Shiplake Neighbourhood Development Plan Steering Committee

Meeting No 14 – 21 02 2018

Approved Minutes

Present:
David Pheasant, David Bartholomew
Will Stevens, John Walker,
James Dalzell, Peter Boros

Apologies:
Susan Mann
Emer Bollinghaus

1.	Minutes of last meeting of 17 01 2018 & any arisings The minutes of the last meeting of 17 January were approved	PB/ALL
2.	Alternative Governance proposals in view of PC stepping back from the approvals it has given and now saying it will review site selections DP explained the difficulties with the Parish Council and would seek further confirmation of their proposed modus operandi going forwards and also their support to the NP process in place. It was unanimously agreed that unless the PC was able to confirm its support to the process and its continuance in accordance with good governance then there was no point in spending further time on the NP. DP will seek approval ideally within the next 7 days	DP DP
3.	Boundary Changes with Harpsden. Legislation was to be brought into effect 31 January 2018 – Will defer changes until after Plan exists and Harpsden/Henley are also amending their plan in accord with the recommendation/approval from SODC at the last meeting with them	
4.	Funding Application Submitted to SODC – Cash received. Application to Locality to fund SEA approved and work is underway by AECOM The scoping report is being drafted by AECOM for approval by the SG. Expected to be available 1 week. Whole process including 5 week stat consultations expected to be 3 months from start a week ago. WS to ask other contractors to stand down	DP/PB/WS
5.	Report on results analysis of Questionnaire appx results and publication on web – Completed-DP to summarise any key issues that need to be considered in the draft NP DP will circulate a note with key themes and anything he believes may need to be part of the NP. He will also do a note to all residents as part of his regular update	DP DP
6.	Appeal Decision re Site 6 – Rejected A) What does the decision mean in practice PB to summarise? B) All to consider if we want to review/change current proposals C) If so what are the alternatives and what does this entail at a practical level eg Site 27, or Ridgways plus adjacent see plan below After a lengthy discussion about the merits of the decision and also the due process that is and must be followed to avoid prejudicing the validity	 PB ALL ALL

	of the NP, the following points were agreed unanimously (including votes from the 2 members not present given in correspondence: 1. Site 6 should not be removed from the sites that are being recommended 2. DP to visit Shiplake Honey and provide a report on the nature and extent of the business and its physical coverage 3. If impacted severely site 8 to be re-appraised in the new knowledge of potential impact of designation on this business and its bio diversity credentials 4. Site 7 also to be reviewed if impacted 5. Ridgways and adjacent site to East to be reviewed quietly to see if it is viable as a residential development site 6. The meeting was notified that DP and PB were meeting Mr I Mckean the owner, to discuss possible windfall site adjacent to Kingsley House on Friday 23/02/2018. 7. DP advised meeting that SODC had asked for the PC to facilitate a simple effective renewal of a lapsed consent for maintenance access to site 4/5. The meeting discussed the likely requirement and impact of the rather major engineered structure that was being proposed and how this might have a purpose for more than simple maintenance and be a trojan horse application for development on a far larger scale on the adjacent green areas. DP noted the views of the Steering Group and that some of the members had already objected in their capacity as private residents.	
7.	Update on letters received and discuss any actions to be taken: **Old:** 1. Initial from R Wild obo 12 residents ie 6 properties 8 Nov re New Road 2. (Ongoing) from M Denehey and wife 17 Nov re New Road 3. Lord Wrottesley re NP general and sites 39-42 18 Dec 4. James Parsons New Road re New Road 09 Dec 5. Jane Edwards New Rd re new Road 11 Dec 6. John Bocock New Road re New Road 28 Nov 7. Sara Smith New Road re New Road 4 Dec 8. Chris Elliott – Thornfield House, Crowsley Road. Re New Road 04/01/2017 9. Kevin James Lashbrook Grange – Info request only 10. Kate Oldridge New Road re New Road 02/01/2018 11. Chris Penrose General observation re statistics/referendum etc 03/01/2018 **New:** 12. Further letter from R Wild and also correspondence with PC see below/attached PB to draft response and circulate. To include SG response on sites suggested to development by R Wild 13. Request from Charles Wright for breakdown of stats at exhibition Request to be acceded to via FAQ's 14. Joanne Stone (extant objection to New Road) DP to visit and review extent of Shiplake Honey Business 15. Cate Avery – Objection to Site 30. No action needed, objection noted	PB NOW or part of Evidence Base PB

