

Dear Resident

I am writing this short article to update everybody on how we see the Neighbourhood Plan (NP) developing over the coming 12 months.

The purpose of producing this plan is many fold, as it seeks to generate a framework which identifies how we the residents of Shiplake Villages, on a democratic basis, would like to see the villages develop as an integral part South Oxfordshire District Council's (SODC) emerging Local Plan 2032.

The intent of the Neighbourhood Plan is to demonstrate to both the local planning authority (SODC) and the Government, as well as the development fraternity that, having given careful consideration to a variety of factors and gathered hard factual evidence to back up our views, we have a sound and democratically accepted vision that is both feasible, practical and achievable; a plan that is sustainable in determining how the villages should develop over the coming years.

The purpose, therefore, is to create a pragmatic forward looking document which accepts, that by and large, change and development can occur in any given location in the parish but seeks to establish the guiding principles by which such change and development will be permitted within its boundaries.

Development of the plan is being sponsored by the Parish Council and a Steering Group of 14 local volunteers has been established, who will be supported by a larger group of volunteers of perhaps an additional 35+ people in the preparation and delivery of the plan.

At various intervals, the Steering Group will be seeking the views of the residents of Shiplake's villages and other stakeholders, all of whom have an interest in seeing that a robust neighbourhood plan is assembled.

Apart from considering the issue of where any new property development might take place, in achieving the target of 5% housing growth, that SODC have agreed over the plan period, the document will consider a variety of other subjects including such as: –

1. what type of development is to be encouraged
2. pedestrian safety
3. highways and traffic management
4. landscaping and the green infrastructure
5. flooding and infrastructure issues
6. schooling requirements
7. leisure requirements and developments
8. the commercial sustainability of our local businesses: shops, pubs etc.
9. transportation in the area generally by all modes
10. what type of development would be inappropriate?
11. any desirable new facilities or improvements to the village
12. how any money that may be collected from the statutory infrastructure levy, paid by developers upon new development, might be used

Once we have assembled a final draft of the plan, following periods of public consultation, the residents in the villages will be invited to vote in a referendum, for or against, adopting the plan.

Once adopted the plan, referenced as the Shiplake Neighbourhood Plan (NP), will become part of the Local Planning process for the wider area and will carry statutory weight when determining any planning applications for development in the plan area for the period up to 2032. Thus, all other

things being equal, new developments will be permitted that are in accordance with the NP and those not in accordance should be rejected unless there are over riding reasons to treat them otherwise.

We have an ambitious self-imposed target of 9-12 months to try and finalise the plan for adoption.

I hope residents find this article clarifies the objectives and process for developing the plan. If you would like to feedback any thoughts, in advance of the steering group inviting comments via a questionnaire and other means of communication, please do let us know by contacting the group via: NPfeedback@shiplakevillages.com

NOTE: As part of the process of developing the plan, I would like to invite the residents of Shiplake and other interested parties to put forward any thoughts that they might have on land that they consider may be suitable for development purposes. Please add a brief explanation of the form of development that is contemplated in order that the Steering Group may consider all suitable areas of land that might be brought forward. A survey will also be carried out to identify sites generally, as well as considering other neighbourhood improvements.

Details of suitable sites should please be sent via: NPfeedback@shiplakevillages.com

Alternatively, if you would like to discuss any particular opportunity 'face-to-face', then please send me a brief note to the same email address and either I, or one of my colleagues on the Steering Group, will arrange to come and speak to you about your ideas.

Peter Boros

Chairman, Shiplake Neighbourhood Plan Steering Group.