities for users (as noted in paragraph 98 of the NPPF). Policy SV20 should be merged with Policy SV21 - Cycle Network, Rights of Way, Footpaths and other Routes which can help to reduce the overall number of policies in the SNP.	No change	Policy SV21 already addresses the issues raised. The Plan contains two distinctively different policies – one protecting the existing rights of way and cycle network (SV20) and the other supporting enhancements to the network (SV21) and the preference is for the policies to remain separate.
	Policy SV22		It is considered that this policy is in fact a statement and should be added to supporting text of the SNP.	No change	The policy asks applicants to demonstrate how their proposals will contribute to local distinctiveness, drawing on the villages character appraisal and landscape character assessment in their design and access statements. This is both good planning practice and a recognition of the importance of the local guidance contained in both of these documents, which can help developments to maintain local distinctiveness.

ID	Policy	Paragraph	Comment	Action	Change Required / Comment
	Policy SV26		<p>It is considered that this policy is in fact a statement and should be deleted from the SNP. Section 4 (Decision making) of the NPPF encourages early engagement with the LPA and other stakeholders and South Oxfordshire District Council have their own pre-application arrangements.</p> <p>The draft SNP at appendix 4 includes a 'Pre-application protocol' which we consider should not be included within the SNP. Such protocol should be guided by the LPA's pre-application guidance/ protocol and adopted Statement of Community Involvement.</p>	Amend policy text	<p>The policy has been amended so that it does not read as a statement as suggested.</p> <p>The pre-application protocol has been deleted from the Plan's appendices.</p>
Phillimore Estate (Savills)	Policies SV1 and SV2		These policies result in unnecessary duplication of policies in the adopted and emerging South Oxfordshire Development Plan and therefore conflicts with paragraph 16f) of the NPPF. These policies should be deleted from the SNP.	No change	These policies are in general conformity with the policies of the adopted Local Plan but they add a local level of detail which, when considered with the other policies in the Neighbourhood Plan, are directly and locally relevant to the Plan area.
	Policy SV5		<p>It is noted that Policy SV5 requires a Housing Needs Statement for residential development planning applications (apart from for reconstruction of an existing single dwelling). The draft policy is not clear on how the requirements of the policy should be interpreted and what information should be provided in the Housing Needs Statement. For example is the need to be demonstrated for the villages themselves or the parish as a whole? It assumed that up-to-date information published by the District Council or the Parish Council which is related to the local area would be suitable to satisfy the policy requirements - but this should be clarified within the SNP. It is also not clear how the separate issue of 'demand' should be considered in the context of this policy.</p> <p>We therefore consider that the draft policy must be amended as it fails to currently accord with paragraph 16d) of the NPPF as it is not currently clearly written and is unambiguous.</p>	No change	<p>The background to this policy is described in the evidence base and in particular in section 6.3 of the Plan. Paragraphs 6.3.41 -6.3.42 explain what the policy seeks to achieve.</p> <p>The requirements of the policy are clear – the applicant is to demonstrate how the housing needs of the villages are met through the planning application, and how the proposals comply with the Nationally Described Space Standards.</p> <p>The title of the policy has been amended so it is no longer called a statement of housing 'need'. The new title (Dwelling Statement) more accurately reflects the requirements in the policy.</p> <p>The villages are equivalent to the Parish in terms of the centres of population in the Plan area.</p>
			Paragraph 16b) of the NPPF requires Plans to “be prepared positively, in a way that is aspirational but deliverable”. It is considered that the current version of the SNP has not been positively prepared and would create additional unjustified barriers to potential development. An example of this is that virtually all of the Parish, save for the settlements of Lower Shiplake and	Amend text where appropriate	Please refer to other changes detailed below. Policies SV9 and SV11 have been revised.

ID	Policy	Paragraph	Comment	Action	Change Required / Comment
			Shiplake Cross, are proposed to be designated as a 'valued landscape' and in addition some of these areas are also within in a 'landscape buffer' and in an 'area of separation'.		
	Policy SV9		The proposed designation of our client's site within a 'valued landscape' and 'landscape buffer'. We therefore object to Policy SV9 (Valued Landscape including buffers) and the Shiplake Parish Landscape Character Assessment (SPLCA) (2020) produced by Kirkham Landscape Planning Ltd. The entirety of Parish Landscape Character Area (PLCA) 3: Shiplake Semi-Enclosed Dipslopes (the southern outlying parcel of which comprises the land at Shiplake Farm) should be removed from the proposed 'valued landscape' designation	No change	Please see responses elsewhere as to why PLCA3 should be retained as valued landscape
	Policy SV9		No justification for our client's site being located within an 'Area of visual separation between Lower Shiplake and Shiplake Cross'; and accordingly the land should be removed from this designation	Change to SV9	It is agreed that the site is not part of the visual separation between Lower Shiplake and Shiplake Cross'. Reference to be removed. All references to the gap, areas of separation or landscape buffers are to be removed and policy to be changed.
			Firstly, recent appeals within proposed PLCA3 have identified a number of points of issue in relation to the value of the landscape. A significant proportion of land included in PLCA3 includes residential development which is less dense than the village centre but includes built form, domestic and suburban curtilages comprising non-indigenous planting and ornamental fencing. These characteristics are at odds with the adjacent open agricultural landscapes	No change	The settlement in PLCA is significantly less dense than the villages, of a rural character and is largely surrounded by open countryside or a similar settlement pattern in PLCA3. Non indigenous planting and ornamental fencing is to be found across the AONB. The character and value of PLCA3 is in its small scale, mixed landscapes, agricultural buildings, and some small scale rural domestic development which is distinguished from the Open Dipslopes. The untouched fields that comprise PLCA3 remain rural in character and are not heavily influenced or devalued by the adjacent more developed villages.
			For the reasons provided in the Landscape and Visual Appraisal, there is no justification for the designation of PLCA3 as a 'valued landscape', and to do so would not accord with Paragraph: 040 Reference ID: 41-040-20160211 of the NPPG which states that "...Proportionate, robust evidence should support the choices made and the approach taken..." or the criteria for 'valued landscape' as defined by paragraph 170 of the NPPF	No change	The SPLCA provides proportionate and robust evidence to support the inclusion of PLCA3 as a valued landscape. There was no presumption that the PLCA should meet the criteria for inclusion and conclusions were drawn as a result a clear process against an acknowledged method of assessment, identification of key characteristics of value and against three tests: contribution to the landscape and visual setting of the Chilterns

ID	Policy	Paragraph	Comment	Action	Change Required / Comment
					AONB; contribution to the landscape setting of the River Thames; and landscape features of value in their right ...
			The designation would be contrary to recent appeal decisions	No change	The appeal decisions relate to land at some considerable distance from the site. Each appeal is considered on its own merits and in the light of evidence provided to the Inspector and circumstances regarding the supply of housing and other planning matters. The SPLCA was not available to inform these appeals. The SPLCA has a minor amendment to expand on the landscape value of the site within PLCA3.
			The emerging Local Plan has reviewed landscape designations across the District and has not proposed any new or altered designations in relation to Shiplake Parish	No change	SODC do not object to the principle of local designations. SODC have requested details to distinguish the areas and their qualities. This is set out in the SPLCA.
	Policies SV9 and SV11		The site should be removed from the area of separation and the SNP amended accordingly. As a whole, we consider the proposed areas of separation have not been justified.	Change to policies SV9 and SV11	All references to the gap, areas of separation or landscape buffers are to be removed and policy to be changed.
	Policy SV19		The policy conflicts with the wording of paragraph 109 of the NPPF which states: “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.” The policy needs to be amended to avoid inconsistency with the NPPF, or deleted.	Amend policy text	The policy wording has been amended.
	Policy SV26		It is considered that this 'policy' is in fact a statement and should be deleted from the SNP. Section 4 (Decision making) of the NPPF encourages early engagement with the LPA and other stakeholders and South Oxfordshire District Council have their own pre-application arrangements. The draft SNP at appendix 4 includes a 'Pre-application protocol' which should not be included within the SNP. Rather, such protocol is already guided by the LPA's pre-application guidance/ protocol and adopted Statement of Community Involvement.	Amend policy text	The policy has been amended so that it does not read as a statement as suggested. The pre-application protocol has been deleted from the Plan's appendices.

ID	Policy	Paragraph	Comment	Action	Change Required / Comment
			<p>Paragraphs A4.7.4 and A4.7.5 are worded negatively towards speculative projects. Speculative planning applications are likely to be submitted during the plan-period and to include statements such as “For larger, speculative projects it is very likely that the applicant would not enter into any consultation process precisely because the site is outside the plan.” and “For unallocated sites as above, any decision by the Parish Council to not engage with an applicant cannot be used against the Council by the applicant.” again adds to our view that the SNP has not been positively prepared.</p>		
<p>Hankinson Duckett Associates (Landscape And Visual Appraisal April 2020 submitted in support of Phillimore Estate and Bolney Court Inc)</p>		<p>SV9</p>	<p>The conclusion drawn in the SPLA that semi-enclosed dipslope landscapes are rare is misplaced. This is for two reasons. Firstly, in terms of rarity, the extent of the Ancient Woodland in PLCA 2 Shiplake Woods can properly be described as rare, but the dipslope landscapes are substantially more common across the Parish and in the adjacent areas of the AONB. Secondly, the Open Dipslopes are less common across the AONB more generally and are, arguably, a rarer resource across the Chilterns than the semi-enclosed dipslope landscapes. The semi-enclosed dipslope landscapes are a reasonably common landscape type and their constituent parts, medium to small scale arable fields and pasture, are not uncommon features around many rural villages in South Oxfordshire and the Thames valley.</p>	<p>No change</p>	<p>HDA have misunderstood the text in the paragraph. This text refers to the relationship between the AONB landscape, descending to the PLCA3 semi-enclosed dipslopes and down to the river Thames landscape as being rare</p>
		<p>SPLCA</p>	<p>The inclusion in some character areas of existing housing outside the defined settlement boundary, characterised as ‘developed’ countryside, is clearly at odds with the generally recognised understanding of valued landscape. The inclusion of low density sub-urban housing areas only degrades the integrity of valued landscapes and its credibility.</p>	<p>No change</p>	<p>The inclusion of some housing within a valued landscape is commonplace even within AONBs and National parks. The houses do not detract from the overall value of the landscape</p>
			<p>The extent to which landscape can be considered as a valued landscape has been the subject of much debate, and Government advice has been updated with the rewording of the NPPF (Feb 2019). More recent appeal decisions have provided guidance as to what may be considered a valued landscape. The Inspector’s decision on an appeal in relation to a locally valued landscape in Essex identified that “Paragraph 170(a) explains that valued landscapes</p>	<p>No change</p>	<p>HDA only cite one appeal decision and there are many more which give greater clarity to what is a valued landscape. The SPLCA was updated in January 2020 since NPPF February 2019 and reflects current decisions on valued landscape which provide guidance rather than being solely site specific. In response to the appeal decision quoted, the Shiplake NDP will be part of the development plan. The valued landscapes in Shiplake NDP will have been identified in that plan and therefore fall within NPPF 170a). The valued</p>

ID	Policy	Paragraph	Comment	Action	Change Required / Comment
			<p>should be protected in a manner commensurate with their statutory status or identified quality in a development plan," .. and that "A straightforward reading of paragraph 170(a) does not lead to the view that there are other categories of valued landscape (which are not statutorily designated or identified in a development plan") [Appeal reference W/18/3197293]. Inspector Clegg found that the appeal site did not meet these requirements and was not therefore a valued landscape. The appeal decision was recovered by the Secretary of State and he did not challenge Inspector Clegg's interpretation of NPPF Para 170.</p>		<p>landscapes of Shiplake NDP are in accordance with para 170 with the protection due to a local designation</p>
			<p>No local designations have been proposed by the Local Planning Authority</p>	<p>No change</p>	<p>SODC do not object to the principle of local designations. SODC have requested details to distinguish the areas and their qualities. This is set out in the SPLCA.</p>
			<p>The SPLCA's assessment of each character area in relation to the above criteria overemphasises the contribution made to the setting of the major landscape assets in the Parish.</p>	<p>No change</p>	<p>In both the approach to landscape character assessment, landscape value and assessing the impact of development on a landscape, a holistic approach is essential and the area or site must be considered within its context, visually and in its shared characteristics. This approach has been taken in the SPLCA. PLCA3 has value in its own right, as well as a setting and contributes to the valuable continuity between Shiplake various landscapes, as do the Open Dipslopes and woodland cover.</p>
			<p>The semi-enclosed dipslopes are detached from the AONB and very largely form no more than a treed backdrop to the Open Dipslope character area.</p>	<p>No change</p>	<p>As set out in the SPLCA the Semi-enclosed Dipslopes are a key feature of the AONB, in a matrix with the woodlands and open arable landscapes, with settlement within the area. Shiplake's Semi-enclosed Dipslopes are no different. This is illustrated in SODC's Landscape character Assessment LCA11. The tree cover in PLCA3 is a key feature in its own right along with the field pattern, hedgerows, and very low density rural settlement.</p>
			<p>As such, with the exception of the peripheral landscape which forms a backdrop to the open dipslopes, the landscape within the</p>	<p>No change</p>	<p>The absence of new higher density development in PLCA3 is also clearly apparent in views from the AONB</p>

ID	Policy	Paragraph	Comment	Action	Change Required / Comment
			semi-enclosed dipslopes contributes little to the visual setting of the AONB		
			This southern parcel of PLCA3 [south of Plough Lane] makes no tangible contribution to the landscape or visual setting to the AONB.	No change	It is agreed that this site is not visible from the AONB. It is however typical of the semi-enclosed dipslopes of the AONB, is rural in character and sits along side farm buildings typical of the semi-enclosed dipslopes and PLCA3.
			It is evident that the northern parcel of PLCA 3 [the Kilnpits] makes no tangible contribution to the landscape or to the visual setting to the Chilterns AONB		The Kilnpits are part of the area of semi-enclosed dipslope landscape which includes land to the east in the Parish and land within Harpsden (see SODC LCA11). The site contrasts with the open landscape to the north with which it has a high level of intervisibility especially in the winter months. This landscape is important as a setting to the AONB and reflects the landscape pattern of the AONB. Kilnpits survives as a remnant of older semi-enclosed landscapes.
			The woodland [of PLCA3] forms the physical and visual separation between the riverine landscape and the more elevated open dipslopes to the northwest (photograph 16).	No change	HDA define the only interest in PLCA3 as its woodland function and role in separating these two landscapes. The riverine landscape benefits from the small scale semi-dipslope landscape as a whole which forms its setting. The riverine landscape is defined by the rising land and landscape pattern of PLCA3 and would be substantially different in character if it abutted the Open Dipslopes.
			The two outlying parcels are detached and have little or no relationship with the Thames-side landscape.	No change	It is agreed that these parcels do not have intervisibility with the Thames landscape. However in their current undeveloped small scale pasture rural form they contribute to the role of PLCA3 as a valued landscape. The sites are both a remnant of a much larger area now changed to open fields or to Shiplake Cross but retains those older features.
			Given these recent appeal decisions have found that there are sites within PLCA 3 which are of limited quality, intactness and condition, the contribution that landscape features make to the overall assessment of value is at best variable. With the exception of Shiplake College and its environs, which are locally distinctive, much of the character area is comprised of common	No change	Each appeal is considered on its own merits and in the light of evidence provided to the Inspector and circumstances regarding the supply of housing and other planning matters. The SPLCA was not available to inform these appeals. At the time of these appeals the landscape of PLCA3 had not been identified in a development plan nor

ID	Policy	Paragraph	Comment	Action	Change Required / Comment
			place features which in themselves should not elevate the value of the landscape beyond that of ordinary countryside		been designated and therefore could not meet NPF 170a). A landscape does not need to be agricultural to be a valued landscape and settlement within the AONB and local designations is commonplace and does not devalue the whole if it is very low density rural domestic or agricultural in nature. All landscapes are varied in their intactness and condition, even within the AONB, but PLCA3 and the two sites are in a good condition and good survivors of an older semi-enclosed landscape in the area
			The Parish includes a number of distinctive landscapes and rare landscape features, in particular the Ancient Woodland at Shiplake Woods. The woodland which is within the AONB together with the iconic landscape following the River Thames, should be considered as valued landscapes for the reasons outlined in the SPLCA.	No change	Noted and welcomed
			The Open Dipslopes (PLCA 4) form a consistent large scale and open landscape setting to the AONB and also play a limited role in contributing to the setting of the Thames Meadows and Terraces, largely as part of the wider visual setting. Whilst the open landscapes of the dipslopes have few notable landscape features, the consistent landscape character together with the contribution to the setting of both the AONB and Thames landscapes may lead PLCA 4 Open Dipslopes to be considered as a valued landscape	No change	Noted and welcomed
			By comparison, the Semi-enclosed Dipslopes (PLCA 3) consist of a disparate mix of land uses, which with the exception of Shiplake College, are commonplace and include landscape features of variable quality, rurality and distinctiveness. The character area, as a whole, contributes little to the setting of the AONB or the Thames-side landscape, the central parcel providing a treed skyline to the adjacent character areas.	No change to reasons for identifying PLCA3 as a valued landscape	As set out in the SPLCA the Semi-enclosed Dipslopes are a key feature of the AONB, in a matrix with the woodlands and open arable landscapes, with settlement within the area. Shiplake's Semi-enclosed Dipslopes are no different. They also provide the important immediate setting to the Thames landscape. The sharing of physical attributes or contribution the context as in the case of the Thames landscape is as important as visual connectivity. It is noted that the Chiltern Conservation Board include the whole of the land within the Parish in their submission to Natural England for an extension to the AONB. See comments from the Chiltern Conservation Board endorsing the inclusion of PLCA3 as a valued landscape.