8.	Report from James re sites identified by R Wild and whether worth adding to candidates list JD reported that there was little of any substance in this list as most of the sites were in the flood plain, dangerous in traffic terms or had previously been considered. Copy of JD report attached.	JD
9.	Outstanding on Report Writing/Content Assembly, CAD and other illustrations - Environment and Sustainability plus SEA (Scoping Report Underway) - Shared Space Feasibility – Order on hold - Landscape Character Assessment – Kirkham Asked to finalise - Evidence Base PB has started to pull together - Projects – White gates, Shared Space, Bio diversity proposals, Crossing to A 4155 as part of Shiplake Cross proposals. -Delivery Strategy -Updating Plans, Photos etc NB Constraints Plan in particular (largely done) -Anything else? The meeting agreed : 1. To try and incorporate some bio diversity policies. JD to provide reference 2. That we should try and have a crossing of the A4155 on Shiplake College frontage as a condition of Shiplake Cross development proposals given the near 20% increase in the size of the settlement and the additional pedestrian traffic requiring safe passage both to and from the college and also to and from Lower Shiplake from Shiplake Cross and vice versa. 3. All to note their outstanding responsibilities on drafting content for the report and to please push ahead asap	 WS WS/PB PB/DP SM/EB/DB WS/PB/DP DP/PB/WS WS/PB ALL JD/PB PB ALL
10.	Progress re Meetings with major landowners. Wyevale and Shiplake Motors. Planning Application for B1 and Residential mixed in a month. Considering how to incorporate Shiplake Motors use in Application. Chased for update. PB/JD to arrange further meeting with Tony and Clive to suggest pre-app Schwarzenbach – nothing further Phillimore – Working on layout for c.40 m wide strip for us/PWG to review Gamble - Site 27 Savills Act for them. Been heavily committed on other issues and not really thought about but may begin to do so Adjacent to Kingsley (see plan). Meeting 23 02 2018 Doble - DP met 15 01 2018 re Rugby pitches – Update Does NP have anything to say about this proposal	PB JD/PB DP/PB DP/PB DP/PB DP/PB DP ALL
11.	Forward Planning/Milestones Landscape complete say 28JFeb SEA Scoping say 28 Feb Secure Grant Aid say (Approved) SEA Order say 14 March (Placed) SEA Report 14 April (trying for 3 months from now) Report Updated in tandem to 30 April Proof Read April	All

	Meet residents/objectors March /April	
12.	Landscape Character Assessment /Green Gap Report . Draft of report reviewed and amends proposed to update sites. Report can be finalised when PC happy with sites. Work underway. May need amendment if things change. May have cost implications	Order placed and work being done PB
13.	Shared Space Feasibility. Agreed that order can be placed c £5,200 Phil Jones Assoc. WS to draft order for approval	WS/PB WS/PB
14.	Community assets? List provided and to be supplemented with allocation of Plowden Arms. Need to refer in draft report. Plowden Arms now to be removed from list	DP/ALL
15.	Timings and Project Plan update. JW to Update per above JW to try and update before leaving on vacation	JW JW
16.	AOB/Next Meeting JW confirmed apologies for next 2 meetings.	ALL Noted

JD Review of R Wild suggested sites

1. Vacant plot between Nos 6 and 7, The Chestnuts (1)
This would constitute a very small plot with limited frontage. I believe it would require the demolition or extention to one of the existing properties 6/7.

2. Large area of land bordered by Manor Wood Gate, Brampton Chase and the railway (15)
I can not see where this site would be accessed, it is bordered by flood zone and I believe the residents of Brampton Chase all part own this land and have stated they would not develop.

3. Plot on corner of road to Haileywood Farm and A4155 (2)
In the proposed extension to the AONB, clearly outside the village boundary. More traffic accessing the A4155 at a already dangerous corner, could set a precedent for the Retirement Home

4. Land on west side of road from Crowsley Rd to Kingsley (5)
I assume this is the small plot of land between plots 8 and 11. It could be a candidate but there are a number of mature trees and I assume the land there is in the ownership of the free holder of Kingsley House (possible split between the flats?).

