

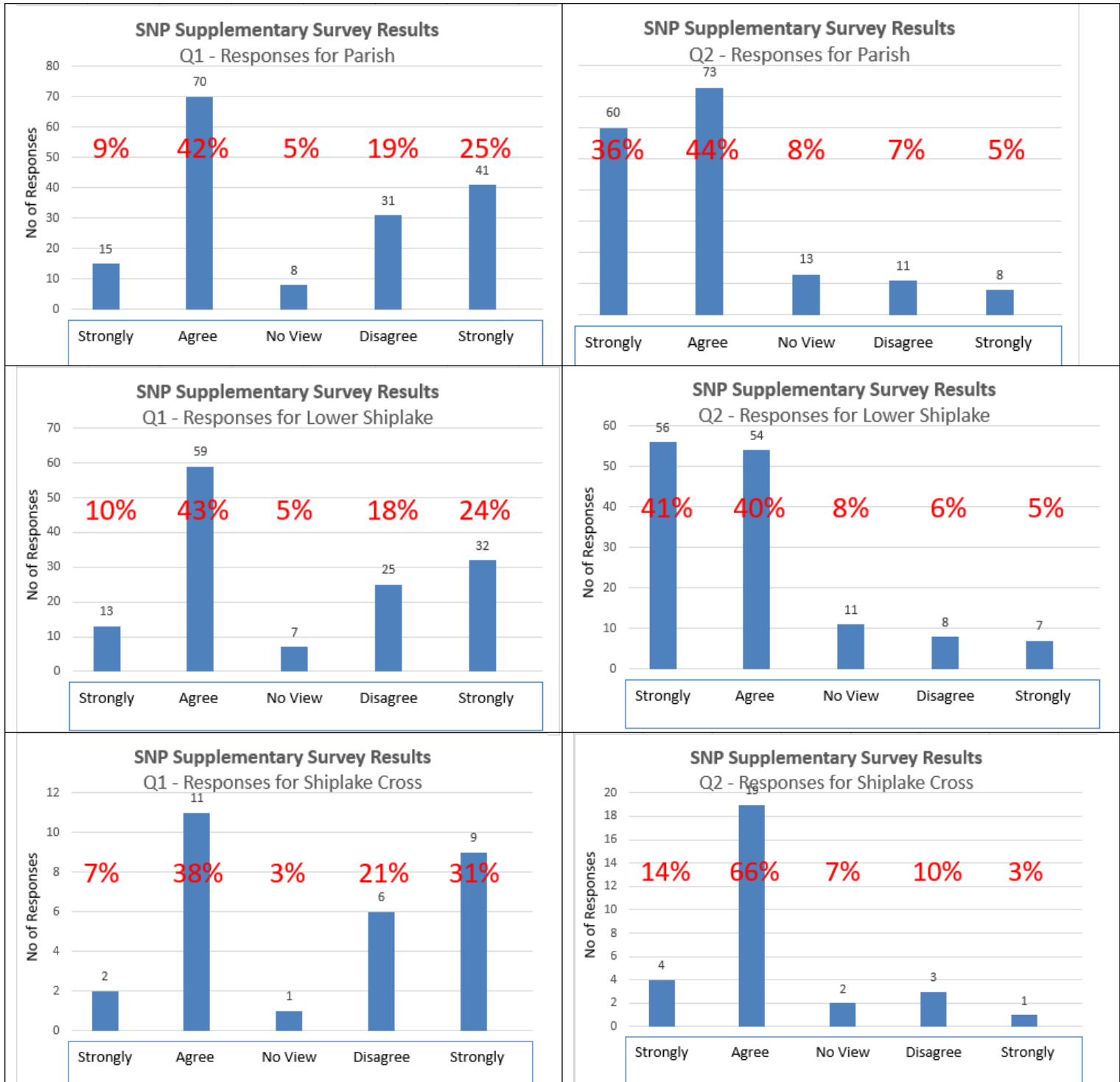
SNP Supplementary Survey Results – March 2019

Completed Survey:

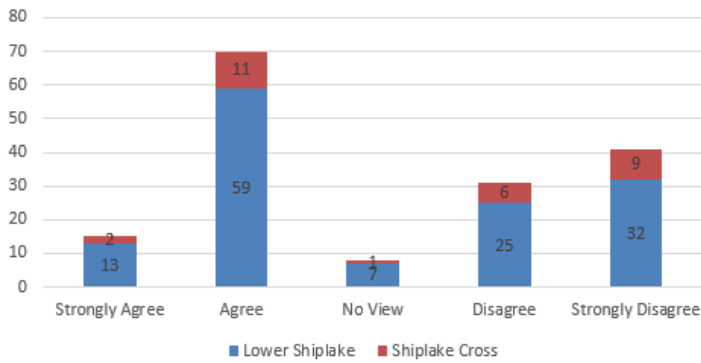
Lower Shiplake	136 (82%)
Shiplake Cross	29 (18%)
Shiplake Parish	165

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.

