

## Wyevale Planning Application P18/S0951/O

Shiplake objects to this application for the following reasons:

1. This application was fully considered and embedded in the local JHHNP and it represents a violation of that plan and the SODC Local Plan. The Shiplake position was provided as part of the JHHNP consultation and we totally support the plan outcome and its democracy and review. The Shiplake position was that it was a valuable economic B1/B2 site that could accommodate light industrial use supporting either new business activity or the relocation of existing local businesses from the centre of Henley (and possibly other residential areas) to allow for sustainable residential housing to be built in the heart of communities. One example of this is possible relocation of Shiplake Motors to the site, thereby releasing space for smaller more affordable housing to be built in the centre of the village. (It should be noted that the proposed provision for Shiplake Motors referenced in this application is for only 500 square metres when the requirement would be for c.1,000 square metres.) Another example is the loss of the artisan workshops, as a result of development of Empstead Works (adjacent to Stuart Turner) being redeveloped for housing. We cannot keep on replacing commercial/employment sites with residential housing. **The categorisation of this site within the JHHNP is currently for commercial use and should remain so.**
2. We have had a detailed look at the financial arguments being proposed by the applicant and are concerned that they do not fully reflect the true economic position. We are particularly concerned with the valuation provided for the land, which was based on price paid and not current market value. Current market value should be based on its real value as a B1/B2 site that needs redevelopment and which needs to be priced to reflect local market conditions. If a site is priced too high, then of course demand will fall away - we believe that a proper pricing plan would increase demand for B1/B2 usage of the site and allow for a range of new interested parties to be attracted to the site.  
We are also concerned about the development/build costs which appear very inflated and we believe that the financial analysis can be challenged.
3. Has the site been effectively marketed? Following on from the previous point – has it been effectively marketed at a reasonable price? What evidence has been reviewed to show that it has been marketed properly? Has the applicant spent time working with local businesses and services to understand their needs and to offer potential solutions? Were businesses like Shiplake Motors openly welcomed to make an offer?
4. Here again is a site that is not in the settlement of Henley which it is seeking to satisfy the housing demand for. The site is some distance from the centre of Henley on Thames and the village of Harpsden. Shiplake already has 95 additional house being built at Thames Farm – already excessive for the community amenities and from acknowledged sustainability issues; we are extremely concerned by Highway safety issues, air and light pollution, educational provisions and the creep of residential housing along the A4155 narrowing the separation between Henley and Shiplake.