5. Land off Ferry Lane (extension of Mill Lane) between road and field (It might be argued that this is a flood plane, but the road has not flooded, and properties have recently been built in the area. However elevated building would probably be required) (10-12)
Very much in the floor plan. Non starter

6. Land behind Long Acre, Station Rd (1)
Unclear where this is

7. Site 15: Vacant plot on the east side of Mill Rd. (It might be argued that there is a flood risk, but there are properties on both sides of the plot (1)
Very much in the floor plan. Non starter

8. Site No 12: corner of Crowsley and Mill Road, (with release of covenant) (1)
Very impractical site, trees with TPOS. Would only work if the adjacent house was demolished and land incorporated

9. Site No 2: on corner of A4155 and Woodlands Rd (3 net gain)
We have previously discussed this. I think it would work but much opposition from the group.

10. Site No 27, 'Brown-field' part only (10-12)
Not sure which bit of this is partly brown field. It would be a good development polt but it is outside the village boundary, closes the green gap and also is agricultural land in productive use.

Total potential houses = 49-53

RAY WILD To Shiplake Councillors RAY WILD 15 Feb 2018

I was grateful to be able to comment on part of the Neighbourhood Plan at the last PC meeting. This note is simply to summarize what I said and the action I requested, and to share these comments with members not present.

On behalf of 51 residents, I outlined only our concerns regarding NP Sites 6, 7 and 8 (New Rd) and 27 (Mill Lane). Much of the recent discussion on the website Forum has been about whether 6 and 27 are brownfield or greenfield. We disagree with the NP interpretations on this but will not argue this further as we do not think it is an appropriate basis for determining the future of an important part of the village.

We believe that the replacement of the of seven unused, derelict buildings and other structures on the 5200 sq m old farm site (part of site 27) would provide considerable 'planning gain'. We do not believe that this would lead to the development of the open field part of site 27, as that would be cut off and with no direct access. The use of a 'development boundary' as intended elsewhere would further protect the site. The risk is no greater than the risk of development on sites 7 and 8 spreading further.

We believe that the development of greenfield sites 7 and 8 would be inappropriate and is unnecessary. It would be contrary to the wishes of residents and to one NP objective. These are 'reserve' sites and to include them in the NP in effect tells developers that they are areas that the community considers appropriate for development. Thus they would never be safe. If sites not included in NPs elsewhere fall to developers, what chance is there for two sites that are included even as 'reserves'?

Planning applications for site 6 have twice been refused, because of adverse impact on a rural area, threat to the unmade private road, and loss of green area outside the village. The PC objected to the recent application.
Development of sites 7 and 8 would have the same effect, but on a far larger scale. We consider the sacrifices required for the development of these 3 sites would be unacceptable. It would be far too high a price to pay, when it is not necessary.

Given (as we now know) that the majority of the 33 house target of the NP can be contributed by developments already approved or completed, plus the availability of at least one large alternative site, we believe that it should not be necessary to sacrifice important green space, damage a rural area of considerable amenity value and create a new through traffic route between the village and the A4155. To make more sites available than necessary to achieve the required number of properties plus some small contingency, will encourage SODC to increase their requirement on Shiplake now or in future.

We ask the PC, please, to intervene now in order to try to achieve an NP which unifies the community. We believe it will be easier to deal with the matter now and achieve a compromise if necessary, rather than when the final proposals put to the PC.

Ray Wild. On behalf of residents.14/2/18

To: Chairman Neighbourhood Plan Steering Group 19/02/2018

Planning Application P16/S3778 for the site next to Ridgeways on New Rd (now NP Site 6) was rejected last year. An Appeal against this rejection has now been refused by the Inspector. The reasons given were:

"---the proposal would have a significant urbanising effect upon this attractive rural area and would not respect the landscape setting of the village which results in harm to the environmental role of sustainability.
---the harm that would be caused to the character and appearance of the area would be significant, and I conclude that it demonstrably outweighs the benefits that the scheme would provide taken as a whole."

The development of NP sites 7 and 8 would impact in the same way, but on a far greater scale. More than twice the number of houses is envisaged, the sites are on open agricultural land and, compared to Site 6, there is no tree screening.

We do not believe that development of these 3 sites would be appropriate. We do not believe that they should be included in the NP proposals either as preferred or reserve sites.