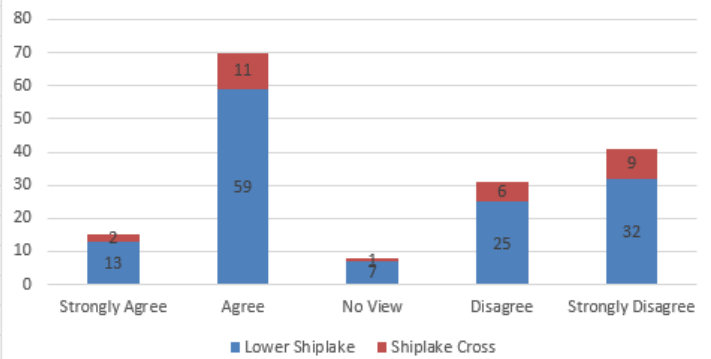
Q2 – Notwithstanding your answer to Question 1 above, have a general policy of sites only being selected within the built-up area of the villages.



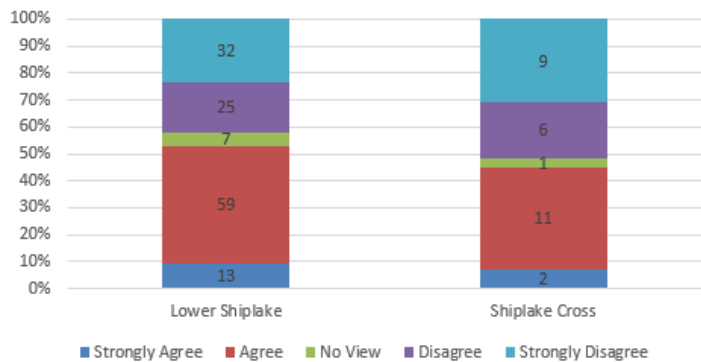
Q1 Responses



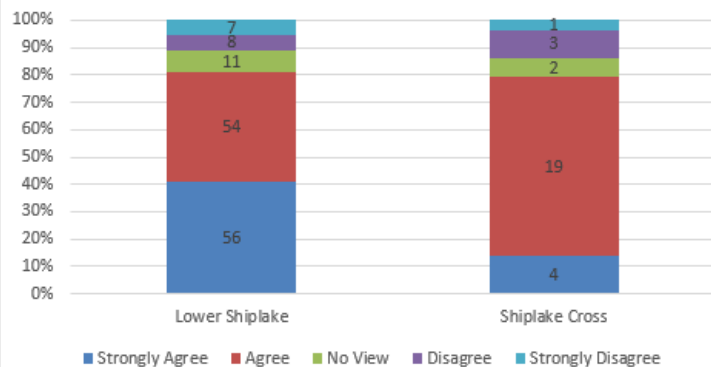
Q2 Responses



Q1 All Responses



Q2 All Responses



Q1- Lower Shiplake Residents Comments

Except site 21 which would mean the loss of a very useful service in the village. The business is unlikely to be relocated anywhere as convenient.

Commercially viable development sites will naturally come forward and will be considered by the planning authority in the normal way. I am not sure that the Neighbourhood Plan will influence this if these sites meet the usual planning requirements.

Thames Farm provides these types of homes and we shouldn't be building outside the existing built up area.

With all possible future developments, the ethos and character of Shiplake should be a major concern. Careful planning, space between buildings or semi detached buildings allows houses to breath and compliment each other. The retention of mature trees wherever possible and new planting allows newly built properties to fit into the more rural locations.

There is a standardised ubiquity in new developments, Shiplake needs its own with consideration and thought to every aspect.

Strongly recommend Shiplake Motors site is developed with the proviso that Northfield Road be upgraded by the developers.

