

SHIPLAKE NEIGHBOURHOOD PLAN INITIAL SURVEY RESULTS



Dear Residents,

Although we are waiting for the completion of analysis from the data analysts and also our own analysis, I thought that residents might be interested in some of the high-level feedback you provided the Neighbourhood Plan team via the Questionnaire that was recently undertaken.

We had in excess of 700 completed documents back representing over 750 people, and so the response rate was very good and for which we are most appreciative.

Some of the key responses from the questionnaire are below, and once the more detailed analysis is completed we will provide more feedback, and in particular about where people think are suitable sites for any new development to take place.

Once again, many thanks to everyone who participated and watch this space for more news about housing locations and a date for the public exhibition of the sites we have identified for you to consider.

Peter Boros

Chairman

**Shiplake Villages Neighbourhood Plan
Steering Group**

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Who responded:

Please tick the box containing the first five characters of your postcode.

RG9 3B.....	52 (8%)	RG9 3J.....	197 (29%)	RG9 3L	129 (19%)	RG9 3N	129 (19%)
RG9 3P.....	63 (9%)	RG9 4A	10 (1%)	RG9 4B.....	50 (7%)	RG9 4D.....	61 (9%)

Size of Households:

How many people, including children normally live in your household?

1.....	70 (16%)	3.....	46 (11%)	5.....	47 (11%)
2.....	187 (43%)	4.....	72 (17%)	6 or more	14 (3%)

Ages in Households:

0 - 4	30
5 - 10	58
11 - 17	98
18 - 25	58
26 - 49	123
50 - 69	222
70 - 84	140
85+	27

Housing Needs:

Please tick the box that best describes your current property? (Tick one box only)

Detached private house (3 or fewer bedrooms)	53 (8%)
Detached private house (4 or more bedrooms)	498 (72%)
Small semi-detached/terraced house (1 or 2 bedrooms)	14 (2%)
Larger semi-detached/terraced house (3 or more bedrooms)	71 (10%)
Small bungalow (1 or 2 bedrooms)	17 (2%)
Large bungalow (3 or more bedrooms)	18 (3%)
Apartment	8 (1%)
Affordable home (owned or rented)	7 (1%)
Sheltered accommodation for elderly people	1 (0%)
House of multiple-occupancy (e.g. shared house, hostel etc.)	1 (0%)
Other (please specify)	8 (1%)

Do you want or need to move out of the property? (Tick one box only)

Yes, within five years	104 (15%)
Yes, in five to ten years	98 (14%)
Not for ten years at least (go straight to Q14 if you tick this option)	167 (24%)
No (go straight to Q14 if you tick this option)	326 (47%)

Please give the reasons why your current home does not meet your needs. (Tick as many boxes as apply)

Too small	22 (11%)	Unsuitable for physical needs	9 (4%)
Too large	77 (37%)	Want to live independently	23 (11%)
Need to live close to employment	3 (1%)	Property requires major repair	4 (2%)
Need to live close to relative/family	15 (7%)	Only here temporarily	17 (8%)
Need to live closer to a carer or to give care	4 (2%)	Other reason	67 (32%)

What sort of home would you like to move to? (Tick all boxes that apply)

Detached private house (3 or fewer bedrooms)	72 (34%)
Detached private house (4 or more bedrooms)	54 (25%)
Small semi-detached/terraced house (1 or 2 bedrooms)	36 (17%)
Larger semi-detached/terraced house (3 or more bedrooms)	37 (17%)
Small bungalow (1 or 2 bedrooms)	27 (13%)
Large bungalow (3 or more bedrooms)	30 (14%)
Apartment	48 (22%)
Affordable home (owned or rented)	19 (9%)
Sheltered accommodation for elderly people	18 (8%)
House of multiple-occupancy (e.g. shared house, hostel etc.)	4 (2%)
Other	23 (11%)

Is there an adequate choice of this type and size locally to meet your likely future needs? (Tick one box only)

Yes	59 (28%)	No	153 (72%)
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New Housing in Shiplake Villages:

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	201 (29%)
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Three schemes of around 11 dwellings	180 (26%)
One scheme of 33 dwellings.....	34 (5%)
A mixture of the above	214 (31%)
No strong views.....	60 (9%)

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).....	52 (8%)
The minimum possible (around 33 – see Q14 above).....	418 (61%)
More if adequate space exists	200 (29%)
As many as possible.....	19 (3%)

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)	20 (3%)	23 (4%)	128 (21%)	254 (42%)	174 (29%)
Detached private house (4 or more bedrooms)	70 (12%)	97 (17%)	154 (26%)	170 (29%)	96 (16%)
Small semi-detached/terraced house (1 or 2 bedrooms)	30 (5%)	34 (6%)	117 (20%)	276 (46%)	141 (24%)
Larger semi-detached/terraced house (3 or more bedrooms)	35 (6%)	52 (9%)	172 (29%)	244 (41%)	86 (15%)
Small bungalow (1 or 2 bedrooms)	57 (9%)	56 (9%)	160 (27%)	210 (35%)	119 (20%)
Large bungalow (3 or more bedrooms)	67 (12%)	95 (17%)	187 (33%)	163 (29%)	56 (10%)
Apartment	150 (26%)	138 (24%)	141 (24%)	98 (17%)	51 (9%)
Affordable home (owned or rented)	83 (14%)	60 (10%)	142 (24%)	177 (30%)	137 (23%)
Sheltered accommodation for elderly people	73 (12%)	64 (11%)	166 (28%)	201 (34%)	93 (16%)
House of multiple-occupancy (e.g. shared house, hostel etc.)	374 (63%)	132 (22%)	69 (12%)	16 (3%)	4 (1%)
No new housing	189 (34%)	86 (16%)	207 (38%)	38 (7%)	31 (6%)
A combination of the above	52 (10%)	30 (6%)	188 (36%)	138 (27%)	112 (22%)

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).....	365 (57%)
On the edge of the main settlements or elsewhere in the parish.....	276 (43%)

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.....	576 (85%)	No	101 (15%)
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Is a dark, star-lit sky important to you (are you worried about light pollution)?