ID	Policy	Paragraph	Comment	Action	Change Required / Comment
			<p>With regard to the two outlying areas of PLCA 3, their contribution to the setting of the AONB and the Thames Meadow and Terraces is negligible. They are physically detached from the AONB and are contained by settlement and, or, mature vegetation. Neither area is seen in visual continuity with the AONB or the Thames-side landscapes. The landscape of these two outlying areas comprises that of paddocks and a field in pasture, both commonplace land uses with few notable landscape features. In combination the lack of distinctive landscape features and the negligible contribution the two areas make to the setting of the AONB or the Thameside landscape do not constitute reasoned justification for identifying the areas as valued landscape.</p>	<p>Minor change to SPLCA to expand on reasons for inclusion of these areas</p>	<p>These two areas are typical of the characteristics of Semi-enclosed Dipslopes and there is no reason to distinguish them from the rest of this PLCA. It is agreed that neither are visible from the AONB or the Thames landscapes but their inclusion is not just on visual grounds. Both contribute to the valued landscape character typical of the AONB and in their own right as explained in the SPLCA.</p>
<p>FE Doble & Sons</p>			<ol style="list-style-type: none"> 1. Do you broadly agree this Neighbourhood Plan approach? Yes. Preserving the green spaces but encouraging sustainable development has to be the right thing to do. Developers are circling like vultures and the village needs protecting. 2. Are there any policies or content you believe are missing? No. I do worry that often when people move in to Shiplake and buy a house on the edge of the village one of the first things they do is remove the hedge at the end of the garden to open up the view over the fields and install outdoor lighting, imposing fencing/gates on the roadside. Individually there is no great harm but cumulatively it will if is not managed. 3. Are there any policies or content you believe are incorrect or should be removed? Yes. I agree with the intention to protect Shiplake Woods however the long term environmental and amenity value of the woods could be improved by more active management of both the woodland and public access. I do not own the woods but I do feel they could improved 	<p>No change</p>	<p>Comments noted</p>

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			<p>and it could be a community project if the owner was keen.</p> <p>4. Do you have any other comments?</p> <p>Thank you for all of the work you have put in to this. If I can help in any way please let me know.</p>		
The Corner Shop			<p>1. Do you broadly agree this Neighbourhood Plan approach?</p> <p>Yes.</p> <p>2. Are there any policies or content you believe are missing?</p> <p>No.</p> <p>3. Are there any policies or content you believe are incorrect or should be removed?</p> <p>No.</p> <p>4. Do you have any other comments?</p> <p>Our only concern is the community aspirations, the wish for more shops would seriously affect the viability of the existing businesses and the Post Office would lose its protected community status if an alternative venue opened in the village, thus reducing the Post office income by at least a third.</p>	No change	Comments noted

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
Question 1. Do you broadly agree this Neighbourhood Plan approach?		
153 responses 'YES' (82%); 33 responses 'NO' (18%)		
There is far too much development taking place - merging the lines and boundaries between Henley town & surrounding villages.	No change	Comment noted
Concerned about infrastructure in terms of schools (secondary) doctors and roads	No change	Comment noted
I believe that the underlying premise that the village has the basic infrastructure to support even more people and houses is deeply flawed and unacceptable. I disagree with the plan.	No change	Securing infrastructure to serve development is principally the responsibility of South Oxfordshire District Council (SODC) and Oxfordshire County Council (OCC). Policies SV16, SV17 and SV18 also assist in addressing this requirement.
<p>I do still strongly support the concept of having a Neighbourhood Plan - but, on closer review of the objectives and policies, as they stand, I am not happy with them. This reflects a combination of my own views and also the views that I have seen from residents, in response to individual planning applications in the local area, and in the online neighbourhood meetings in recent weeks.</p> <p>Both the objectives and the individual policies currently point much too strongly towards supporting further development and urbanisation of Shiplake. I don't want this and neither do most residents. Whilst some of the upcoming developments such as Thames Farm may not technically be in the parish of Shiplake, they are, in real terms, in the Shiplake area. The area will therefore see over 200 new homes, of various sizes, in the near future. I feel that the need for smaller housing, which was expressed by some in the questionnaire in 2017, has more than been met by these developments. Moreover, whilst local people may express a somewhat idealistic view of wanting cheaper housing - which is controlled by market forces, not by planning laws - the reality is that Shiplake is already full of houses and full of cars. If a commercial property such as Shiplake Motors was to move, there may be an argument to replace it with sympathetically designed smaller dwellings. But infilling back gardens and knocking down large houses to provide apartment blocks, with car parks instead of gardens, will ruin the look and feel of the area, will have a massive negative impact on air quality, noise pollution and the wildlife in the area. It will also devalue surrounding properties, both in terms of financial cost and in terms of quality of life for the people living in them.</p>	Amend objectives, policies and supporting text	<p>These comments are noted.</p> <p>The text in the Plan has been altered in a number of respects to address these concerns (expressed here and in other representations). In particular the following changes have been instigated:</p> <ol style="list-style-type: none"> 1. Objectives 2 and 4 have been revised 2. Policies SV1, SV2, SV5, SV7, SV8a, SV9 and SV11 in particular have been revised to address concerns about the overall approach to managing future development in the Plan area 3. The supporting text associated with the revised policies in Section 6 and the description of the Neighbourhood Plan area in Section 3 have been revised. 4. The Character Appraisal and Design Guide has been revisited to address related concerns <p>Taken together, it is anticipated these changes will overcome many of the comments raised in relation to recent housing developments in and adjacent to the Plan area, the impact of new housing on the character and quality of the environment and the way in which future housing needs will be met in the Plan area.</p>

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
<p>1. No meaningful engagement with the community over broad content, direction of travel and strategic objectives when the second format of the plan emerged.</p> <p>2. The plan is almost incomprehensible</p> <p>3. The document seeks to preserve the status quo and offers no route map for improvement or progress and modernisation</p>	Amend policies and supporting text	The comments are noted. Whilst the first point is not accepted (a lengthy and detailed consultation exercise took place as part of the Regulation 14 stage, involving a broad cross-section of the community), in relation to the second and third points the Plan has been the subject of considerable amendment in response to these and other comments and it is hoped that it is now more easily read and that it – together with the character appraisal and design guide – provide the guidance required to facilitate improvement and modernisation where it is needed.
There is already enough new houses in the Village.	No change	Comment noted
<p>This plan is now irrelevant.</p> <p>The recent very large new housing developments being built along the Reading Road on the edge of Shiplake make me feel that we are powerless pawns.</p> <p>There is a huge amount of information in this plan and huge efforts by team involved BUT none of it mentions or shows on the maps the effect of the huge number of now being built houses along the Reading Road.</p>	Amend maps and supporting text	<p>The comments are noted.</p> <p>The maps and accompanying text in the Plan have been revised to reflect the recently permitted schemes in and adjacent to the Plan area.</p>
However, we do not agree with subdivision of properties and plots. In recent years this has already happened, resulting in a higher population density, and disproportionately higher levels of traffic for the size of the village. Our son was recently knocked into whilst cycling on station road, as the traffic there is now too busy and too fast. Continued expansion of the village will only increase the traffic danger for the villagers.	Amend policy SV7	Policy SV7 has been amended to avoid encouraging subdivision of plots.
Sadly think the damage to our village is already done - having seemed to be powerless to stop Thames Farm, Engbers, and a residential complex for seniors. The tree lined main road is no longer....	No change	Comment noted
It makes no difference if we agree or not. Large developers (as we have seen here over 2019/2020) will literally bulldozer any applications through and build another several hundred 'dwellings'.	No change	Comment noted
No further planning for development unless some currently approved are withdrawn	No change	Comment noted
The Plan does not preserve the character of the village. The present building development in and around the village, already far exceeds the required housing needs. We do not need further infill of houses nor the break-up of older, established properties.	Amend policy SV7	<p>Comment noted. Changes to various Plan policies will help to positively manage new developments in the Plan area including avoiding encouraging the subdivision of plots.</p> <p>Infill development is controlled by policies H1, H8 and H16 of the South Oxfordshire Local Plan 2011-2035 (adopted in December 2020).</p>
I strongly agree with the Neighbourhood Plan approach	No change	Comment welcomed

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
Whilst the plan is verbose and turgid and has taken far too long to implement, something must be done to keep the rapacious corporate developers at bay	No change	Comment noted
We do not support the latest draft Neighbourhood Plan supporting sub-division of properties and plots. This would mean loss of properties of character, blocks of flats being built, mature gardens turned into car parks. With increased homes there follows increased traffic and pollution. Station Road is a particular problem. Overall it damages the rural character of our village.	Amend policy SV7	Policy SV7 has been amended to avoid encouraging subdivision of plots.
<p>Yes, I broadly agree with the neighbourhood plan. However, I have some comments with regards to the below statement:</p> <p>'Enable Shiplake College to expand and maintain its buildings to meet future demand, but carefully balance the accommodation of growth with respect for the historic and waterfront location including the identified important views.'</p> <p>Why have potential expansion plans been included for the College when no other local businesses have been mentioned? Please can the benefit on the neighbourhood of Shiplake College expanding be included as this is not clear.</p> <p>In my opinion the College is already at maximum capacity for the size of the village (e.g. parking). I would like it to be specified please that any expansion by the College cannot be at the expense of other local businesses, the community and the environment.</p> <p>Do the expansion plans mentioned in the plan only refer to expansion on the current site? If so, please can this be specified.</p>	Amend supporting text	Supporting text (section 6.6.8) amended to reflect this. Furthermore the Landscape Character Assessment and the Character Appraisal and Design Guide contain detailed guidance on what is appropriate, in terms of future development, at or affecting Shiplake College.
The plan as it is needs modifying to make it more suitable to the existing and future requirements of the community.	Amend policies and supporting text	The Plan has been significantly amended to address the range of comments received at the Regulation 14 stage. These extent of and reason for the changes are identified in the Consultation Statement.
Looks a great piece of work, we'll done to all involved.	No change	Comment welcomed
No, it is now out of date. The village of Lower Shiplake risks being utterly overwhelmed by the approved developments on the periphery, AND the increasing trend (supported by SODC Planning) towards subdivision of large properties into multiple dwellings and the x-fold increase (per # of dwellings) in cars and traffic in the centre of the village, leading particularly to unsustainable amounts of traffic and parking along Station Road and increasingly (as was evident pre Covid lockdown) Crowsley Road.		
We need a plan but it must be reasonable and actionable. I think this one is. The powers that be need to heed it! In particular the numbers of new houses being proposed in and around the village is ridiculous, far exceeding our legal obligations	No change	Comment noted
In view of the intense developments taking, place i see no relevance in pursuing a plan which will continue to be ignored!	No change	Comment noted

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
Shiplake has now had enough new housing approved. Over 200 units including all types of housing. representation at government level should now be made at the way in which Inspectors are totally swayed by expensive planning lawyers. Persuasive arguments to the Inspector were made for the retirement development yet all those in the Mill lane area have not yet been sold after 2-3 years.	No change	Comment noted
This plan appears to take little or no account of the very significant changes in permissions granted recently for housing provision in Shiplake and its very immediate environment, including Thames Farm, the former garden centre site, Mount Ida and the retirement village. Indeed the plan appears to open the floodgates for further development which will increase densification and irreversibly change the character of this rural village.	Amend maps and supporting text	The comments are noted. The maps and accompanying text in the Plan have been revised to reflect the recently permitted schemes in and adjacent to the Plan area.
However suggest amending/deleting infill developments as a result of planning permission given to excessive amount of new developments	No change	Infill development is controlled by policies H1, H8 and H16 of the South Oxfordshire Local Plan 2011-2035 (adopted in December 2020).
The recent planning consents have effectively nullified many of the Plan's aspirations. Whether they should be continued or the implications considered further is not a question being asked.	No change	Comment noted
I think a yes or no is difficult on this, as so much work has been undertaken. What I do not know is the value of this village plan given the SODC planning uncertainty and all the recent planning consents given in this area.	No change	Comment noted
I concur with David Bartholomew. Further in-filling through sub-divisions is not wanted or necessary. The outrageous number of new houses granted planning permission in the past couple of years - often in the face of overwhelming local opposition - enlarges our village way beyond any desirable level. Enough is enough. exposure new housing should be the NP target.	No change	Comment noted. Infill development is controlled by policies H1, H8 and H16 of the South Oxfordshire Local Plan 2011-2035 (adopted in December 2020).
This response is from five individual adults residing at the same address and should therefore be regarded as five separate responses. A key objective of the original 2017 plan, a result of greater public consultation within the village than ever before, was to accommodate a 5% growth in housing, totalling 35 additional units, with the intention of meeting the needs of those seeking smaller properties. Subsequent permissions have totally failed this key quantitative objective. Thus: <ul style="list-style-type: none"> - There is no longer a need to promote any further housing - Sub-division of houses, or greater density of housing, likewise should not be encouraged as the original target has been exceeded many times over. 	Amend policy SV7	Comment noted. Changes to various Plan policies including policy SV7 will help to positively manage new developments in the Plan area including avoiding encouraging the subdivision of plots.
We need affordable housing	No change	Comment noted. Policy SV5 (as amended) will help to manage the provision of affordable housing.
The Plan is well presented and comprehensive - congratulations and thank you. I think some aspects need greater emphasis, particularly preservation of the character of the villages and coping with the impact of substantial changes on the boundaries.	Changes to policy and supporting text	Comment welcomed. There have been a number of changes to the Plan and the Character Appraisal and Design Guide which, taken together, will help to preserve the character of

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
		the villages. The key policies that have been amended to address this matter include policies SV8a, SV9 and SV11.
<p>It is a very complex document which repeats itself many times.</p> <p>Assume with Thames Farm on the doorstep and 60 old people's homes we are done with big developments.</p> <p>Just need to stop SODC approving over developments like the garage at Fairwinds!! and solar panels for the whole world to see.</p>	No change	Comment noted
<p>But to be honest, I'm not sure that what I feel will make the slightest bit of difference to what happens in the village. Plans get opposed by a huge number of people and the building of houses or rugby fields goes ahead anyway.</p>	No change	Comment noted
<p>I just hope that the approved plan has teeth?</p> <p>Recent history has shown that universal disapproval can be overturned at a stroke.</p> <p>Current planning approvals along the Reading Road are going to dramatically change the rural outlook not to mention the strain on local facilities and traffic density.</p>	No change	Comment noted
<p>There has already been excessive housing development in and around Shiplake over recent years. Therefore there should be no further development or infill in the village.</p>	No change	Comment noted
<p>But will it make any difference?</p>	No change	Comment noted
<p>I do not agree with the aspect of the plan that supports the sub-division of properties and the sub-division of plots. I believe that this would result in the loss of character properties, blocks of flats being built, gardens being turned into car parks, overall densification and damage to the rural character of the village. I believe that this aspect of the plan needs to change. Permissions has already been granted for 223 units at Thames Farm, Retirement Village, Wyevale, Mount Ida and elsewhere. Many of these units are smaller properties, 'affordable' homes and retirement apartments, thus the original objective of the NP has already been met seven times over. We do not need more subdivision of properties or plots.</p>	Amend policy SV7	Policy SV7 has been amended to avoid encouraging subdivision of plots / properties.

