

NEIGHBOURHOOD PLAN(NP) UPDATE – February 2018

Status at January Council Meeting

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
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