(Tick one box only)

Yes.....	514 (75%)	No	175 (25%)
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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..... 488 (71%) No (if you tick this go straight to Q30)..... 195 (29%)

What sort of homes would be most appropriate for the current site of Shiplake Motors?

(Tick one box only)

Apartments/flats 102 (20%) Detached 39 (8%)

Terraced/semi-detached 310 (62%) Other 47 (9%)

Facilities in the Villages:

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	82 (13%)	91 (15%)	229 (37%)	118 (19%)	105 (17%)
Meeting place/cafe	61 (9%)	74 (11%)	199 (31%)	199 (31%)	111 (17%)
Sports facilities	50 (8%)	71 (11%)	235 (37%)	173 (28%)	100 (16%)
Schools	49 (8%)	43 (7%)	215 (34%)	139 (22%)	182 (29%)
Open spaces	12 (2%)	6 (1%)	125 (20%)	126 (20%)	365 (58%)

Please list here any other types of community facilities you think there is a need for.

215 comments in Appendix

Please make any additional comments here about your answers given in this question.

162 comments in Appendix

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	8 (1%)	42 (7%)	196 (31%)	179 (28%)	211 (33%)
Enhanced protection of historic and natural features	8 (1%)	19 (3%)	93 (14%)	227 (35%)	297 (46%)
Enhanced protection of the landscape	7 (1%)	6 (1%)	79 (12%)	192 (29%)	376 (57%)
Positive management of the varied local wildlife	4 (1%)	13 (2%)	99 (15%)	208 (32%)	321 (50%)
Improved flood prevention measures	8 (1%)	12 (2%)	137 (21%)	186 (29%)	301 (47%)
Allotments	58 (9%)	111 (17%)	304 (48%)	108 (17%)	59 (9%)
Better cycleways	25 (4%)	33 (5%)	152 (23%)	173 (26%)	270 (41%)
Better/more public footpaths	19 (3%)	32 (5%)	198 (30%)	194 (30%)	207 (32%)
Better access to public transport	20 (3%)	51 (8%)	304 (48%)	162 (26%)	94 (15%)
More public car parking	170 (26%)	129 (20%)	165 (26%)	118 (18%)	61 (9%)
Road safety measures	46 (7%)	82 (13%)	205 (32%)	166 (26%)	139 (22%)
Leisure and recreational facilities	29 (5%)	65 (10%)	283 (44%)	167 (26%)	94 (15%)
Facilities for young people	17 (3%)	36 (6%)	231 (36%)	234 (36%)	129 (20%)
Facilities for older people	15 (2%)	39 (6%)	247 (38%)	218 (34%)	124 (19%)
Employment opportunities	38 (6%)	82 (13%)	328 (52%)	124 (20%)	63 (10%)
A larger primary school &/or school with better facilities	25 (4%)	57 (9%)	192 (29%)	196 (30%)	187 (28%)

**Would you like to see improved pedestrian linkages between the two villages?
(Tick one box only)**

Yes..... 373 (57%) No 287 (43%)

If 'yes' please state what you would like to see and where.

259 comments in Appendix

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..... 504 (76%) No 162 (24%)

Do you consider that traffic and/or parking in the villages is a problem? (Tick one box only)

Yes..... 431 (65%) No (go straight to Q36) 237 (35%)

Are the local pavements, footpaths and public rights of way adequate and sufficiently well maintained?

Yes..... 349 (52%) No 326 (48%)

Do you think that the area has improved or got worse in recent years?

The area has got better 52 (8%) The area has not changed much 219 (33%)

The area has got worse 222 (34%) No strong views..... 168 (25%)

**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	439 (66%)	136 (21%)	67 (10%)	17 (3%)	4 (1%)
Food and restaurants	178 (27%)	142 (22%)	187 (29%)	118 (18%)	31 (5%)
Light industrial or small business units	286 (43%)	140 (21%)	146 (22%)	77 (12%)	15 (2%)
Business hub for those who normally work alone at home or elsewhere	161 (24%)	88 (13%)	241 (36%)	153 (23%)	23 (3%)
Tourism businesses (hotels, camping etc.)	248 (37%)	136 (21%)	204 (31%)	65 (10%)	10 (2%)

Do think tourism should be encouraged? (Tick one box only)

Yes..... 241 (36%) No (go straight to Q42) 437 (64%)

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	19 (9%)	30 (14%)	98 (46%)	62 (29%)	5 (2%)
More B&B accommodation	6 (3%)	12 (5%)	70 (32%)	120 (54%)	14 (6%)
Hotel/inn accommodation	11 (5%)	20 (9%)	89 (41%)	83 (38%)	13 (6%)
Better marketing of the villages	6 (3%)	18 (8%)	79 (36%)	90 (41%)	27 (12%)
New visitor attractions	23 (11%)	40 (18%)	102 (47%)	37 (17%)	15 (7%)
Cycle routes	4 (2%)	9 (4%)	30 (13%)	81 (36%)	104 (46%)