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
<p>As a layman, I am impressed by the scope, thoroughness and professionalism of the plan. My only concern is whether it has been rendered, at least partially, less relevant by planning consents given, during its gestation, for major developments such as Thames Farm and the old garden centre site.</p> <p>I have already responded to this questionnaire. I merely wish to add that I totally agree with Cllr David Bartholomew's concern about planning permission being extant for 218 more homes in Shiplake, plus a new application for 20 more near the War Memorial. This has horrifying implications for the success of the Neighbourhood Plan and for yet more traffic congestion and pollution. Even now, it quite often takes up to half an hour or more to drive from the War Memorial into the centre of Henley. How can planners justify allowing more development that will predictably aggravate the malign effects of congestion, atmospheric pollution and damage to the local economy?</p>	No change	Comment noted
<p>Out of date. The developments along Reading Road is far in excess of the number of dwellings the village plan was set up to cover.</p> <p>We do not want further urbanisation of the village and the plan could allow unwelcome infilling such as flats.</p>	No change	<p>Comment noted.</p> <p>Infill development is controlled by policies H1, H8 and H16 of the South Oxfordshire Local Plan 2011-2035 (adopted in December 2020).</p>
<p>It forms a logical and methodical approach for decision making provided SODC follows what is contained within the document when making planning decision both within the designated area and also accepts the impact of developments which adjoin the area contained in the plan.</p>	No change	Comment noted
<p>The village of Shiplake will be hugely affected by the Thames Farm development of 95 houses, the additional Wyevale 40 plus the other applications that are on the boundary of Shiplake yet not included as part of our quota when clearly they will impact the village infrastructure and character.</p>	No change	Comment noted
<p>It seems a very good idea in theory, but I would question its effectiveness. It seems to make little difference at all to the actual changes that actually occur in the village.</p>	No change	Comment noted
<p>We think the committee are to be commended for producing the plan against a rapidly changing background. Although it is probably all the villages can do at present, we have reservations about its effectiveness.</p>	No change	Comment welcomed
<p>Very comprehensive and takes concerns into account.</p>	No change	Comment welcomed
<p>Well laid out, covering everything that is important.</p>	No change	Comment welcomed
<p>Having lived in Shiplake for many years it seems that all plans tend to be overtaken by events such as ever more housing being built despite many bodies objecting to such action. As pointed out in the Henley Standard "Village swamped by development"</p>	No change	Comment noted
<p>I'd like to stop any more "infill" houses, we are now overlooked by four new houses. Our garden used to be private</p>	No change	<p>Comment noted.</p> <p>Infill development is controlled by policies H1, H8 and H16 of the South Oxfordshire Local Plan 2011-2035 (adopted in December 2020).</p>

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
Possibly, providing that SODC and others are prepared to take notice.	No change	Comment noted
Seems a very comprehensive document which contains many of my concerns, especially with regard to conserving the rural nature of the approach to both Shiplake Cross and Lower Shiplake. Glad that "features to avoid" highlighted street lighting, etc.- that would change the nature of our lovely village forever. Hope this document will be rigorously pursued and implemented. Have been very disillusioned by recent planning application decisions, particularly a "retirement village" and Thames Farm, both of these developments will have a significant effect and am sure the Parish Council is only too aware of this.	No change	Comment welcomed
It's just a real shame that most actions actually taken in relation to the Village since the first draft of this Plan are in total opposition to its stated objectives.	No change	Comment noted
It is important that Shiplake remains disconnected from Henley and does not become a suburb. The Plowden Arms must remain a public house not a bar within a small community.	Amend policies and supporting text	The revisions to policies SV8a, SV9 and SV11 will ensure that the settlements of the Plan area remain physically and visually separated. The supporting text (paragraph 6.5.28) has been amended to strengthen protection for the Plowden Arms and policy SV17 already provides protection.
Well thought out, looks very thorough. Deep consideration of landscape, views, etc. really appreciated. Excellent work. Sadly, not sure South Oxon planning will feel able to take any real notice whatsoever given recent experiences both personal and as a village. Sense of gloom.	No change	Comment welcomed
The policies are excellent. There has been pleasing involvement of so many in sharing their thoughts and time to create the plan.	No change	Comment welcomed
The village planning seems to be a total disaster. We have a neighbourhood plan but it seems to have no value as it is often overruled. For example the second retirement village in Lower Shiplake is ludicrous and approved despite not being in the neighbourhood plan and despite an extensive petition.	No change	Comment noted
Does not adequately address the impact of the Thames Farm development and other planned developments. Wrong emphasis on the sub-division of properties and the sub-division of plots.	Amend maps, Policy SV7 and supporting text	The comments are noted. The maps and accompanying text in the Plan have been revised to reflect the recently permitted schemes in and adjacent to the Plan area. Further changes have been made to policy SV7 to avoid encouraging subdivision of plots / properties.
Too much encouragement for expensive development.	No change	Comment noted

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
The NP is totally out of date in respect of the 220+ dwellings with planning approval, since the original plan. We no longer require further development in the villages, as the 33 extra dwellings requirement by 2034, has been exceeded many times over.	Amend maps and supporting text	The maps and accompanying text in the Plan have been revised to reflect the recently permitted schemes in and adjacent to the Plan area.
<p>With regard to future development in the villages the NP has been approached based solely on providing affordable housing . The executive summary states:- 'ensure that development is geared towards smaller affordable dwellings'. I have several concerns by this.</p> <p>1) Affordable Housing is a complicated and mis-understood concept. I refer to The House of Commons document 'What is affordable Housing' dated 23rd December 2019. Throughout the plan reference is made to 'affordable housing'. The NP should explain in detail what Affordable Housing means. It is not simple and certainly needs much further clarification.</p> <p>2). Affordable housing means 'subsidised housing'. Who is going to provide these subsidies?</p> <p>3). By and large we live in a free market society. As currently drafted the NP appears to be taking an extremely left wing approach to future development. It is saying that all future development must be 'Affordable'. It completely ignores the fact that in this country market forces will determine what is built.</p> <p>4). It is my view that the NP as drafted is contradictory regarding future development. On the one hand it wants plots to be broken up into smaller units, yet on the other it does not want to increase site densities. Developers will have a field day in contesting these aspects of the plan.</p>		<p>Local Plan Policies CSH 3 and 4, H9, H10, H11, H12 and H13 address the need for affordable housing and meeting specific housing needs in the Plan area (e.g. self-build and specialist housing for older people).</p> <p>The NPPF definition of affordable housing is the accepted definition in planning policy and development management decision-making.</p> <p>Further clarity is provided in Section 6.3 of the Plan.</p> <p>Other policies (eg SV5 and SV7) and their associated supporting text have been revised to address the fourth point.</p>
No infilling. With all the present development we should stop any further.	No change	<p>Comment noted.</p> <p>Infill development is controlled by policies H1, H8 and H16 of the South Oxfordshire Local Plan 2011-2035 (adopted in December 2020).</p>
I think the overview expresses well the areas of main concern. Not sure it adequately captures the need to ensure Memorial hall / field is a crucial facility for the village in terms of sporting facilities / open spaces for the school and other village events to be held.	Amend policy SV16	Policies SV16 (as amended) and SV17 protect the Memorial Hall and playing fields as an important community facility.
No more infill, no more development. CHANGE THE PLAN. I think it is outdated and things have moved on considerably since it was written.	No change	<p>Comment noted.</p> <p>Infill development is controlled by policies H1, H8 and H16 of the South Oxfordshire Local Plan 2011-2035 (adopted in December 2020).</p>
This Plan is far removed from the original concept of a community-based initiative to plan out the next fifteen years. The vast majority of the plan is simply a statement of the bleeding obvious, there	No change	Comment noted

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
is too much verbiage comprehensible only to the planning community, and a clear feeling that we are locking the stable door after the horse has bolted.		
Provided that the plan is updated to reflect the approved planning for some 200 units at Thames Farm, Wyevale, Mount Ida and Retirement Village.	Amend maps and supporting text	The comments are noted. The maps and accompanying text in the Plan have been revised to reflect the recently permitted schemes in and adjacent to the Plan area.
I would like to reword core objective 2 as I do not feel the community needs to be rebalanced (so remove these words) but emphasise we need retain a stock of mixed house sizes. Strongly agree with objectives 1 and 3. Do not need objective 4.	Amend objectives	Objective 2 has been revised to reflect this comment. Objective 4 has been reworded to respond to other comments.
<p>The NP is now still relevant in many aspects but regarding housing it has been obsoleted as</p> <ul style="list-style-type: none"> - not only has the 5% growth been met but exceeded by some 160 dwellings - the vision for 2034 is in danger of being replaced by a 30% growth in population and housing stock - the need for smaller and affordable properties is being met - it is in danger of being overwhelmed as planning permission after planning permission is granted whether in keeping with NP or not. - it is being used as a lever to allow developers to justify changes to their permissions in what is declared as an altruistic move but is in fact a tactic to maximise their gain with no regard to the aim of the NP 	No change	Comment noted
I broadly agree with the policies, but did not understand how they would be implemented, my answer to this question is therefore 'don't know' but that isn't an option!	No change	Comment noted. The implementation, delivery and monitoring of the Plan's policies is set out in section 8 of the Plan.
We need to restrict the numbers of new houses in our village, which has been totally transformed since I first moved in in 1966. Some infilling was great and improvements are good but the increases at Thames Farm, Wyevale, the proposed Retirement "village" are unacceptable.	No change	Comment noted
The present report requires a significant update to recognise that the recent planning approvals will have changed the homes by 30%!	Amend maps and supporting text	The comments are noted. The maps and accompanying text in the Plan have been revised to reflect the recently permitted schemes in and adjacent to the Plan area.
It would encourage further development and sub-division of larger properties such that the nature of Lower Shiplake would be irrevocably altered to the detriment of the village's character and environment.	Amend policy SV7	Policy SV7 has been amended to avoid encouraging subdivision of plots / properties.

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
<p>But it fails to consider the number of houses planned for sites on the edge of the parish, which include smaller homes and will meet the request for more affordable properties for the elderly and first/ second time buyers.</p> <p>Shiplake has a mix of properties and since the first plan, there has been division of recently sold properties for semis and town style houses. All carefully planned to fit in with the character of the village. Developers see this practice as profitable. Too many will spoil the sylvan appearance of Shiplake and change the character.</p>	Amend maps and supporting text	<p>The comments are noted.</p> <p>The maps and accompanying text in the Plan have been revised to reflect the recently permitted schemes in and adjacent to the Plan area.</p>
<p>I am very impressed with the Plan.</p> <p>However, I feel that we must take into account what is happening in the area immediately around the Parish as this will impact our decisions on actions within our village.</p>	Amend maps and supporting text	<p>The comments are noted.</p> <p>The maps and accompanying text in the Plan have been revised to reflect the recently permitted schemes in and adjacent to the Plan area.</p>
No infill	No change	<p>Comment noted.</p> <p>Infill development is controlled by policies H1, H8 and H16 of the South Oxfordshire Local Plan 2011-2035 (adopted in December 2020).</p>
<p>Still not enough consideration for housing for those who are on lower incomes i.e. Health Care workers who have held us together during the ongoing Covid-19 crisis. Also carers for the elderly care homes.</p>	Amend supporting text	Section 6.3 of the Plan has been revised to reflect this.
<p>In the circumstances existing in the latter part of the full and lengthy NP process I accept this approach.</p> <p>I accept that circumstances changed over the period of the NP process and understand that the initial objectives could not in the end be achieved. This I regret, as also the delays in the process which have resulted probably in several developments being approved which will further substantially damage the nature of the villages and their communities.</p>	No change	Comment noted
<p>I appreciate the NP has to comply with District Council and government requirements. It's a very difficult document to create. Broadly, I feel, the NP will help us protect our two villages. Its paramount we maintain that status. However, I'm not sure we can manipulate the future of the village by being specific in our development requirements. What and where. I would preference that to be removed. I'm pleased to see the NP demonstrates a keen sense to protect, support, maintain our parish and the residents within. Perhaps instead allow the villages to grow naturally and treat each development on its own merit. Conserve and protect rather than expose and manipulate.</p>	No change	<p>Comment noted. The revised policies seek to achieve this ambition through respecting the distinct characteristics of the settlements and helping to manage development that may come forward in the future.</p>
<p>Question 2. Are there any policies or content you believe are missing?</p>		
<p>61 responses 'YES' (33%); 125 responses 'NO' (67%)</p>		

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
It is noticeable that there are no proposed numbers for new constructions in the plan. Should not a broad idea of the maximum acceptable percentage increase in numbers of dwellings be specified?	No change	<p>Comment noted. The South Oxfordshire Local Plan provides the framework for the delivery of housing in the Plan area. In particular, policies H1, H8 and H16 are relevant.</p> <p>It is unlikely that providing a maximum percentage would be in general conformity with the strategic policies in the development plan and the Plan could therefore fail the basic conditions tests.</p>
Protection of larger properties and gardens from intensive redevelopment.	Amend policy SV7	Policy SV7 has been amended to avoid encouraging subdivision of plots / properties.
If possible, I think we could have a policy that replaces some of the existing housing-related policies, which provides a much stricter guideline for what might be acceptable, in terms of knocking down a large existing dwelling and replacing it with multiple dwellings. It should contain strict guidance on maintaining green space and, if possible, limiting numbers of dwellings and vehicles per plot.	Amend policy SV7	<p>Policy SV7 has been amended to avoid encouraging subdivision of plots / properties.</p> <p>Furthermore, the changes to policies SV22, SV24 and SV25 and the associated changes to the Character Appraisal and Design Guide will help to provide clearer guidance on how future development should be managed.</p>
<p>Acceptable locations for development to take place.</p> <p>A master plan providing the vision of what the plan seeks to achieve.</p> <p>Dealing with how Henley is promoting development in Shiplake rather than in Henley.</p>	No change	<p>Comment noted. The policies in the Plan (and in particular policies SV1, SV2 and SV8-SV11) provide clear guidance on where development will be acceptable.</p> <p>It is not possible for a Neighbourhood Plan to control development on the edge of but outside the Plan area in an adjacent parish.</p>
There must be a no-new build moratorium for 10 years.	No change	Comment noted
The effect on all of us of being surrounded by huge housing developments already in construction	No change	Comment noted
<p>We need more protection of green space and character: which will be sadly lost forever due to continued development and squeezing any available space out of this village, which would make it a busy and characterless suburb.</p> <p>The current draft of the Neighbourhood Plan supports the sub-division of properties and the sub-division of plots. This would result in the loss of character properties, blocks of flats being built, gardens being turned into car parks, overall densification and damage to the rural character of the village.</p>	Amend policy SV7	<p>Policy SV7 has been amended to avoid encouraging subdivision of plots / properties.</p> <p>Policies SV13, SV14 and SV15 address the maintenance of the green areas in the Plan area and the delivery of biodiversity net gain.</p>
This document needs teeth. Or it's just an exercise in placating the locals.	No change	Comment noted

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
An end to speculative development	No change	Comment noted
I did not see a specific comment on a footpath / cycle path into Henley. I did not see a specific comment about the footbridge to Wargrave Should these be included?	No change	Rights of way (existing and proposed) are covered by policies SV20 and SV21.
The emphasis must be keeping Shiplake a village. Further development would be detrimental to our quality of life. We do not want Shiplake to become an urban sprawl and merge with Henley and/or Caversham. A village needs green spaces where people can meet. The station is no substitute.	Amend policies and supporting text	Policies SV1, SV2, SV5, SV7, SV8a, SV9 and SV11 in particular (and their associated supporting text) have been revised to address concerns about the overall approach to managing future development in the Plan area. Furthermore, the Character Appraisal and Design Guide has been revisited to address related concerns.
Addressing the over development and population of a rural village	No change	Comment noted
<ol style="list-style-type: none"> 1. Specific policies/content should be added to support the now over-riding NP objective of protecting and maintaining the rural nature of the parish. We are A VILLAGE. We cannot sustain increased density within the villages in addition to what is already planned on the outskirts. We don't want street lights, yellow lines, permanent vast numbers of cars parked along our roads. Station Road is virtually impassable when full of commuter parking. 2. Could we strengthen policy SV20 - of particular concern is the risk of development to the upper unmade up section of New Road. This would become a rat run to the village since Station Road has become an extension to the station car park. It is narrow, unlit, downhill and already enjoyed at speed by delivery drivers and teenage boys. This is an important amenity currently which offers residents and visitors alike immediate access to the space and quiet of open countryside, as well as safe passage up to Memorial and the fields alongside and up to Hailey Woods. Moreover, I would strongly object to having to pay for the upkeep of a road if it were eventually used as if it were fully adopted. 	No change	Comments noted. The Plan contains a number of policies which address the first of these particular issues including the following: Policy SV8 Settlement Character Policy SV8a Separation of Settlements Policy SV9 Valued Landscapes Policy SV10 Riverside Related Development Policy SV11 Important Views Policy SV12 Dark Skies and Lighting Policy SV13 Biodiversity Net Gain Policy SV14 Landscaping and Greening of the Environment Policy SV15 Preservation and Replacement of Trees Policy SV19 New Development and Highway Safety Policy SV20 provides a strong level of protection for existing rights of way and it is unclear what further changes would address the issues mentioned in the representation.
More communal spaces and easy public access to the river.	No change	Policies SV10 and SV21 provide the means by which better access to the Thames can be achieved. This Plan does not designate Local Green Spaces or allocate land for new communal space.
A complete bypass for Henley and a new bridge over the river albeit over the Regatta course. Modern traffic demands now out way the historic preservation of a protected Regatta course.	No change	These are matters that are outside the scope of this Neighbourhood Plan, being relevant to land in other parishes.