Q1- Shiplake Cross Residents Comments

Agree on the basis that it secures the village boundary and green belt. I agree. However, Area 21 has no restrictions. Area 43 and 44 are for the benefit of Shiplake College. Area 30 11/15 would only give "affordable housing" of max 6 houses and if the developer drops one property it becomes nil! Can government policy hold until 2034? They can change that any time. Then what do we do?

Too many people in this area are precious about where they live. We are all extremely lucky to live in a fabulous place, the development plans mentioned for Shiplake Cross won't change anything. However, I am very sad about the Thames Farm development - how that was approved I will never know.

Would be strongly against development at the Plough Lane site if it is not absolutely necessary. It would change the rural feel of the road to have much less green space adjoining it, not to mention all the extra traffic and disturbance, reduced parking for local residents on that side of the road, etc. There is already lots of smaller/affordable housing in Plowden Way.

There is a need for smaller, less expensive housing. We don't need any more 5 bed executive boxes.

Disagree with Plough Lane proposed in-filling plans where it will not provide affordable housing for younger families and those downsizing in the general community but

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Additional housing is needed and with provision already stated in proposal, I agree to proposal

If the Thames Farm development is to go ahead, which it seems it will, this will increase the number of houses in the area by 95. It will contain affordable housing and smaller houses, therefore I would be against any extra sites for development being put forward. If it didn't go ahead then I think these sites would be suitable (and preferable to the Thames Farm site).

It is my understanding that the parish council has not yet selected sites for development but only agreed sites to be put forward for consultation.

The Thames Farm and Wyvale site approvals are game changers for Shiplake. Development should now be restricted to within the built-up area.

These sites have been carefully selected, with all relevant factors considered. Despite the huge development at Thames Farm, I believe the hearts of the villages will benefit from a good mix of properties, including the more affordable.

I would prefer all housing to be built on land within the village boundaries.

Shiplake is undertaking a considerable amount of development. Sites are being overdeveloped, despite residents strong objections, we have no influence over what is built on the land we submit. Villages like Shiplake should be a place to aspire to live. Thames Farm and Wyvale will provide the lower cost and affordable homes you refer to, with Soha almost complete this answers the requests of the initial survey.

21 - Shiplake Motors land highly inappropriate to private dwellings, esp due to hydrocarbon pollutant probability

43 - if intended for College Staff then not available for private dwellings

44 - not sure exactly where this is, appears somewhat remote from Village proper

30 - this would appear to be developing on 'green field' space and the so start of creeping outward housing development

instead are exclusively for the Shiplake College staff. What's more this development overlooks Orchard Close houses.

I disagree with Shiplake college sites they want to build on.

Strongly disagree including private company Shiplake College's proposed builds in the NP when ownership will be restricted to their own staff. It doesn't solve the issues raised in 2017 survey for smaller more affordable houses for younger families & those downsizing. The infill will overlook Orchard Close properties. Plough Lane only valid if ownership restricted to local families/downsizers. Otherwise policy should be in built-up area only.

The green space on Plough Lane should remain without development.

If required to meet our housing numbers then, yes, Plough Lane should be included.

If not, then no!

As long as they stay small lower cost houses

Lower Shiplake/Shiplake Cross needs low cost housing to give young families a chance to stay local. no need to use green field sites

We need to maintain the rural feel within the village. Infill is preferred rather than urban sprawl.

However smaller lower cost housing is desired within infill.

If indeed we are no longer constrained to nominate sites for new development, I would prefer not to nominate any.

I continue to have strong objections to the proposed inclusion of the Plough Lane site. This is green belt land used for pasture for beef herd. To place housing here would significantly deteriorate the local rural feel of the area, remove habitats for wildlife and reduce the amount of land available for Stephen to use, bearing in mind the proposed change of use by Shiplake College for additional rugby pitches. Any new sites for inclusion in the NP should make use of infill or Brownfield sites

I think developing Plough Lane would have a strong impact on the feel of Shiplake Cross. I am in favour of the other developments, but am not comfortable with the Plough Lane housing.

Unless and until there are improved local facilities, e.g. a GPs surgery, a new primary school or expansion of existing one,, reopening of the Plowden Arms, local shop etc then additional housing in Shiplake Cross is untenable.

