

# 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
	<b>TOTAL</b>	<b>26-33</b>		

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](mailto: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

## Survey Results

### NP Supplementary Survey March 2019

#### NP Supplementary Survey Results

Many thanks to the 165 residents who responded to the survey ....over 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