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
<p>The Village outer boundary appears to be increasing, is there a way of maintaining the current boundaries and not allowing the building of new homes that result in the extension of those boundaries. With the current onslaught from developers the boundary between Shiplake and Henley could eventually be blurred and our village will lose its unique character.</p>	<p>Amend policies and supporting text</p>	<p>The revisions to policies SV8a, SV9 and SV11 will ensure that the settlements of the Plan area remain physically and visually separated.</p> <p>Neighbourhood Plan policy SV1 takes its lead from SODC Local Plan policies H1, H8 and H16 in setting the parameters for future development within the Plan area.</p>
<p>More emphasis on encouraging walking around the village and to primary school via pedestrian crossings on A4155 and pavement improvements e.g. Plough Way</p>	<p>No change</p>	<p>Policies SV19, SV20 and SV21 provide the policy framework for ensuring that where possible, new development will facilitate such improvements.</p> <p>It is not possible for the Plan to require an existing situation to be changed if it is not a land use issue. However the community aspirations section of the Plan includes a number of aspirations including:</p> <ul style="list-style-type: none"> • Ensure that pavements are maintained in good serviceable order and are provided to facilitate safe pedestrian access around and between the villages • Examine the feasibility of a pedestrian crossing of the A4155 Reading Road • Creation of a footpath / cycle way to Henley • Improving connectivity between the villages
<p>Station Parking. Even with a possible increase in Working from Home, the increase in households by 30% +/- would suggest a similar increase in the - even demand for station parking - already inadequate. Network Rail should be asked for their views. The halving of the width of the platform its entire length could increase capacity considerably (justifying a parking fee?! to amortise the cost). However this might be precluded by plans for a second line! Centre Parking now becomes critical for shops and pub.</p>	<p>No change</p>	<p>Comment noted</p>
<p>Context within the wider planning policy framework for South Oxfordshire and recent planning consents.</p>	<p>Amend supporting text</p>	<p>Comment noted. Sections 2.3 and 6.2 of the Plan have been updated to reflect the changes in planning policy and the recent planning consents respectively.</p>

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
<p>The current iteration of the plan is not supported by us in its present form unless:</p> <ul style="list-style-type: none"> • Planning permissions approved since the last plan are fully acknowledged, with no further growth envisaged, including the support for sub-dividing properties or any increase in housing density. 	Amend maps and supporting text and policy SV7	<p>The maps and accompanying text in the Plan have been revised to reflect the recently permitted schemes in and adjacent to the Plan area.</p> <p>Policy SV7 has been amended to avoid encouraging subdivision of plots / properties.</p>
Happy to have developments but developers profiteering from the buildings should invest in infrastructure for increased population.	No change	Policies SV16 and SV18 provide the means by which development can mitigate its impact on community infrastructure.
<p>How the Plan reacts to developments on the boundaries, e.g. a retirement home development surely satisfies the wish for more 'trading down' homes.</p> <p>To preserve the character of Shiplake we should deter the subdivision of large houses and intensive developments.</p>	Amend policy SV7	Policy SV7 has been amended to avoid encouraging subdivision of plots / properties.
More preservation of trees and hedgerows.		Policies SV13, SV14 and SV15 provide a strong framework for preserving the trees and hedgerows of the Plan area.
The whole policy documents were so long - even the 22 page "summary" that I didn't read it all. Far too wordy.	No change	Comment noted
While I generally agree with infill development I am concerned that backland development - building behind existing properties in gardens, is often detrimental and should be identified as separate to infill development.	No change	Backland development is already addressed through SODC Local Plan policy H16.
<ol style="list-style-type: none"> 1) Re: Fig 7 Landmarks - The Plowden Arms built in the 1600's and of historic and community significance should be included here. 2) Re: Fig 8 Educational Use - Shiplake Primary School should be in blue on the map and perhaps Shiplake Nursery, as well as just Shiplake College 3) I wondered what had happened to the plans for the Community Hub outside the Corner Shop? 	No change	Figures 7 and 8 of the Landscape Assessment are not intended to be all encompassing (as far as landmarks are concerned) or use for identification of all educational land uses. They are both included because they refer to certain landscape-related features.
Impact on road use / safety / density within the village(s) and on the main highways e.g. A4155.		Policy SV19 provides a strong framework for dealing with road safety considerations when they arise as a result of new development.
More weight and consideration should be given to the obvious impact of the Thames Farm/Wyevale housing development on Shiplake	No change	Comment noted. The developments referred to are already permitted. The mitigation package will have already been secured at the time of negotiating the legal agreements associated with those permissions.
In the landscape and Character and Design, they do not empathise the importance of maintaining the green buffers surrounding the villages enough.	Amend text	Both of the accompanying landscape and character / design documents have been amended to reflect these comments. Furthermore policies SV8a, SV9 and SV11 have been revised to strengthen the landscape setting

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
		of and separation between the settlements in the Plan area.
<p>We think the developments along the A4155 (Thames Farm, etc) need to be accepted and thought given to how they can be included in the enlarged village. This basically means walking and cycling routes from the developments to the village centres, and improving crossing points on the A4155. Consideration should also be given to traffic calming measures for this road.</p> <p>One element which will detract from the character of the villages would be an increase in on-road parking. Proposals for minimising this should be in the plan to a greater extent than they are at present.</p>	No change	<p>Comment noted. The developments referred to are already permitted. The mitigation package will have already been secured at the time of negotiating the legal agreements associated with those permissions.</p> <p>Policy SV19 provides a strong framework for dealing with road safety considerations when they arise as a result of new development.</p>
Very comprehensive	No change	Comment welcomed
<p>Special reference to the traffic problems that are bound to arise when all the current development takes place. It seems that traffic exiting Thames Farm can only turn left on the lead on road to A 4155 and how will vehicles from other developments join the road? The weight of traffic will inevitably cause delays and driver frustration. Do the planners feel enough notice has been given to this problem? It seems to me that the powers that be won't take notice until some awful accidents statistics prove how inadequately this matter has been looked at!</p>	No change	<p>Comment noted. The development referred to is already permitted. The mitigation package will have already been secured at the time of negotiating the legal agreement associated with the permission and the Plan cannot be used to retrospectively address subsequent concerns.</p>
<p>More emphasis on encouraging social aspect.</p>	No change	<p>Policies SV16-SV18 address these requirements where they have a planning implication. Otherwise Neighbourhood Plans cannot contain policies that deal with non-land use matters.</p>
<p>What is missing is any ability to deliver the stated policies.</p>	No change	Comment noted
<p>Councillor Bartholomew worked very hard on the Henley cycle route options, but Shiplake still seems basically driven by car transport. Cost of any cycleway to Henley is tiny fraction of current developer spending on new housing developments. There are lots of options for further footpath connections, some small but providing key pedestrian links. Perhaps a more explicit "transport policy" which includes pedestrian, cycle options as "TRANSPORT", and actively reduces car use is needed?</p>	No change	<p>Policies SV19-SV21 already address these matters and provide a policy framework for dealing with the land use implications.</p>
<ol style="list-style-type: none"> 1. Properly recognize Shiplake village name in all three Neighbourhood Plan documents and in the Shiplake Villages website and in all future communication with SODC and OCC. Make it clear we recognize three villages in our parish not two. 2. Clearly signpost Shiplake village AND Shiplake Cross in their appropriate positions on all relevant road side signage. Make this case to OCC to do this 	Amend text	<p>Comment noted. Where appropriate, the documents have been amended to reflect this. Provision of signage falls outside the scope of the Plan however.</p>

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
<p>The Village should not be destroyed by new housing developments everywhere which is currently what is happening.</p> <p>A tree preservation order needs to put in place to preserve our trees in the village now.</p> <p>Developers who purchase land generally immediately take all trees out before the council can implement a preservation order on such trees. So we need to proactively put in place tree preservations prior to further developments.</p> <p>For example Baskerville Lane was a tree lined avenue until the developer came and removed all trees on the purchased land destroying the landscape.</p>	No change	<p>Tree preservation orders can only be introduced by SODC and therefore any requests to protect individual trees or groups of trees should be directed to them.</p> <p>The Plan contains policies that otherwise protect trees and hedgerows etc (policies SV13-SV15) where development proposals affect them.</p>
<p>Failure to properly pursue the cycle path from Shiplake to Henley option. Save the Plowden Arms!</p>	No change	<p>Policy SV17 provides protection for existing community facilities such as the Plowden Arms where their future is threatened by proposed development or redevelopment.</p> <p>Policies SV18 and SV21 provide the framework for delivering new cycleways where required to mitigate the impacts of development.</p>
<p>Housing for younger first time buyers at REALLY AFFORDABLE prices and perhaps smaller homes for the elderly to downsize.</p>	Amend policy SV5 and supporting text	<p>Policy SV5 has been revised. As now drafted it will help to achieve these objectives.</p>

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
<p>The survey was carried out three years ago in 2017. Since then the number and scale of approved housing projects has increased more than in any preceding period ever. Something like 200 housing units together with the appropriate level of 'Affordable Housing' have been approved. The NP as drafted should be amended to include details of these important projects and the impact they have. The change of circumstances are too important to ignore.</p> <p>I refer to clause 2.6.2. The PC will be responsible for revisiting the NP on an annual basis. The sheer scale of new development has changed the village and warrants that the NP should be revisited to ensure its relevance.</p> <p>With regard to 'Affordable Housing'. The NP states 'ensure that any development provides smaller affordable housing'. It further states 'ensure that development, is geared towards smaller affordable dwellings with which there is a shortage'. Firstly these comments are too extreme and, drafted as they are, too restrictive. And furthermore they run contrary to the SODC Local Plan 2011, the emerging Local Plan and NPPF.</p> <p>Secondly, with regard to 'affordable housing' the need has already been met and there is no further requirement for any more. In this regard I refer to NPPF clauses 60 to 63. The provision of affordable housing should be identified. The number of units, the size, type and tenure should be assessed and reflected in planning policy. In my view it is not down to the NP to make up its own mind what this should be. To say that 'any development provides smaller affordable housing' is outside the remit of NPPF</p>	Amend maps and supporting text; amend policy SV5	<p>The maps and accompanying text in the Plan have been revised to reflect the recently permitted schemes in and adjacent to the Plan area.</p> <p>Local Plan Policies CSH 3 and 4, H9, H10, H11, H12 and H13 address the need for affordable housing and meeting specific housing needs in the Plan area (e.g. self-build and specialist housing for older people).</p> <p>Policy SV5 has been amended. It provides for the submission of a dwelling statement with each application identifying how the proposed accommodation will meet the specific housing needs of the villages. This would include the size, type and tenure of any proposed units.</p>
<p>There was nothing about the increased volume of traffic and The lack of Parking Effect it will have in Henley. Also how are local schools going to cope which are already oversubscribed.</p>	No change	<p>Policy SV19 provides the means by which traffic and parking effects of new development can be managed.</p> <p>Policy SV18 will help ensure that the impact of development on infrastructure (eg schools) will be mitigated, alongside SODC Local Plan policy INF1 and the Community Infrastructure Levy.</p>
<p>Could perhaps be more 'explicit' on the need for certain types of housing we don't need more 1m plus housing but specifically for younger and older generations, we need high quality smaller 2 - 3 dwellings.</p>	No change	<p>General consensus in responses at the Reg 14 stage was not to encourage the provision of more small dwellings as they have already been adequately provided for in the new developments permitted in the last few years.</p>
<p>No more sub-division of properties and sub-division of plots. We have met the new build target, we should resist any further development in Shiplake.</p>	Amend policy SV7	<p>Policy SV7 has been amended to avoid encouraging subdivision of plots / properties.</p>
<p>The Plan has been reduced to a simple NIMBY statement, with nothing to resolve issues such as river access, cycle path, village centre renewal. These are the things that could make a real</p>	No change	<p>These statements are not accepted. The Plan contains a range of policies that address these particular issues as follows:</p>

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
difference to quality of life here, but they have been pushed into the "too-hard" pending tray. A huge opportunity for real community consultation has been missed.		<ul style="list-style-type: none"> • River access – policies SV10 and SV21 • Cycle path – policies SV20 and SV21 • Village centre renewal – Policy SV23 and community aspirations (section 7)
But you need to put more emphasis on allowing residents to stay in the village and less emphasis on affordable housing given the recently approved developments. Realistically there are little opportunities for commercial developments and the provision for brownfield sites is not needed.	Amend policies and supporting text.	A raft of changes to the policies and supporting text have taken place. These have been written in response to the Regulation 14 consultation stage comments and many of the changes address these type of issues.
Perhaps amend an objective to include improving the connectivity between villages of the Parish. I would include development of a cycle way to Henley in community aspirations; & the possible development of a shared equity scheme to help house children of locals or downsizers. Also an scheme/aim to identify and protect significant trees in the parish.	No change	Objective 6 addresses this requirement in general terms by protecting and where necessary improving the community's core facilities and services and seeking proposals to develop village infrastructure and services appropriate to the evolving needs of residents. Objective 2 addresses the issues associated with shared equity provision. Finally, objective 3 provides for the protection of the Plan area's environment assets.
The interim 3-year period has seen many homes constructed in the parish, particularly in Lower Shiplake but more importantly construction is now underway at the Thames Farm site. Permission has been granted for housing in the old Wyevale site, Mount Ida opposite Thames Farm and lately a Retirement Village between the two village centres. 200 dwellings or more with many being 'smaller' properties, 'affordable' homes and 'retirement' apartments	No change	Comment noted
<ol style="list-style-type: none"> 1) Flood Risk -Although this features in the Environment & Sustainability section and elsewhere, I think this is a significant issue for Shiplake (cp the name!), particularly in view of climate and weather change, and so I would have expected to see more focus in terms of mitigation and future alleviation. 2) In the Village Character document you (rightly!) rail against heavy gated entrance designs. One other design feature I think should be guarded against is flat roof extensions to roof lofts-an ugly urban feature to maximise bedroom space which spoils the "backside" roofline appearance but can currently be "sneaked in" under Permitted Development Rights - Dormer Windows should perhaps be specified as the preferred style? 	No change	<p>Comments noted. Flood risk is addressed at national and District levels including through Local Plan policy EP4. Flood alleviation measures fall within the remit of the Environment Agency who have not requested the inclusion of any policies or additional guidance on such matters in the Plan.</p> <p>The Character Appraisal and Design Guide does refer to dormers being a form of window that is supported (in the section dealing with materials and design elements appropriate to the parish.</p>
No more development outside the current line of houses	No change	Neighbourhood Plans must plan positively for future development. Imposing a blanket ban on all future development in such locations could potentially be contrary to local and/or national planning policies and

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
		<p>would mean that the Plan could fail one or more of the 'basic conditions'.</p> <p>The suite of policies in the Plan will however help to manage the way in which new development takes place, in conjunction with the SODC Local Plan policies and national planning policy.</p>
<p>Clear support for maintaining the character of the village in its present state. That is avoiding intensive development, by use of smaller plots and multiple occupancy properties.</p>	<p>Amend policy SV7</p>	<p>Policy SV7 has been amended to avoid encouraging subdivision of plots / properties.</p>
<p>It should be a requirement that village character be maintained. Para 6.4.70 – includes Henley on Thames / Shiplake preservation of countryside character as “valued landscape” in heading but omits it from further comment. Is this not worthy of some emphasis?</p>	<p>Amend policies and supporting text</p>	<p>Policy SV8 requires development proposals to demonstrate how they preserve or enhance the features which positively define the character of Shiplake Parish. Other policies (notably the amended policies SV8a, SV9, SV10 and SV11) all have at their heart the preservation of that which is central to maintaining the character of the villages and the countryside around.</p>
<p>I believe the roads leading into Shiplake are a vital part of it being a rural distinct village settlement in open countryside. We should seek to protect the green fields surrounding the village.</p>	<p>Amend policies and supporting text</p>	<p>Policy SV8 requires development proposals to demonstrate how they preserve or enhance the features which positively define the character of Shiplake Parish. Other policies (notably the amended policies SV8a, SV9, SV10 and SV11) all have at their heart the preservation of that which is central to maintaining the character of the villages and the countryside around.</p>
<p>No infill</p>	<p>No change</p>	<p>Infill development is controlled by policies H1, H8 and H16 of the South Oxfordshire Local Plan 2011-2035 (adopted in December 2020).</p>
<p>Safe walkway / cycle way to Shiplake Primary school and Henley.</p>	<p>No change</p>	<p>Policies SV18 and SV21 provide the framework for delivering new cycleways and walkways where required to mitigate the impacts of development.</p>
<p>The NP is extensive and has covered so many topics. I applaud all those concerned who have worked so hard to bring this to fruition.</p>	<p>No change</p>	<p>Comment welcomed</p>
<p>Question 3. Are there any policies or content you believe are incorrect or should be removed?</p>		
<p>54 responses 'YES' (29%); 132 responses 'NO' (71%)</p>		
<p>Wholly wrong emphasis on the sub-division of properties and the sub-division of plots, which will result in higher density housing in those locations. Too much new building in Shiplake Cross.</p>	<p>Amend policy SV7</p>	<p>Policy SV7 has been amended to avoid encouraging subdivision of plots / properties.</p>