There is already going to be an enormous impact on the villages from the Thames Farm and Wyevale developments, in addition to the 20 houses infilling into Lower Shiplake. I do not feel the infrastructure is there to make the provision of more houses sustainable.

Particularly when the viability of Shiplake Farm is already threatened by the College's proposed developments.

Agree with all proposed sites with the exception of Plough Lane considering what is about to happen at Thames Farm

With the 2 sites (Thames Farm and the old garden centre) going ahead & the various other houses around the village already being built, I don't see a need for more housing in Shiplake. We don't have the infrastructure to support it all and if we don't have to build then I don't think we should.

As part of the boundary change process, land under the ownership of Bolney Court Inc south of Bolney Lane (between Wyevale and Kiln Pits) may fall into the Shiplake Boundary and be available for use by Shiplake. Therefore the site should be looked at for selection for development in the NP as infill.

Shiplake already overdeveloped. Given Thames Farm and Wyevale approvals more houses simply not needed.

Smaller and affordable homes are now to be provided at Thames Farm and Wyevale, so development at Plough Lane is unnecessary.

Sites 21, 43 and 44 from the original NP made a lot of sense to me. Site 30 also looked sensible - I believe there were some concerns about noise from the farm but if this can be accepted then this would be an excellent site in my opinion.

Affordable/smaller unit housing only to be considered. No more 4/5 bedroom detached.

Have opted for "No View" because the planning go-ahead granted for the Thames Farm and old garden centre sites has changed the ball game. As these notionally provide for a proportion of "affordable" houses, do we need to bend over backwards to push sites such as the Shiplake Motors that have potential problems like hydrocarbons pollution and flooding? In general I don't want to see any more housing development than is necessary.

The NP Committee have spent a lot of time getting agreement on these sites and we need to get the Plan approved to avoid developers trying to get their approvals in ahead of the Plan being finalised and signed off.

Although not in favour of general development outside

BUT - No more "in fill" - Building, Plant more trees , For walking lets have pavements please

the built-up area, we need affordable housing so this site should be an exception to the general policy of excluding sites outside the built-up area.

I agreed with the last selected sites and nothing has happened to change my mind.
Providing it is for really affordable housing, not 5 bed mansions! D

In principle we should record agreed preferences for development outside the built-up area: to support developments we might consider favourable to the village and to provide a basis for constraining future development requirements that can't be accommodated within the built-up area. However if this is deemed to create a short-term vulnerability that developers could exploit then I disagree.

To meet need of lower cost housing for young families and downsizing
Recently completed or in progress infill sites in Lower Shiplake are already placing a strain on the village infrastructure and character. To volunteer extra sites will only encourage speculative property developers.

Maintain the green gap. Give developers no further foothold.

Housing planned for Thames Farm is already too many.

There will be another 140 properties in the next few years (plus R V?). 20-30 have already been added/ approved since 2011. This is more than enough.
Notwithstanding the desirability of small properties the objective now should be to protect Shiplake not to allow and certainly not invite further development. (The only exception might be Shiplake Motors where small properties might be deliverable within the existing boundary.)

Shiplake is already subject to a huge amount of new development. The objective now should be to preserve Shiplake, not to develop it further. A similar question has already been asked within the questionnaire where 61% of respondents requested the minimum amount of development possible, so I'm unsure why it is being asked again.

We will doubtless be asked to provide more sites in the future and therefore need to keep some possibilities in reserve

Additional smaller, lower cost and affordable housing is now covered by Thames Farm site.
If there is no longer a requirement to develop, don't do it.

The village is likely to suffer anyway from developments in adjacent areas.

Feel strongly against building outside the existing built-up area as it is the thin end of the wedge. Developments such as Plough Lane will set a precedent for a few houses here, a few houses there, in the pockets of green space abutting the village (eg backing onto Baskerville Lane or the end of New Road).

No, we need to protect the settlement edges of our two villages from "nibbling away" by developers, eg currently next door to Tower House on the Reading Road. So I agree with continuing with the selected sites INSIDE the built-up area but NOT any OUTSIDE (such as Plough Lane) -that would create an unholy precedent that could come to haunt us.

The village needs no more building. Affordable housing will be provided the terrible Thames Farm debacle The planned developments adjacent to Shiplake should be sufficient in addition to Plough Lane for additional smaller, lower cost and affordable housing.

I do not wish to see the boundary of the village expand. As the village creeps along Reading road towards and past the Plowden Arms in one direction and past the Garden Centre in the other, where will it stop.