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
<p>Policies V 1 to 7 should be completely removed or drastically revised. There is no mention of numbers. This is an open invitation to developers to build all over the villages, merely by complying with the NP! Where they don't comply, they will take it to the government inspector and/or vexatious litigation and win.</p> <p>Suggesting that houses and gardens could be subdivided would totally change the character of the villages. Despite whatever caveats there are, the developers will get round them.</p>	<p>Amend policies and supporting text.</p>	<p>The amendments to the policies in the first part of the Plan (policies SV1-SV11) have been made in response to many comments received at the Regulation 14 stage. The amendments provide a suite of policies which are now both comprehensive and designed to provide a strong framework within which to manage future development proposals.</p> <p>Policy SV7 has been amended to avoid encouraging subdivision of plots / properties.</p>

<p>There are many aspect of the NP which are excellent but having read the document I cannot support several policies or content. I would make the following comments.</p> <p>1). Most of the stats used are out of date and should not be relied upon to inform any decisions about the future.</p> <p>2). The NP should reflect and be compatible with the SODC emerging plan 2034, which I understand is on hold. I would have thought that the SODC emerging plan must be approved before the NP can be finalised.</p> <p>3). clause 3.2.7. This is a misleading clause and I'm not sure it's relevance. Presumably all these extensions were all done with proper consent and lawful. The fact is that home owners are allowed to apply for planning permission to extend their properties. This is not something the NP can stop.</p> <p>4). clause A2.1.7 You show photos of typical houses. This is also very misleading. There are several examples in the village of different types of new properties. From a row of terraced houses in Mill Road (of which there are two developments) to the five or six very high density new houses on Baskerville Lane and more recently the ongoing development on New Road. These photographs are certainly not examples of typical houses in the village.</p> <p>5). 6.3.35. This clause refers to a 'range of policy principle' and then lists five principles. I note that there is no reference to 'affordable housing' in any one of these principles. This is at conflict with the statements made in both the Foreword to the document and the Executive Summary.</p> <p>Make the following further comments on these stated principles:</p> <ul style="list-style-type: none"> - I cannot see how these policies can be 'encouraged' - what does this mean? How can one encourage suitably priced dwellings? The market will price the dwellings not the NP. - the next policy - encourage applicants to demonstrate how their developments meets the needs of the local community. What will this mean in practise? It would seem to me that this will be unachievable. - subdivision of dwellings and increasing the number of dwellings on a plot. This is a very risky principle to put in a NP. It will lead to very high density applications and conflicts with point 6 of clause 6.6.8 and NPPF clause 122a). - the control of extensions and the size of those extensions will be driven by whatever the applicant desires and gets permission for. The word 'overly-large' is a matter of personal opinion and cannot be mandated. - the need to manage the size of replacement dwelling. Once again how will this work? What does 'manage the size' mean? 	<p>Amend policies and supporting text in part</p>	<p>Dealing with each of these comments in turn the following response is provided:</p> <ol style="list-style-type: none"> 1) The statistics have been updated 2) The Plan is reflective of and in general accordance with the recently adopted SODC Local Plan. Indeed this is a 'basic condition' requirement 3) It is true that the Plan cannot over-ride Local or national planning policy, but it can influence the parameters of development to extend dwellings through the use of policy and design guidance as this Plan seeks to do. 4) Comment noted. The Character Appraisal and Design Guide provides a much more comprehensive range of photographs of the villages. 5) Policy principles - The first bullet point refers to affordability. <p>Policy SV5 (as amended) requires applications to provide a 'dwelling statement' with their planning applications identifying how the proposed accommodation will meet the specific housing needs of the villages.</p> <p>Policy SV7 – has been amended to avoid encouraging subdivision of plots / properties.</p> <p>The need to avoid overly large extensions and to manage the size of replacement dwellings are both fundamental principles of development management. They are principles that planning authorities apply every day in their decision-making processes, having regard to plot densities, grain, prevailing character and density, scale and massing and impact on amenity / character and townscape. It is perfectly appropriate to seek to ensure that development reflects and respects its setting and the character and appearance of the surroundings. This is assisted through the application of the Plan's policies, including policies SV6 and SV7 as well as the character appraisal and design guide.</p>
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<p>Overall these policies will give developers every opportunity to exploit any potential site or existing property. They will have the resources to fight applications and to my mind they will win. These principles are fine words in theory but unachievable in practise. They should be replaced with new principles that can be actually achieved.</p> <p>6). clause 6.6.8 point 6 states -'New proposals must demonstrate how they are in keeping with the surrounding densities. Over development should be resisted'. I agree with this clause but it conflicts with the concept of sub-division of existing properties, and the increased density, by definition, of 'affordable housing'. How can this work? Once again developers will exploit this contradiction. I also refer you to clause A2.2.6. - of course this is true but the NP is seeking higher density, smaller 'affordable' properties. - exactly what the developers will want to do.</p> <p>7). clause A2.1.3 this is very misleading since it omits the major developments at Thames Farm and Wyevale. It should be removed or corrected.</p> <p>8). clause A2.1.17. This clause completely ignores the future intake from the additional 200 houses coming onstream in the near future. It is misleading. Similarly subsequent other clauses completely ignore the young families that will move into the village in these new house. The demographics of Shiplake will change dramatically.</p>	<p>6) Policy SV7 has been amended to avoid encouraging subdivision of plots / properties.</p> <p>7) A2.1.3 – the paragraphs following A2.1.3 have been revised to address recent developments in and adjacent to the Plan area.</p> <p>8) A2.1.17 – this has been deleted</p>
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Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
With the number of houses in the pipeline we should fight to stop any future developments. We should not allow any more houses in gardens.	No change	Infill development is controlled by policies H1, H8 and H16 of the South Oxfordshire Local Plan 2011-2035 (adopted in December 2020) and policy SV1 is simply reflecting the Local Plan requirement.
Very concerned with the latest planning applications. I have little confidence in SODC and our MP ability to protect our village irrespective of our views and the Sterling work done by the PC . and the residents of Shiplake.	No change	Comment noted
Yes, plans need to be amended to acknowledge all the new building developments which are now earmarked and look to be undertaken, along the Reading Road of 200 + houses, I no longer think that Shiplake needs to accommodate any further infill development or indeed any other development within it's boundaries, of any great significance.	Amend maps and supporting text	<p>The maps and accompanying text in the Plan have been revised to reflect the recently permitted schemes in and adjacent to the Plan area.</p> <p>Infill development is controlled by policies H1, H8 and H16 of the South Oxfordshire Local Plan 2011-2035 (adopted in December 2020) and Neighbourhood Plan policy SV1 is simply reflecting the Local Plan requirement.</p>
<p>The current draft of the Neighbourhood Plan supports the sub-division of properties and the sub-division of plots. This would result in the loss of character properties, blocks of flats being built, gardens being turned into car parks, overall densification and damage to the rural character of the village.</p> <p>Since the survey was done, permission has been granted for 223 units at Thames Farm, Retirement Village, Wyevale, Mount Ida and elsewhere. Many of these units are smaller properties, 'affordable' homes and retirement apartments, thus the original objective of the NP has already been met seven times over.</p>	Amend policy SV7, maps and supporting text	<p>Policy SV7 has been amended to avoid encouraging subdivision of plots / properties.</p> <p>The maps and accompanying text in the Plan have been revised to reflect the recently permitted schemes in and adjacent to the Plan area.</p>
"Contemporary development is welcomed where it is adequately supported and justified within a Design and Access Statement, having undertaken a contextual analysis as part of the design process". This is highly subjective, says absolutely nothing, and appears heavily weighted against any form of innovative or creative design. Another win for the NIMBYs.	No change	<p>The policies in the Plan must be read in conjunction with the character appraisal and design guide which provide detailed guidance on what is appropriate in the Plan area, in terms of the design of new housing.</p> <p>This will help to improve the overall quality of development which is a key objective of the NPPF Part 12.</p>
Clearly those that needed to be updated in the light of the approved developments. Remove references to promoting affordable dwellings and addressing brownfield - they have no meaning now in the context of Lower Shiplake. These include Objectives 2, 5 and SV7.	Amend policies and supporting text in part; amend maps	<p>Policy SV7 has been amended to avoid encouraging subdivision of plots / properties.</p> <p>The maps and accompanying text in the Plan have been revised to reflect the recently permitted schemes in and adjacent to the Plan area.</p>

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
<p>a) I feel we should refer to 3 villages in the parish not 2.</p> <p>b) Sv14: needs a caveat as implies support for all walkways if helps trees including a bridge;</p> <p>c) SV15 perhaps add trees need to be replaced if die within x years;</p> <p>d) Sv2-5 would seem open to be an issue with some developers eg Plowden arms and actually lead to the loss of the asset but the development claims to enable the protection of the asset, and the policy says we will support development in open countryside in this case.</p> <p>e) SV4 an issue! as could be misused and lead to loss of valuable asset - remove the words "Proposals for the change of use of employment facilities to non-employment uses will be supported where the proposal demonstrates compliance with the employment policies of the Development Plan". Not sure exactly what this implies.</p> <p>f) SV7 - Remove paragraph 3; regarding supporting proposals that replace dwellings with smaller units and more units on a site. Don't feel this is appropriate as developers will use to maximise profits at the expense of the feel of the village.</p> <p>g) SV21 again implies support for all footways and cycle ways if rural and trees kept, but there may be other issues to consider, and perhaps a caveat should be if the majority of the village agree to each plan; (The last sentence of this policy does not end - "as well as supporting"....)</p>	<p>Amend policies and supporting text in part</p>	<p>Objective 2 has been revised, as has policy SV5, and references to affordable housing updated as necessary.</p> <p>Policy SV14 – the wording of the policy expresses support where proposals maintain or enhance the existing Green and Blue Infrastructure Network. This does not mean that all development will be supported as the Plan's policies must be read as a whole.</p> <p>Policy SV15 – the requirement to replace trees within x years if they die is a standard planning condition requirement and is not necessary to include in this Plan as a result.</p> <p>Policy SV2 – 5 – this is intended to reflect the requirement of NPPF paragraph 79(b).</p> <p>Policy SV4 – refers to employment facilities only. Businesses in former use class B1 are not subject to the same protection as public houses, for example. This policy applies only to uses in the former class B1. However SODC Local Plan policy EMP3 provides an over-arching framework against which to assess proposals for the loss of employment uses and that is what the last part of the policy refers to.</p> <p>Policy SV7 – the policy has been amended to avoid encouraging subdivision of plots / properties.</p> <p>Policy SV21 – the terminology in the policy is not intended to be read in the way suggested. The Plan must be read as a whole.</p>
<p>To support the plan, I would need it to include at the very least –</p> <ol style="list-style-type: none"> 1. The properties built and those permitted to be built with regard to the increase in size the village since 2017. 2. A policy that objects to the subdivision of properties or their conversion to flats. 3. A policy that discourages demolishing larger houses and replacing them with an increased number of smaller dwellings. 4. No gardens being turned into car parks. 	<p>Amend maps, policies and supporting text</p>	<p>The maps and accompanying text in the Plan have been revised to reflect the recently permitted schemes in and adjacent to the Plan area.</p> <p>Policy SV7 – the policy has been amended to avoid encouraging subdivision of plots / properties.</p> <p>Good design and adherence to the principles set out in the character appraisal and design guide will ensure</p>

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
5. Station Road and Memorial Avenue being considered too busy as thoroughfares to safely sustain any further development – both being very straight, narrow in parts, used for on street parking and ‘fast’.		compliance with policies SV22, SV24 and SV25 (as revised), but in some instances conversion of gardens to parking areas will be permitted development. Amended policy SV19 will enable the highway safety implications of new development to be managed effectively, including new development on the two roads mentioned.
I felt uncomfortable with the mention in the document of the removal of Shiplake Motors from the village centre. I do think the business is a very useful village resource.	Amend supporting text	The public support for the relocation has been recorded as reflective of the feeling at the time of previous consultation exercises. However the relocation has now been removed as a community aspiration from section 7 of the Plan.
The support for sub-dividing properties, demolition of larger properties and replacement with multiple dwellings.	Amend policy SV7 and supporting text	Policy SV7 has been amended to avoid encouraging subdivision of plots / properties.
The sub-division of properties and the sub-division of plots should be removed.	Amend policy SV7 and supporting text	Policy SV7 has been amended to avoid encouraging subdivision of plots / properties.
Remove the sub-division of properties and the sub-division of plots.	Amend policy SV7 and supporting text	Policy SV7 has been amended to avoid encouraging subdivision of plots / properties.
Remove references to affordable housing as defined by Gov’t. Delete para 1.6 – it states ALL developments must have affordable housing. The use of 2017 survey results/opinions are surely outdated following the large developments at the northern boundary which are nominally in Harpsden but have added 200+ houses to the Shiplake environment with 80 in Shiplake alone. Para 6.2.32. The requirement for smaller less expensive houses is met by the recent developments at Thames Farm etc.	Amend policy and supporting text in part	Affordable housing has been defined in a footnote in section 6.3 with the definition taken from the NPPF. Paragraph 1.6 has been amended as suggested. Objective 2 and policy SV5 have been revised to reflect recent developments providing a range of smaller dwellings in the Plan area.
We should protect and enhance the character of our village by rejecting the division of large houses into smaller units and the building of over intensive developments.	Amend policy SV7 and supporting text	Policy SV7 has been amended to avoid encouraging subdivision of plots / properties.

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
No infill	No change	Infill development is controlled by policies H1, H8 and H16 of the South Oxfordshire Local Plan 2011-2035 (adopted in December 2020) and policy SV1 is simply reflecting the Local Plan requirement.
<p>More consideration towards the necessary growth of the village</p> <p>We need to seriously consider the needs of those starting their careers and family life to ensure diversity in the village, which we lack.</p> <p>I do not agree that the two Shiplake areas should be separated and views segregated</p>	No change	The Plan provides a range of policies that will help to address the first two points. The latter point is not one shared by the community generally and the policies recognising the separate identities and physical separation of the settlements have been strengthened following the Regulation 14 consultation exercise.
<p>What I would like removed.</p> <p>I'm uncomfortable with the Core objective 2. Specifically listing what you feel is required is an open invitation to developers to squeeze every opportunity out of each application. Plots are expensive in the parish, there is no escaping that. As mentioned in a recent zoom discussion. "be careful of what you wish for". Once in print it's hard to argue.</p> <p>Previous census has mentioned "for the young people of local families, those on low incomes and the elderly." I think there has been a shift in this statement. In the main to me, that is LOW COST HOUSING! I am constantly frustrated by the term affordable housing. Given the average house value in the parish is £850,000. Rental of £3500 per month. An ex council terrace in Shiplake Cross £500,000. If you strive to meet that AFFORDABLE housing target, (which appears we have met in abundance) you will I suspect be lumbered with small multiple developments and an ever changing occupancy when those small properties are soon outgrown.</p> <p>I was born and brought up in a village. I know the value of village life, the sense of community. I welcome a diverse society from all walks of life and all ages. Rich and poor. Safety and freedom for children, paramount. Homes for younger families of local people mean they are around for parents in their later years. Young folk grow up knowing the importance of community, later for that young blood to carry the mantle for local groups, to keep them going like Shaddo, the tennis club, bowls, all the other clubs and community events, even the parish council! Being able to stay and send their children to the school. To know your neighbourhood and the people that live there. That's the essence of village life born of natural continuity and community spirit. Shiplake is a place but more than that. It's a way of life. Not a commodity.</p>	Amend objective, policy and supporting text in part	<p>Objective 2 has been amended in part. However the objective reflects the policies in the SODC Local Plan and there is already therefore policy support for certain types of housing in the Neighbourhood Plan area and the wider District. Local Plan policies CSH 3 and 4, H9, H10, H11, H12 and H13 address the need for affordable housing and meeting specific housing needs in the Plan area (e.g. self-build and specialist housing for older people).</p> <p>The degree to which housing is affordable in the Plan area is a matter for consideration at the planning application stage. However amended policy SV5 requires applicants to provide a 'dwelling statement' with their planning applications identifying how the proposed accommodation will meet the specific housing needs of the villages. This is a clear policy tool to ensure that developers consider and demonstrate how their proposals will be compatible with the needs of the community.</p>
Thorough and well thought through NP with which I have no disagreement.	No change	Comment welcomed
<p>Question 4. Do you have any other comments for the Parish Council NP Committee to consider as it finalises the Neighbourhood Plan? Please note your comments in the space below</p>		

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
125 responses 'YES' (67%); 61 responses 'NO' (33%)		
Concerned about the infrastructure as stated.	No change	Infrastructure requirements are covered by policies SV16, SV17 and SV18 in particular.
I am pleased to see that infill / brownfield sites are favoured and that the intention is for any building on greenfield sites to be kept to the absolute minimum. However, I am nervous that no limits are put on construction, whether infill or otherwise. Thank you for all your hard work.	No change	Comment welcomed

<p>It has taken several hours to read the draft Neighbourhood Plan. It is a commendably detailed document.</p> <p>The immediate issue is the proposal to relocate Shiplake Motors provided an appropriate alternative site can be identified. It is clearly a prized amenity listed <i>pari passu</i> in 3.1.10:</p> <p>“Unlike many rural villages, the parish still boasts many amenities including two pubs (the Plowden Arms is closed at the time of writing), a shop, a post office, a butcher, a garage, a church, a primary school, a nursery and good bus and rail links”.</p> <p>The only reason given is that the site could be redeveloped for housing. That is not significant, it could do no more than add 0.5% to the current housing stock. The present site of the garage workshop has considerable benefits for Shiplake:</p> <ul style="list-style-type: none"> * It is within easy walking distance of most of the village; * There is no nearby garage repair facility following the recent closure of the Jet complex in Henley and the earlier loss of Sergeants, both to housing developments; * It is a significant local employer; * It has adequate parking for the business. <p>The arguments for relocation lack merit:</p> <ul style="list-style-type: none"> * The Core Strategy and adopted Local Plan both seek to prevent the unnecessary loss of valued community facilities; * It is not a disused brownfield site; * The impact on housing stock would be insignificant; * It is not an inappropriate and non-conforming type of use, having been established more than half a century ago [conforming to what?]; * It does not impact adversely on the character and/or amenity of the centre, being tucked away at the end of a dead-end street; * It has planning permission granted for redevelopment as a garage following a fire several years ago, it is still in force and has been used; * The existing original building had protected status some years ago, ask the owner. <p>I therefore respectfully urge the Committee and Council to remove the proposal to relocate Shiplake Motors from the Neighbourhood Plan. Would the Council pay the cost of relocation?</p> <p>The housing proposals have inconsistencies. There are two frequently cited issues, balance and affordability. Although discussed at length, neither are defined in the Neighbourhood Plan. The NPPF definition of affordability, attached, lacks clarity, it can be construed in many ways. I can find no definition for balance.</p>	<p>Amend supporting text</p>	<p>The public support for the relocation has been recorded as reflective of the feeling at the time of previous consultation exercises. However the relocation has now been removed as a community aspiration from section 7 of the Plan and p.7 / section 6.2.</p> <p>Local Plan Policy H11 provides the framework for determining what is an appropriate housing ‘mix’ in new development proposals. The policy does not contain prescriptive information on the preferred housing mix, instead referring readers to the Council’s latest evidence and Neighbourhood Development Plan evidence for the relevant area.</p> <p>The NPPF definition of affordable housing is the accepted definition in planning policy and development management decision-making. The NPPF definition of affordable housing has been set out in a new footnote in section 6.3 of the Plan.</p> <p>The SODC Local Plan does anticipate smaller villages delivering some housing to help meet its overall quantum of required housing across the plan period. Table 4c of the Local Plan identifies a windfall figure of 1,200 dwellings that will be delivered on locations not otherwise allocated for development over this period. Table 4b of the Local Plan identifies allocations in smaller village and other village neighbourhood plans totalling 200 dwellings. There is therefore an ongoing need to plan for future development in the Plan area over the life of the Neighbourhood Plan, where it may come forward on an ad hoc basis in the form of windfall development.</p> <p>In relation to the final comment, the following policies provide a clear framework for managing the effects of development on the built environment:</p> <ul style="list-style-type: none"> • Policy SV22 Design and Access Statements • Policy SV23 Village Centre Improvements • Policy SV24 Special Character Areas
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Note first that as a smaller village Shiplake has no responsibility for supporting the SODC draft Plan for delivering additional housing to meet the overall housing requirement of South Oxfordshire. The scale of employment in the villages does not warrant proposals for social housing, mindful of the good transport facilities. The Neighbourhood Plan should therefore focus entirely on the current needs of Shiplake looking forward to 2034. The population proportion of 0-24 year-olds at 36% is higher than the District and England, there is clearly no shortage of housing for them. The low proportion of 25-44 year-olds at 15% is not due to lack of affordable housing. That is the age group that ventures out to make their fortunes, many abroad, to return later. They become part of the 45+ group at 49%. For them affordability is not an issue. The capital in their larger houses is sufficient to fund down-sizing at 70+, if they so wish, with low density infill housing.

Development of larger houses began a hundred years ago, mostly on farmland. Very few people would have been displaced and the housing was in balance with the population. There is no evidence that it has not continued to be so. The demography of Shiplake may be different from the District and England, but that does not mean it is not balanced within the village. The balance rolls on from generation to generation. Your conclusion should not be "Our aim is to change, over the life of this plan and beyond, the current demographics of the two villages". Where have the residents expressed a wish for radical change in demographic composition? The Thames Farm development will do that, against the wishes of most Shiplake residents. It is a planning fiasco. Nor do the residents seek a major increase in population of the villages, with its rise in density. The proposal for six houses per acre reflects 19th century industrial slums, but with lower occupancy rates.

The conclusion is that affordability and the size of accommodation are not major issues when there is no external political agency forcing on Shiplake a major increase of population with a radical change in demographic composition. The Neighbourhood Plan should stress the need to maintain the quality of life in this sought after village and to promote the conservation of the environment.

- Policy SV25 Building Materials / Design / Density / Layout

whilst the following policies provide a framework for managing the effects of development on the character and quality of the landscape surrounding the settlements within the Plan area:

- Policy SV8 Settlement Character
- Policy SV8a Separation of Settlements
- Policy SV9 Valued Landscapes
- Policy SV10 Riverside Related Development
- Policy SV11 Important Views

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
It seems to me that we should be holding back on further growth in existing settlements. If there is a real need for growth then we should be establishing new independent settlements that are set up to provide the necessary infrastructure.	No change	Comment noted
Not at the moment	No change	Comment noted
<p>Over the last twenty years the character of Shiplake has changed for the worse with the demolition of attractive old houses and the insensitive building of multiple replacement properties in the gardens. A typical example is in Baskerville Lane where three mellow older properties with cottage gardens have been replaced seven identikit modern properties with small gardens and inadequate parking.</p> <p>We need to preserve what is left of Shiplake's character by resisting sub-division of land and properties, not encouraging it.</p> <p>The much-trumpeted need for smaller and retirement properties has already been delivered in spades with the permissions for over 200 houses and apartments at Thames Farm, Wyevale, the new 'Retirement Village' and elsewhere.</p>	No change	Comment noted
A valiant effort by all those involved against numerous bureaucratic hurdles and the sooner it is approved the better.	No change	Comment welcomed
I want to express my sincere thanks to the Parish Council and other members of the Steering Group, past and present, many of whom have worked much harder on the Plan than I have. There is a lot good in there, about protecting green space and the local environment etc. But I strongly feel that we should be as conservative as possible, in mentioning support of anything that points towards urbanisation, since developers will always try to exploit any such policies and push them beyond the originally-intended remits.	No change	Comment welcomed. This Plan seeks to manage the difficult balance involving planning positively, whilst at the same time managing the effects of development on the quality and character of the Plan area and its constituent settlements.

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
<p>The plan has had almost zero exposure in a meaningful and comprehensible format to the community during its formative stages and thus is not defensible to such charges at any Inquiry.</p> <p>The plan fails to make comment about the extant consents that have been granted in the vicinity and the impact these will have on what is a very low level of infrastructure and services.</p> <p>Pedestrian and cycle opportunities are now fully possible and capable of being promoted in a post Covid normality and as a quid pro quo with landowners whom are likely to be promoting additional development particularly along the Reading Road and nearby. This may require a plan and contributions but one has to start somewhere, otherwise nothing happens and nothing changes for the benefit of the community.</p> <p>The plan is sadly devoid of ideas and opportunities to improve Shiplake.</p> <p>This is a supplement to my earlier comments following the post by xxx re the 218 extant consents which need to be carefully highlighted in the NP given much of the consents technically fall outside of the Parish but we suffer the burden of the proximity of these allocations</p>	<p>Amend maps and supporting text</p>	<p>The comments are noted. In response to the first point, a lengthy and detailed consultation exercise took place as part of the Regulation 14 stage, involving a broad cross-section of the community. This followed earlier consultation exercises which are set out in the Consultation Statement and demonstrate the good level of public engagement in the process.</p> <p>Pedestrian and bicycle links are encouraged through the engagement of policies SV18 and SV21, which would help to deliver new linkages where necessary to mitigate the impact of new development.</p> <p>The maps and accompanying text in the Plan have been revised to reflect the recently permitted schemes in and adjacent to the Plan area.</p> <p>The Plan is a land use plan and therefore it can only contain policies which are relevant to the use of land and which are achievable and deliverable. Whilst it may not be possible to include policies to deal with some of the community's aspirations, Section 7 of the Plan contain details of such aspirations which all represent opportunities to improve Shiplake.</p>
<p>There needs to be a section about the positives and negatives of the known new developments that are surrounding us and a new section of plan needs to be incorporated to take this into account and hopefully strictly limit any new housing in light of what is happening to us else we will be eaten up amongst a mass of housing ..</p>	<p>Amend maps and supporting text</p>	<p>The Plan does now contain more detail about the new developments that have taken place in the Plan area and adjacent areas (se for example sections 3.1, 5.3, 6.2) and these are also reflected on updated maps.</p>
<p>A big THANK YOU for all the work you have done on our behalf.</p>	<p>No change</p>	<p>Comment welcomed</p>

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
<p>The current draft of the Neighbourhood Plan supports the sub-division of properties and the sub-division of plots. This would result in the loss of character properties, blocks of flats being built, gardens being turned into car parks, overall densification and damage to the rural character of the village.</p> <p>Since the survey was done, permission has been granted for 223 units at Thames Farm, Retirement Village, Wyevale, Mount Ida and elsewhere. Many of these units are smaller properties, 'affordable' homes and retirement apartments, thus the original objective of the Neighbourhood Plan has already been met seven times over.</p> <p>It is time to stop overdevelopment of Shiplake villages before they lose their character and community forever. In current times, community has never been so important.</p>	Amend policies and supporting text	<p>Policy SV7 has been amended in order not to encourage the subdivision of plots or properties.</p> <p>Policy SV8 requires development proposals to demonstrate how they preserve or enhance the features which positively define the character of Shiplake Parish. Other policies (notably the amended policies SV8a, SV9, SV10 and SV11) all have at their heart the preservation of that which is central to maintaining the character of the villages and the countryside around.</p>
The policy seems to have been excessively scrutinised and documented in all aspects - well done!	No change	Comment welcomed
None. Thank you.	No change	Comment welcomed
An impressive piece of work	No change	Comment welcomed
Does anyone in SODC or government care about our thoughts? I feel I've been through this before & we still got a large housing development, extra sports field for an exclusive private school & a 'retirement village' dumped on us. Despite locals attending planning meetings and saying they were not wanted.	No change	Comment noted
The whole plan is outdated, because of the extent of existing and already planned unwanted development.	Amend supporting text and maps	The maps and accompanying text in the Plan have been revised to reflect the recently permitted schemes in and adjacent to the Plan area.
I would like to register my thanks to everyone involved in this process - from inception through to this consultative stage. I know that it has been extremely challenging with all the changes at parish, district, county and national level; and to get to this point has been a massive achievement by all. THANK YOU.	No change	Comment welcomed
Thank you to those all involved in creating the plan and helping to protect the village we live in.	No change	Comment welcomed
Since Planning has been given for Thames Farm and the large Residential Care Home on the A4155 I am concerned this has opened the floodgates for more planning applications in Shiplake. I believe current planning requests would amount to approximately 218 new houses. The impact of this to the local community would be immense and completely change the rural open countryside look and feel that the residents of Shiplake would hope to preserve. The strain on local amenities, particularly parking, would be immense and traffic access onto and along the A4155 around Shiplake would increase the chances of accidents and pollution.	No change	Comment noted
I attended a meeting in 2017, with the MP also present, where we were told that Shiplake need only have about 40 new houses in the next twenty years. Since then, planning permission has either been sought or given to over 500. We may as well rename the village Caversham New Town. I feel our elected representatives, from the MP down have totally disregarded the wishes of the residents to pursue a fatuous and self-serving agenda.	No change	Comment noted

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
It seems to me however meticulous the Neighbourhood Plan is, the people 'above' always totally ignore it.	No change	Comment noted
A comprehensive and well thought out plan, with clear objectives. So frustrating that some land sellers and developers can find ways around it.	No change	Comment welcomed
We should be careful not to over infill plots in the village since that would just create another concrete jungle with subsequent issues such as excess run off and lack of amenities to cope.	No change	Infill development is controlled by policies H1, H8 and H16 of the South Oxfordshire Local Plan 2011-2035 (adopted in December 2020) and Neighbourhood Plan policy SV1 is simply reflecting the Local Plan requirement.
The original objective of the Neighbourhood Plan, to build smaller properties, affordable homes and retirement flats, has been met seven times over. It is astonishing that permission has been granted for 223 units at Thames Farm, Retirement Village, Wyevale, Mount Ida and elsewhere together with in filling.	No change	Comment noted
Apart from changing the whole character of the village. The infrastructure for example school, shops, railway and roads will not accommodate 223 units with mainly young families. Crossing the main road to the village will always remain a problem.	No change	Comment noted
Well done to all those involved in Shiplake Neighbourhood Plan. It is well thought-out and comprehensive. However I feel that the plans will simply be ignored by officials when the crunch comes or when bribes are offered. I do not feel optimistic especially when I see all the construction already given the go-ahead on the Reading Road.	No change	Comment welcomed
<p>There is a probability that as Shiplake grows in population using land which is within the immediate boundaries of the village, the community will dramatically increase and fragment, the housing density forming clusters which may result in community zones. Thames Farm and the Wyevale site served by the A4155 will no doubt link with Henley rather than Shiplake.</p> <p>Further developments may one day simply join up with Henley. Developers want everyone to build another house in their gardens, to turn villages into small towns and small towns into sprawling industrial parks.</p>	No change	Comment noted
I fear for the next steps as it seems to me the NP needs substantial re-writing. Without it, we are in a weaker position to defend against all inappropriate development. So we have to move fast.	Amend supporting text and policies	The policies and supporting text have been widely updated and revised to reflect the comments received at the Regulation 14 consultation stage.
Stand firm. I think we could cope with a reasonable number of new houses (especially affordable one's) but some of the proposals for new houses that we have heard about are unacceptable. SODC needs to understand and reflect on the residents views on this.	No change	Comment noted
A plan needs to be agreed urgently and agreed with SODC. We cannot go on being overruled and ignored as a community. The wonderful feeling of being a village is being totally destroyed. We have enough large houses, but nowhere within the village for elderly to downsize to. More open communal spaces and easy access to the river.	Amend supporting text and policies	The policies and supporting text have been widely updated and revised to reflect the comments received at the Regulation 14 consultation stage.