Theses are not appropriate sires for smaller houses for downsizes. They need to be within the village to access facilities

It may have been helpful to ask about individual sites rather than taking all together
The extension of the NP boundary brings an opportunity to include Mount Ida (site 38) as a housing site. Mount Ida was previously excluded from the list of preferred sites promoted by the Parish Council whereas other sites were included that seem less appropriate. Mount Ida is not affected by constraints, is inside the built area and in close proximity to forthcoming developments and therefore in a highly sustainable location. Pedestrian access now fully satisfy SODC LPA and Highways.

No building outside the built-up area. Housing for college staff is OK, providing it is for college staff, and not for re-sales. Site 21, Shiplake Motors, is suitable for development for affordable homes. This however should be delayed until after Thames Farm is finished when the situation can be reviewed ??? when we see what is built on the site.

Q2- Lower Shiplake Residents Comments	Q2- Shiplake Cross Residents Comments
<p>Lower Shiplake could be considered as over-developed already and small developments on the fringes of the existing settlement will not impact on the rural character of the villages.</p> <p>Need to keep the village from creeping.</p> <p>Sorry, I can't quite understand the question.</p> <p>There are several low impact sites around the village which could be built on</p> <p>Would rather not build on Plough Lane as it would be detrimental to the rural aspect of that particular location. I am against Site 21 for 7-8 units (The relocation of owner's business)</p> <p>Revised: This question does not define the meaning of "built-up area of the villages" nor does it appear to consider the impact of Thames Farm, Thames Farm Barn and Wyevale. If the built-up area is as defined in the presentation then this cuts through Mount Ida and I would strongly disagree with the Question. If however, as part of the boundary re-designation, the built-area were to extend to include the whole of Mount Ida (which is previously developed land) then I would select Strongly Agree.</p> <p>We all need a home and whilst we also may wish to keep our neighbourhood as it is (no changes at all) this will not provide for the less advantaged who have no home. Sharing some of 'our' space may bring benefits to all.</p> <p>Shiplake has had a large amount of development in the last few decades and a significant increase in the number of houses and I am keen for it to retain its small village status and rural surroundings.</p> <p>We should not be building on any green field sites or land used for agriculture. I have assumed that by built-up area we are talking about the boundaries of the existing villages and not fabricated boundaries as in the neighbourhood plan.</p> <p>I agree with the result of the previous Neighbourhood Plan Questionnaire (May/June 2017)</p> <p>We need to retain the 'village' feel of Shiplake and not spoil the look and feel of the area and avoid encroaching on the lovely countryside and green land we have around us.</p> <p>There should be no development outside the existing built up area.</p> <p>The Parish should not be promoting any development on</p>	<p>Village life is precious. We need to preserve our rural communities. I feel privileged to live in Shiplake. I would like to think there are properties for villagers to downsize to. I would like to think there are properties for local families, children born and brought up here who want to stay close by their families. We are custodians for future generations. To maintain or village, we must stay within the built-up area.</p> <p>Some suitable land (outwith the built up area) may well be appropriate. Small clusters rather than large development.</p> <p>Very important to keep the rural aspect of Shiplake.</p> <p>However, please note: It is unclear in the question what is meant by the built-up area. The key site highlighted in 2017 survey suitable for new housing (q19) is NEW ROAD [83 pro build here vs 25 against]. I assume this counts as built up area of the village. Infill had just 22 pro and 20 against. I am amazed this data has been over-ridden. I do not understand why all the available and viable sites for the NP are in Shiplake Cross. Risks accusation of LS offloading its housing concerns onto SX.</p> <p>All additional housing must be of small proportions no more than three bedrooms otherwise the young people of the village will never be able to live in this area</p> <p>To confirm as the question is unclear. I would prefer housing within infill and the perimeters of the village rather than creating additional sprawl and losing the villages rural appeal.</p> <p>I am not suggesting a blanket ban on construction work, but brownfield sites are greatly preferable.</p> <p>As above, sites for inclusion should be restricted to either infill or existing Brownfield sites.</p> <p>Personally I think that each development proposal needs to be looked at on an individual basis, to have a blanket policy could exclude really good proposals as they would not meet all the Councils guidelines.</p> <p>Poorly worded question. Needs clarifying.</p> <p>Site 30</p> <p>Remember to keep the village atmosphere - We must have green spaces</p>

Farm Land and Greenfield, as it makes further unforeseen applications all the harder to object to in the future, Retirement Village being one of them. As a parish we should now be protecting what we have.