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
We believe the plan is excellent in its intention however blatant contravention of plans etc are observed frequently. It seems that developers' profit maximisation will always take precedence over agreed local plans.	No change	Comment noted
As above, previous plans have been totally ignored.	No change	Comment noted
NO MORE DEVELOPMENT, ENOUGH IS ENOUGH	No change	Comment noted
The Plan seems to be based on consultation prior to the unexpected planning decisions to authorise the four large developments cited in 1. The context has fundamentally changed, and so must the neighbourhood plan.	No change	Comment noted
Many thanks to the committee for the time & effort put into the plan and the excellent virtual meeting last week	No change	Comment welcomed
Re-read the Plan and re-phrase / redraft to avoid the horrible ironies of the clash of hope over actuality post development.	Amend supporting text and policies	The policies and supporting text have been widely updated and revised to reflect the comments received at the Regulation 14 consultation stage.
I broadly support the plan. Nevertheless, I believe that the recently granted developments, particularly on the Harpsden side of the Reading Road, may have a significant impact on the infrastructure of the village. Development within the boundaries of Shiplake should be assessed with this in mind, to ensure the physical infrastructure of the village can cope with the increased demands placed upon it.	Amend supporting text and maps	The maps and accompanying text in the Plan have been revised to reflect the recently permitted schemes in and adjacent to the Plan area. Future infrastructure requirements are addressed through the application of policies SV18, SV19 and SV21.
My concern is that the current proposed planning, in and around the village, especially that on the Harpsden side of the A4155 may result in the infrastructure of the village not being able to cope. In particular further development will lead to an increase in the volume of traffic. Furthermore, given the limited size of the local school a significant influx of younger families being drawn into the village will lead to those children being driven to other schools thus adding even further to the traffic.	No change	Future infrastructure requirements are addressed through the application of policies SV18, SV19 and SV21.
I very much appreciate all the hard work the Parish Council NP Committee does. Nevertheless, I am dismayed that in spite of all the efforts and the support from the village and surrounding communities, that planning projects seem to go ahead regardless of justifiable objections from the locals. The surge of building new houses will totally overwhelm the infrastructure of our village and change the nature of the village beyond recognition. So sadly I do not feel optimistic about the future of the Neighbourhood Plan.	No change	Comment noted
The burning question is: In view of all the overriding and disregard of residents wishes and plans do the REAL decision makers take any notice of such plans and wishes?	No change	Comment noted
The plan is not supported by the xxx of us in its current form.	No change	Comment noted
In order to preserve the rural aspects of the villages we need to try and influence adjoining councils, particularly Henley, to resist ribbon development along the roads which enter the villages. Thank you for a high quality Plan and carefully executed process.	No change	Comment welcomed

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
My major concern is that a lot of time and energy is put into this and it is then disregarded. Thank you for putting so much into this	No change	Comment welcomed
Needs to be summarised in 10 easy to understand and implementable points.	No change	The Vision and Objectives (section 5) provide the overview of the purposes of the Plan.
I am particularly concerned that the plan seems to be being ignored in a rush to give planning permission to a massive number of houses and old peoples home within the parish	No change	Comment noted
It is an impressive piece of work.	No change	Comment welcomed
There appears to be continued pressure for more housing in the area around Shiplake. Whilst I am not opposed to more housing it needs to be balanced ie affordable, adequate parking and sustainable in terms of local services (ie school places). I think a foot/cycle bridge with Wargrave is a good idea.	No change	Comment noted. Future infrastructure requirements including footways / cycleways are addressed through the application of policies SV18, SV19 and SV21.
Please remove The White House from Bolney Court. they are not connected in any way. Check the photograph of The Grove & Old Farmhouse Bakery? fig 60	Amend supporting text	The plan has been amended to reflect this comment.
I can only hope that this Neighbourhood Plan can make a difference. Maybe, if it had been created a few years ago we would not have the massive developments along the Reading Road and we would not have a situation where good arable land was been ruined by becoming rugby pitches. As it is, I think that whatever we, as villagers believe and want, nothing will actually change. Money talks, trees will get felled, house names get changed, new developments will be built and rural little Shiplake will be joined up with Henley. So many decisions have gone against what the Shiplake people have wanted over the last few years that I have given up. Stable door, horse and bolted spring to mind.	No change	Comment noted
Having travelled on the coach to South Oxon District Council offices to support the rejection of planning permission for Thames Farm I could be forgiven for thinking that local plans are a waste of time, money and resources. I hope to be proved wrong.	No change	Comment noted
While I support the plan, my general concern is how effective it can be in light of Government Policy to reduce planning regulation and, albeit the land is in Harpsden Parish, the failure to stop Thames Farm and also now the retirement village on the A4155 despite local opposition. Similarly most current development seems to be of larger 5 bedroom houses which I assume are more profitable for developers. So though I applaud the intent to build more smaller dwellings I have my doubts as to how this can be made to happen. For example I was particularly disappointed that SOHA were allowed to build four 5 bed semis on the Sydney Harrison site - social housing land. So in summary I would like to see more on how we can ensure the plan is deliverable and that it has political backing - particularly in light of recently seeing John Howell speaking in Parliament in support of the Housing Secretary's decision to overrule Tower Hamlets local authority in order to allow the developer to reduce social housing provision and avoid tax! Sorry for the negative tone - the plan is very good work and I hope it works.	No change	Comment noted

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
<p>It would be nice if developments that take place are those identified in the plan rather than ad hoc as seems to be the case at the moment - eg the proposed care home development on the A4155, which is totally inappropriate and not needed. Thames Farm is another case in point although lies outside the parish.</p> <p>The whole exercise is in danger of being totally pointless as our next door parish seems to ride roughshod over all our villager's concerns</p>	No change	Comment noted
<p>Please do not allow changes that will, or may, alter the wonderful character of Shiplake.</p>	No change	Comment noted
<p>We have read the Draft Neighbourhood Plan and wish to make a general comment to the effect that in the light of current decisions on planning applications the reality is that many of the "wish list" items have been superseded by events.</p> <p>We are very supportive of the principle that Shiplake should essentially remain as a village which is one of the main proposals in the Plan.</p> <p>How can that be achieved when the current agreed proposals for 218 properties and a further 20 number being proposed as outlined in Cllr David Bartholomew's email dated 26th June far outweigh the 33 number outlined in the Plan.</p> <p>Increases of this magnitude without due regard to other amenities is a nonsense and indicates that we have lost the battle and we are to become either a suburb of Henley, or another small town, albeit without the infrastructure or facilities which such development requires.</p> <p>In short we are appalled at the seemingly unstoppable decisions which are being made to increase the number of properties in the village out of all proportion to the facilities which are available and indeed ignore the whole of the Draft Neighbourhood Plan.</p>	No change	Comment noted

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
<p>1) Previously I would have said that we need some affordable housing, but as we have exceeded our 31 new build government recommendation, by 7 times that number, I don't feel we need any more housing at the moment.</p> <p>2) I couldn't see any mention of a Cycle Route into Henley and Wargrave. I know Network Rail initially dismissed it on safety grounds, but I feel sure there is a way to make it safe and we need a cycle track, now more than ever. I think it should be mentioned and not forgotten.</p> <p>3) Can someone explain to me why the NP from 2017 had little / no impact despite all our efforts. I'm sure I read somewhere that quite soon after, ie during the Thames Farm planning application, it was declared obsolete, but I have never been able to find out exactly why? I am not alone in wanting an answer to this. I participated in delivering and collecting the surveys.</p> <p>Finally, I would like to express my enormous thanks to the Parish Council NP Committee for the sterling work they have done and continue to do. It is hugely appreciated!</p>	No change	<p>Comments noted.</p> <p>Future infrastructure requirements including cycleways are addressed through the application of policies SV18, SV19 and SV21.</p> <p>The comment regarding the 2017 draft of the NP is unclear.</p>
<p>A very thorough and comprehensive exercise whose authors deserve the thanks of the community.</p> <p>The pattern of local planning decisions being overruled on appeal or evaded by nimble well-financed developers erodes trust in the planning system. It cannot be conducive to contented communities. So, although resistance to over-development often seems hopeless, I (and my wife) support your efforts to produce a viable neighbourhood plan.</p>	No change	Comment welcomed
<p>1. No mention of how this plan integrates with the Harpsden plan and other adjoining areas to provide a consistent approach across the local area.</p> <p>2. Little or no discussion as to how future transport decisions impact the environment and global warming. Proposed mitigation's for these impacts.</p> <p>3. Impact of increased extreme weather events on the village infrastructure.</p>	No change	<p>It is not necessary to demonstrate how the Plan integrates with adjacent Neighbourhood Plan areas from the point of view of consistency, other than through the 'general conformity' basic condition, which requires both Plans to reflect the SODC Local Plan.</p> <p>The environmental and weather issues are dealt with in the Local Plan (policies TRANS2, ENV8, ENV9 and ENV10).</p>
<p>It is appreciated how much extremely hard work has gone into the NP, and the time it has taken, so thank you for that. It is, however, dispiriting how much undesirable planning has been passed ie Thames Farm, the retirement village, Mount Ida, the old garden centre and Shiplake College rugby fields. The disruption to Reading Road will no doubt continue for a long time whilst all these developments are completed.</p>	No change	Comment welcomed

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
<p>The only point I would make is that Shiplake Motors should not be forced to move unless it is to site within walking distance of the centre of Lower Shiplake</p>	<p>Amend supporting text</p>	<p>The public support for the relocation has been recorded as reflective of the feeling at the time of previous consultation exercises. However the relocation has now been removed as a community aspiration from section 7 of the Plan.</p>
<p>I may have missed several items in this long document, but I have some comments –</p> <ol style="list-style-type: none"> 1. I see in section D of summary you wish to relocate Shiplake Motors. Note from your map they are in flood zone 3 so presumably planning consent for new housing in their place would be rejected? Is the plan to move them to Wargrave or Henley or has a new site been found? 2. I note Shiplake Primary School still has temporary buildings. Is the plan supportive of making the school long term viable with replacement buildings and having safe parking for staff/parents? 3. The increase energy demands for electricity are discussed. Is there any plan to generate hydroelectric electricity from the Shiplake weir? If not, why not? 4. Page 68 section 6.5.29 discusses local facilities. It mentions the Corner Shop and Post office twice (of course they are important) but fails to mention the butcher. Are there ways these important businesses can be supported by the village? 	<p>Amend supporting text</p>	<p>The public support for the relocation of Shiplake Motors has been recorded as reflective of the feeling at the time of previous consultation exercises. However the relocation has now been removed as a community aspiration from section 7 of the Plan.</p> <p>The comments regarding the school are not within the remit of this Neighbourhood Plan.</p> <p>The comments regarding Shiplake Weir are not addressed in this Plan. The question should be directed to the appropriate authorities.</p> <p>The duplication of text in 6.5.29 has been addressed. Protection of community facilities is provided for in policy SV17.</p>
<p>Thank you for the opportunity for further comments on this lengthy document. I have a few points to raise:</p> <ul style="list-style-type: none"> • In the early part of the document it states, “the parish still boasts many amenities including two pubs (the Plowden Arms is closed at the time of writing)”. The Plowden has been shut since 2018 and to me it seems unlikely to be viable as a pub business in the future. However, you as the Parish Council may have other information? Is your summary up to date? • On matters of schools Shiplake Primary is of crucial long-term importance for our community. It has been busy during the past few months of the Covid crisis. You note some of the building are still temporary. Does the Parish Council have any ideas on how to help support their head teacher with getting the resources to improve their infrastructure/facilities? • You discuss car parking problems of the village. These are exacerbated during term time near Shiplake College due to many 6th form day pupils driving themselves to school and 	<p>Amend supporting text</p>	<p>The position regarding the Plowden Arms has been updated.</p> <p>The comments regarding Shiplake C of E primary school are not within the remit of this Neighbourhood Plan.</p> <p>The comments regarding Shiplake College are not addressed in this Plan.</p>

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
parking off-site. Car sharing and stopping off-site parking will help greatly. It is of course worrying that with the new proposed rugby pitches for the College which will destroy prime farming land there may be additional car parking problems for the village on match days.		
The design and character assessment seems a bit sketchy in places. As this is the basis of the plan it could be enhanced along with the Landscape section.	Amend character assessment / design guide	The character assessment and design guide has been updated to provide further detail and to reorganise the final sections to provide a clearer and more logical guide to design characteristics that would be appropriate in the Plan area.
It might be a good idea to find a tool or way to measure the effectiveness of the objectives the village neighbourhood plan makes over the next few years against what changes actually take place in the village.	No change	Section 8.2 of the Plan addresses the monitoring of policies.
Would like to see some affordable housing and smaller 'easy to manage' downsizer type houses.	No change	The plan addresses requirements for housing through policy SV5 as amended.
We believe the focus of the plan should be on the objectives of improving the community infrastructure, especially around the de facto village centres of Memorial Hall and the Corner Shop.	No change	Future infrastructure requirements are addressed through the application of policies SV18, SV19 and SV21.
<p>The key for us is the impact of traffic and consequential noise, pollution and safety issues, with having so many new (as in additional) builds not only within the Boundaries but more importantly adjacent to our Boundaries, over which we have limited (if any) control.</p> <p>We recognise that we live on a small island with a shortage of housing...especially affordable....but we also need to protect our valued space from speculators and opportunists, who have only their own interests at heart, and not those of those who actually live here!</p>	No change	<p>Neighbourhood Plan policies SV19 and SV22 provide some opportunities to manage the effects of additional traffic arising from new development.</p> <p>Other policies in the SODC Local Plan provide a wider framework.</p>
<p>Lighting is important so I am pleased to see it included.</p> <p>Can we include a maximum number of dwellings? If not we won't be a small village much longer.</p> <p>Thanks for all your hard work.</p>	No change	It is a requirement that neighbourhood plans plan positively to support the strategic policies of the development plan. Restricting development to a maximum number is not regarded as a positive objective.
Looks like a good attempt at maintaining the rural fell of Shiplake, thanks.	No change	Comment welcomed
I'm grateful to you all for working on this document, well done.	No change	Comment welcomed

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
<p>I apologise for responding quite late and so in principle I agree and think that the NP is on the right track. I probably feel that as a village we have been badly let down by SODC and I appreciate the effort that the steering committee have made in getting the NP to its current stage.</p> <p>The approved planning permissions must surely bring to a halt development in Shiplake for the foreseeable future as we have enough shared and social housing provision in Thames Farm alone to meet the pressure placed on the village by SODC. As such I think that we should be trying to stop the infill of back gardens which seems to be running rampant in the last 2 or 3 years. The village seems to also be gaining more than it's fair share of unsympathetic housing which just astounds me. On the one hand it seems that on an existing plot just about anything goes and gets approved which makes it difficult to complain too strongly when the likes of Thames Farm gets approved. I only hope that Thames Farm is 2020's answer to the likes of Badgers Walk which I assume was a 1980's development.</p> <p>Sorry if I sound too negative but, like a few other respondents I'm sure, I think that Shiplake's character is being destroyed and that we are stuck between a rock and a hard place as developers/existing homeowners smell the money and SODC see us as a soft target as we become subsumed into Henley-On-Thames or even worse Caversham North.</p>	No change	Infill development is controlled by policies H1, H8 and H16 of the South Oxfordshire Local Plan 2011-2035 (adopted in December 2020) and Neighbourhood Plan policy SV1 is simply reflecting the Local Plan requirement.
<p>There is far too much approved and proposed building development that is not covered by the Neighbourhood Plan</p> <p>If the current planning applications that are not part of the NP are approved then the character of Shiplake will be destroyed</p>	No change	Comment noted
<p>Over the years the thing which has had the most detrimental impact on our village life is the fashion for installing anti- social closed gates.</p> <p>For a while we enjoyed occasional use of the Sidney Harrison House communal room. We had art lectures, computer sessions, etc., and it provided a bright welcoming space for our community. Although the Baskerville has kindly stepped in with an alternative it is very far from adequate. How can we ensure that the new Sidney Harrison building will allow access?</p>	No change	Comment noted. This is not a land use matter.
<p>Please explain to the great majority of residents just how any future document will deliver any of the good stated intentions, when all the evidence is to the contrary.</p>	No change	Comment noted.
<p>The local authority currently spends circa £50,000 a year on a school bus service from Lower Shiplake to Shiplake Cross. This seems very expensive when children should be walking. Perhaps more dramatic action needed regarding walking facilities / crossings</p>	No change	Policies SV20 and SV21 provide a framework for the management of walking and cycling opportunities.
<p>In spirit, the NP is a positive framework for maintaining and developing the rural aspects of living in Shiplake vs living in town a mile or so down the Reading Road. Perhaps it is my omission on</p>	No change	Comment noted

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
reading, but my concern is how this translates to binding direction on those approving planning applications given the explosion of housing developments that have been approved in the past 2 years whilst this has been drafted that goes completely against the ethos of infill development only, not expanding into the green spaces around the village perimeters, and maintaining separate village footprints...I fear this is trying to shut the barn door after the proverbial horse has bolted.		
Resist development of large scale new housing estates without appropriate investment in local infrastructure.	No change	Infrastructure requirements arising from new development are addressed in policy SV18.
<p>This is an amazing piece of work. It should help us over the coming years AND act as a document of real historic value.</p> <p>However, the current custodians of Shiplake Parish may appear to lack knowledge of the history and geography of an area they represent because of the misuse of Shiplake Cross as a geographic description of whole of the area of the southern villages which is factually (geographically and historically) incorrect and may not have been democratically appropriately assigned in its usage. It is inconsistent with contemporary and historic mapping and naming of this area. It leads to risks such as misappropriation of the historic Shiplake name. If Shiplake Parish Council, SODC and OCC don't seem to understand the correct naming of the three villages in Shiplake Parish then it leads to an opportunity for the misuse of the Shiplake village name by developers and indeed over time appropriation by Lower Shiplake.</p>	No change	<p>Comment welcomed.</p> <p>Discussion over the use of the name Shiplake was held at various stages of the Plan process. It is not a land use planning matter and therefore not central to the making of this Neighbourhood Plan, but the concerns are noted.</p>
Many thanks to the hundreds of residents who have contributed to the development of the plan in responding to questionnaires, online surveys and interaction at parish meetings.	No change	Comment welcomed
Many thanks to all those who have contributed to make this plan possible - hours and hours of hard work.	No change	Comment welcomed
The Plan seems very good and comprehensive.	No change	Comment welcomed
Please can the Parish Council NP Committee take some serious action to stop further extensive developments in Shiplake. As a local resident please let me know what I can do to prevent any further huge developments destroying the village.	Amend supporting text and policies	The amended policies and supporting text provide a framework for the positive management of development in the Plan area in the future.
Is it possible to create a dedicated cycle path between Shiplake and Henley? Along the railway? or along the grass verge on the river side of the A4155?	No change	Policies SV20 and SV21 provide a framework for the management of walking and cycling opportunities.
Don't just roll over - this plan makes far too many concessions to over-development.	No change	Comment noted
<p>The proposed development on the Plowden Arms site with only 10 parking places for 8 houses and a pub is ridiculous and dangerous.</p> <p>An offer has been made for the Plowden Arms by a local very successful hospitality business who I am sure would bring life back to a business that has been very badly run in the past.</p>	No change	Comment noted
I have some concerns that the NP will not fully protect the villages from further unwanted and inappropriate development.	No change	Comment noted

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
In light of the current approved applications, I believe the committee should admit that they made a strategic error in delaying the NP by changing course. If they had not, we would already have had an NP in place to help protect us during the last year.	No change	Comment noted
Anyone reading this NP who is not aware of the changes to the village that have happened over the last two or three years; not aware of the consent for 200 new homes and the changes that will bring. Then those people who do read it will have been misled. No mention at all is made of the most significant changes that have ever happened in the history of the village. In my opinion the document is therefore already out of date and should be updated as a priority.	Amend supporting text and maps	The maps and accompanying text in the Plan have been revised to reflect the recently permitted schemes in and adjacent to the Plan area.
<p>With the proposed increase in the number of houses it is going to have a devastating effect with increase of traffic into Henley. It will also cause parking issues in Henley which is already saturated (on many occasions when I have needed to do local shopping in Henley I have ended up going to Reading as there is nowhere to park).</p> <p>Also trying to get a Dr's appointment waiting list is about a month, with an increase of approx. 1000 people more Dr's will be required.</p> <p>Shiplake does NOT need further development.</p>	No change	Comment noted
We would be against any cycleway crossing over the river Thames as it would attract too many cycles to the Thames path. It is already impossible to walk along the Thames without having to stop every 5 minutes to let bicycles past even though signs state they are not permitted.	No change	Policies SV20 and SV21 provide a framework for the management of walking and cycling opportunities.
Far too many houses being approved. We must consider buying the land for the village.	No change	Comment noted
Please no more infill housing projects	No change	Infill development is controlled by policies H1, H8 and H16 of the South Oxfordshire Local Plan 2011-2035 (adopted in December 2020) and Neighbourhood Plan policy SV1 is simply reflecting the Local Plan requirement.
I think Shiplake now has enough houses. We should stop all future development within the village. I do wonder if it all a total waste of time as the developers now have the upper hand. It seems to me what the villagers think is now of no importance as far as planning matters.	No change	Comment noted
Large scale development across the green field sites of the Shiplake villages' neighbourhoods is already taking place or proposed when one looks at the 'pockets' of new build as a whole. The loss of open space, ruralness, and precious quality of our small piece of landscape in this part of England is under grave threat and the NP should reflect this in its proposals.	Amend policies and supporting text	Policy SV8 requires development proposals to demonstrate how they preserve or enhance the features which positively define the character of Shiplake Parish. Other policies (notably the amended policies SV8a, SV9, SV10 and SV11) all have at their heart the preservation of that which is central to maintaining the character of the villages and the countryside around.
All clear to me but I do miss the key points being made in clear terms in the intro and summary. Lots of good points made but what are the key 3 - 5 most important messages you want to deliver?	No change	The vision and core objectives of the Plan (section 5) provide the summary information requested.

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
<p>We need to continue to ensure that Shiplake remains as rural as possible. We need to maintain village character. Keeping all current green field land and unmade roads as they are. Also, regarding affordable and smaller housing, I believe this could fall within the remit of these new developments on the periphery of the village. Given all the building which has now been earmarked and looks to be undertaken, along the Reading Road of 200 + houses, I no longer think that Shiplake needs to accommodate any further infill development or indeed any other development within its boundaries of any great significance.</p>	<p>Amend policies and supporting text</p>	<p>Policy SV8 requires development proposals to demonstrate how they preserve or enhance the features which positively define the character of Shiplake Parish. Other policies (notably the amended policies SV8a, SV9, SV10 and SV11) all have at their heart the preservation of that which is central to maintaining the character of the villages and the countryside around.</p> <p>Infill development is controlled by policies H1, H8 and H16 of the South Oxfordshire Local Plan 2011-2035 (adopted in December 2020) and Neighbourhood Plan policy SV1 is simply reflecting the Local Plan requirement.</p>
<p>I feel the plan should be single minded around limiting further building of new houses in Shiplake. I feel that a huge number have been added and the wonderful character of Shiplake will be eroded through further development.</p>	<p>No change</p>	<p>Comment noted</p>
<p>Thank you for all your work. I strongly support the plan.</p>	<p>No change</p>	<p>Comment welcomed</p>
<p>What do you expect to happen now? How will life change as a result of all the enormous cost and effort put into this exercise? Will it really make a difference? Or is this just another box-ticking exercise by an invisible Parish Council?</p>	<p>No change</p>	<p>Comment noted</p>
<p>I believe you should explicitly encourage low density developments in the centre of the village in such a way that they maintain the character and value of the surrounding properties. High density new developments should be explicitly discouraged. Plot sub-divisions should continue to be allowed and encouraged, subject to appropriate housing distribution measures. Conversion of existing larger properties into apartments, so long as they maintain or enhance the area, are an alternative to smaller single dwellings for residents downsizing. Not everyone wants a separate house!</p>	<p>No change</p>	<p>The general consensus of opinion in responses at the Regulation 14 consultation stage was to remove support for subdivision of plots and properties and this has occurred (see amended policy SV7).</p> <p>Policies SV8-SV11 and SV22 control development in relation to the impact of development on the character of the area.</p>
<p>Should endeavour to progress the plan with all due speed.</p>	<p>No change</p>	<p>Comment noted</p>
<p>Please carry on the development of the plan, as it would be good for the Parish to get the NP in place.</p>	<p>No change</p>	<p>Comment welcomed</p>

<p>The Shiplake Neighbourhood Plan (NP), first drafted in January 2017, now purports to set out a vision to 2034 – to preserve Shiplake as a rural parish containing two distinct village settlements set within open countryside; to conserve and enhance the character of Shiplake and its villages in a way that allows the community to evolve whilst sustaining and improving core vital services and village attributes.</p> <p>One of NP's key objectives was to identify sites that could be used to allow the housing stock to increase by 5% from its then approximate 680 dwellings – this amounted to some 35 houses assuming none were already under construction. An NP survey in the summer of 2017 indicated that Shiplake parish residents' preferences were for properties that might be smaller (than what?) and affordable properties to meet the needs of renters, younger first or second-time buyers, and downsizers.</p> <p>The interim 3-year period has seen many homes constructed in the parish, particularly in Lower Shiplake but more importantly construction is now underway at the Thames Farm site. Permission has been granted for housing in the old Wyevale site, Mount Ida opposite Thames Farm and lately a Retirement Village between the two village centres. 200 dwellings or more with many being 'smaller' properties, 'affordable' homes and 'retirement' apartments.</p> <p>The NP is now still relevant in many aspects but regarding housing it has been obsoleted as:</p> <ul style="list-style-type: none"> • not only has the 5% growth been met but exceeded by some 160 dwellings • the vision for 2034 is in danger of being replaced by a 30% growth in population and housing stock • the need for smaller and affordable properties is being met • it is in danger of being overwhelmed as planning permission after planning permission is granted whether in keeping with NP or no • it is being used as a lever to allow developers to justify changes to their permissions in what is declared as an altruistic move but is in fact a tactic to maximise their gain with no regard to the aim of the NP <p>To support the plan, I would need it to include at the very least:</p> <ol style="list-style-type: none"> 1. The properties built and those permitted to be built with regard to the increase in size the village since 2017 2. A policy that objects to the subdivision of properties or their conversion to flats 3. A policy that discourages demolishing larger houses and replacing them with an increased number of smaller dwellings 4. No gardens being turned into car parks 5. Station Road and Memorial Avenue being considered too busy as thoroughfares to safely sustain any further development – both being very straight, narrow in parts, used for on street parking and 'fast' 	<p>Amend supporting text, maps and policies</p>	<p>The maps and accompanying text in the Plan have been revised to reflect the recently permitted schemes in and adjacent to the Plan area.</p> <p>Policy SV7 has been amended to avoid encouraging subdivision of plots / properties.</p> <p>Policy SV7 controls the replacement of dwellings in the Plan area.</p> <p>Gardens can be turned into parking areas without planning permission in a number of circumstances and therefore a policy restricting such changes could fail the 'basic conditions'.</p> <p>Policy SV19 provides a basis upon which to control the highway safety effects of new development.</p>
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Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
<p>I spent a couple of hours trying to read the document and found it over lengthy. I tried to find out how the principles would be applied in practice, but was unable to do so.</p> <ul style="list-style-type: none"> - How does the plan protect the villages against unwanted development? - Have any areas within the villages been designated as suitable sites for development? 	No change	<p>Policies SV8-SV11 and SV22 control development in relation to the impact of development on the character of the area.</p> <p>This is not an allocating Plan.</p>
<p>Some comments in running order of the three documents:</p> <ul style="list-style-type: none"> - p7: somewhat odd to see Shiplake Motors stressed so prominently here...as the one specific in what is a summary of general recommendations. I would have thought it was covered later in 6.2.24. - p8:2.1.2 "in acc with the development plan"- this needs to be explained for the uninitiated , as it only becomes clear later on what this is. Also surprised to see reference to "EU obligations" in this section...perhaps now outdated? - SV15 Preservation & Replacement of Trees- perhaps more stress on native trees, as there seems to be a trend of replacing trees with leylandii and firs - 6.5.42 Shiplake Primary School-did I miss its capacity numbers? - Village Character and Footpaths- would have expected more recognition of the recent extension of the Thames Footpath round the FP37/28 loop. - In the photos of the positive examples of modern development-I would have expected Tennyson Mews to be featured here as a worthwhile example of a semi-detached development (ie smaller, more affordable houses), with off-road parking and safe play area for children, retaining the established tree line and successfully fitting into the main crossroads environment of Lower Shiplake-unlike the overdevelopment on Baskerville Lane! - Landscape Character Assessment: 3.23-somewhat surprised to see the adjective "suburban" used here in "good quality suburban..."? <p>Finally - the frontispiece picture: is a winter picture of Mill Lane really representative of Shiplake? Surely its unique feature is Shiplake Lock, as recognised in 6.5.31 (and elsewhere).</p> <p>Compliments are due on this comprehensive piece of work-and, hopefully, protection! It would be of interest to know what was the total cost and what was the figure of any grants to defray the expenditure incurred.</p>	Amend supporting text	<p>The public support for the relocation has been recorded as reflective of the feeling at the time of previous consultation exercises. However the relocation has now been removed as a community aspiration from section 7 of the Plan and page 7.</p> <p>Section 2.1.2 – text amended to clarify</p> <p>Policy SV15 amended to reflect comment</p> <p>Shiplake Primary School – this paragraph does not contain the capacity figure.</p> <p>Thames Footpath – comment noted.</p> <p>Photographs – further photographs provided in Character Appraisal and Design Guide.</p> <p>Front cover – this has been revised</p>
<p>I stand to be corrected but it seems to me that, in spite of local objection, the authorities have given permission to build a significant amount of new housing adjacent to the A4155 between Henley and Shiplake Farm. Shiplake residents would appreciate knowing how this plan will change this practice.</p>	No change	<p>Neighbourhood Plans form part of the development plan when 'made'. This Plan will therefore be used in future decision-making when considering applications for further housing development in the Plan area.</p>

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
<p>Thoroughly agree with xxx in that having been lumbered with several unwanted and intrusive and frankly in the case of the Retirement Development - dangerous - developments, we should put a block on any further building within the villages before their character completely disappears.</p> <p>My thanks to all who put in such an enormous amount of time to produce this very interesting body of work.</p>	No change	Comment noted
<p>There is currently extant planning permission for 218 more homes in Shiplake along the A4155. That's Retirement Village 65, near Tower House 2, Kemble Mews 4, Thames Farm 95, Thames Farm Barns 4, Mount Ida 8, Wyevale 40. (And there's a new application for another 20 going in for the field opposite the War Memorial.) this seems excessive. PLEASE STOP</p>	No change	Comment noted
<p>We should look at the bridge again between Shiplake and Wargrave and how we can facilitate safer cycling and walking.</p> <p>Also the amount of houses want to develop is just unsustainable traffic-wise. In normal times it can take me 20 minutes to go two miles into the centre of Henley. Building yet more houses who all have 2 cars is just madness.</p>	No change	<p>Policies SV20 and SV21 provide a framework for the management of walking and cycling opportunities.</p> <p>Highway safety considerations are controlled through the application of policy SV19.</p>
<p>As a long-term resident of Shiplake (>33 years), we appear to be at a critical point in deciding the future nature of our community. Society has always provided different settlements, with different characters defined by the developments within the immediate area. There are plenty of close by communities if you are seeking smaller properties or the opportunity to live in a multiple occupancy building.</p>	No change	Comment noted
<p>I feel Shiplake is under siege from development on the Wyevale /Thames Farm and Mount Ida sites and the field adjacent to Thames farm. Not technically within the boundary but already having a huge impact on the area therefore would prefer to allow no more development in Lower Shiplake/Shiplake Cross. We do not need a retirement village, or housing on the site of the Plowden Arms. Shiplake no longer feels like a village.</p>	No change	Comment noted
<p>A recent planning application north of Henley was refused on the grounds that it was "not neighbourly". If that can apply to Henley why can it not apply to Shiplake? It certainly was not a factor in approving Thames Farm etc. Parish boundary defined by the NP does not reflect how Shiplake is being affected by the developments north of the A4155 adjacent to Lower Shiplake (Thames Farm etc) that are an extension to the Shiplake built-up area as seen in the plan. These developments are happening in our neighbourhood and it is wrong to ignore their consequences.</p>	No change	Comment noted. The recent decision referred to is a development management matter and is not covered by this Plan.
<p>I understand that Planning Permission has been granted for another 218 dwellings, 139 of which are technically outside of the Neighbourhood Plan area. To protect our delightful village we should take into account the impact of all these additional residents immediately adjacent to the area of the Plan.</p>	Amend supporting text and maps	The maps and accompanying text in the Plan have been revised to reflect the recently permitted schemes in and adjacent to the Plan area.
No infill	No change	Infill development is controlled by policies H1, H8 and H16 of the South Oxfordshire Local Plan 2011-2035 (adopted in December 2020) and Neighbourhood Plan

Public Responses to Regulation 14 Consultation Exercise	Action	Change Required / Response
		policy SV1 is simply reflecting the Local Plan requirement.
My views represent the voices of many who feel unable to express themselves via this medium.	No change	Comment noted
I accept what has been done in the circumstances, but am somewhat disappointed with what, in my opinion, will turn out to have been achieved. I have some concerns that the NP will not fully protect the villages from further unwanted and inappropriate development.	No change	Comment noted
We are targeted by ruthless developers. More traffic. Less infrastructure. In this ever changing fast pace world it seems to me, better NOT to offer a list of requirements in housing stock. NOT to offer up infill sites you deem acceptable. That will certainly become outdated before too long. Better to comply but not commit. Treat each development application and issue as it presents itself.	No change	SODC Local Plan policies provide a framework for housing mix (H11) and infill development (H1, H8 and H16) already. As a consequence Neighbourhood Plan policies SV5 and SV1 are simply reflecting these Local Plan policies.
No further comments.	No change	Comment noted

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