So far the developers have the upper hand in Shiplake and are making use of any possibilities to build high end / expensive properties or extend / redevelop existing properties along the same lines. This is clearly because they make fatter profits from building these rather than building smaller starter / downsizing or affordable units. The change to the planning regulations should be used to ensure that any new proposals for development must include high proportion of small vs big properties.

If development is allowed outside the current built up area the villages will swallow all available green fields and the area will lose any 'rural' quality. However the continued replacement of single dwellings with 2 or 3 'modern' imposing houses is proving detrimental to the feel of Lower Shiplake. A policy in the NP needs to take this into account. In many cases the variety along a road is replaced by 5 or so identical houses and we have an 'estate' where interesting old houses once stood.

As part of the boundary change process, land under the ownership of Bolney Court Inc south of Bolney Lane (between Wyevale and Kiln Pits) may fall into the Shiplake Boundary and be available for use by Shiplake. Therefore the site should be looked at for selection for development in the NP as infill between two (to be) developed sites

Yes, but these are not needed. Comment as above.
No further development is needed

Further to the above I object to sites 4/5, 6, 7, 8 of the original NP which in my opinion extend the development boundary of Shiplake.

If Shiplake loses its semi-rural character it loses its (metaphorical) USP.

Although it is better to avoid urban spread where possible, trying to put 30+ units inside the existing built-up areas will undoubtedly cause objections from neighbours in individual cases slowing down the planning process and opening up the risk of developers managing to get around the NP.

With the exception of the already designated affordable housing site on Plough Lane.

As a principle I believe all brown field development sites should be exhausted before any development on green land.

Again, providing they are small affordable dwellings, not

5 bed mansions.

Our clear priority should be to preserve existing green areas against adverse development for as long as possible.

To preserve greenfield rural nature of the villages for the benefit of all

See Question 1

Shiplake is at risk of being urbanised. We must draw a line to stop it.

Housing planned for Thames Farm already too many.

Not sure I understand the question. Odd grammar!

There should be no development outside existing built boundaries. Any such development signals to developers that we are willing to see Shiplake spread further. It invites future speculative applications. Even limited development alongside Plough Lane would risk more in future. We should not be taking any, unnecessary, risks.

There should be no development outside the existing built area. Any such development signals to developers that we are willing to see Shiplake spread further and invites future speculative applications. Even limited development alongside Plough Lane would risk more in future. Again, a similar question was asked within the questionnaire where the majority of respondents requested any development to be within the existing village boundary, so why ask again.

The village is rapidly becoming one large building site but until all possible brownfield and windfall sites have been built on we should not offer sites outside the built up environment of the village, and then only if it becomes essential.

The current built-up area boundary of the two villages should be maintained and not extended

This seems the only way to keep green space between villages.

I feel the Plough Lane project is reasonable but do not want to see further erosion of countryside with other projects

See above.

As above. Notwithstanding the Thames Farm and Wyevale developments, which are physically separated from Lower Shiplake by the busy A4155, I agree that we need to pursue the objective of introducing more smaller and affordable homes/units within the village for the reasons already identified-and to demonstrate that we

"are doing our bit" and are not NIMBYS here in Lower Shiplake!

No more building required

We should be preserving the existing village boundaries to the maximum extent possible.

This is the same question as Question 1 really. I do not wish to see the spread of the village or areas like Shiplake Cross. In-fill first please. Small, 3 bedroomed semis that are affordable to teachers and nurses and those with normal incomes.

The question doesn't really make sense, but if you mean do I feel affordable and smaller houses should be built within the confines of the village, I agree

Protection of Green Areas needs to be specifically reinforced to avoid the possibility of further development creep. At least if it is a specific policy in a NP it will be more difficult for an inspector to find for development in those areas or for further relaxation by SODC

This question does not define the meaning of "built-up area of the villages" nor does it appear to consider the impact of Thames Farm, Thames Farm Barn and Wyevale. If the built-up area is as defined in the presentation then this cuts through Mount Ida and I would strongly disagree with the Question. If however, as part of the boundary re-designation, the built-area were to extend to include the whole of Mount Ida (which is previously developed land) then I would select Strongly Agree.