We ask, please, for the NP Steering Group to reconsider these 3 sites.

Micky Denehy
Joanne Stone
Graeme Radford
Ray Wild
On behalf of 68 residents
7050 ** ***

JOANNE STONE

Neighbourhood Plan FAQ page - Questions and Answers on the NP

I am responding to an 'Answer' on the FAQ page regarding the choice of development sites on New Rd. I do so on behalf of a large number of residents

One N P objective is '*to encourage the re-use of brownfield sites in the villages to minimize the need for building on open greenfield land'.* The National Planning Policy requires that brownfield sites have priority for development. So why select three greenfield sites in New Rd, outside the present village boundary and in the 'Green Gap'. Why not the old farm brownfield site on Mill Lane? There were 10 NP site selection criterion, one of which was 'Brownfield/Greenfield?' Surely this should be the overriding criterion here?

The old farm brownfield site is a small part of Site 27 identified by the NP. It is separate from the rest of that site - a contained area, fenced, screened from the road and with 2 vehicle entries. It is 5200 sq m and has 6 large buildings plus several other structures. 75 % the area is built. This brownfield site is not a small area with just a few buildings as claimed. The site is larger than 4 of the NP preferred sites. Development here would be barely visible.

New Rd is an 'unadopted' road. It is maintained entirely at residents' expense. There are 13 existing (large) houses, but other than replacements none are new (as claimed). The last was built in 2000.
Certainly the NP does not aim to change this unmade road into a surfaced, direct, vehicle route to the village, but this would be the result of the addition of up to 14 more houses (on the unmade part of the road). Moreover OCC Highways previously placed a condition on development here that road improvements were made.
Two of the proposed sites proposed for New Rd are 'reserve' and might not be immediately required. But their inclusion in the NP is an announcement that the community is agreed that these sites are suitable for development, so they will always be vulnerable. Sites elsewhere that were not included in other NPs have fallen to developers, what chance therefore for sites that are included, even as reserves?

It is claimed that 100% of survey respondents wanted new development only inside or at the edge of the villages. This is untrue. The survey showed 57% wanting development inside the boundary and 43% wanting development at the edge or elsewhere.
This misrepresentation of residents' views is probably a reason why the Mill Lane Brownfield site has not been selected? Because it is 'elsewhere'?
Is development on cultivated, quality, farm land better than replacing existing redundant buildings on a large brownfeld site?

We do not believe that the NP proposals for New Rd are the 'least worst option'. We ask the NP to reconsider please. This is not, as claimed, a

concern of ‘a small number of residents’. For example the recent submission to the Parish Council about the proposal for one site New Rd (Site 6) was supported by 42 residents!
Joanne Stone
Starlings
New Rd

CATE AVERY
Thank you for the reassurance, Peter. That is very kind, and indeed reassuring.

Cate Avery

Leeside, Schoolfields
Shiplake Cross
Henley-on-Thames
RG9 4DH
0118 940 1735
cate@cateavery.com

From: Peter Boros [mailto:peter.boros@shiplakevillages.com]
Sent: 25 January 2018 17:28
To: cate@cateavery.com
Subject: FW: Shiplake Villages - new forum post - The Neighbourhood Plan Forum

Cate,

Thanks for the follow up note, and just to confirm that I have recorded your comments as a formal objection in our log of objectors.

The objection will be reviewed by the Steering Group together with all other objections comments and support for the plan at its next meeting.

Best regards,
Peter Boros
Chairman
Shiplake Neighbourhood Plan Steering Group.

Mob: 07836 213 842
DDI: 01189 406 335
Evg: 01189 404 117

Hello Cate,

Many thanks for your interest in the Neighbourhood Plan.

The top section of the Shiplake Villages Forum site relates to the NP.

And yes you are correct there have been no items listed there to date.

A few people have made comment about the NP lower down on other parts of the Forum which is one of the reasons we felt that the NP should have its own section, hence creating this.

In fact apart from those earlier entries and a very small number of questions/information requests plus a few direct responses/objections that have been received via the email address to which you have written

this note, there are remarkably few further comments received beyond the responses made at the exhibition.

The latest question posted under the FAQ section of the NP web entries was updated at the end of last week, and shows the current count/status of contact received from residents and interested parties.

We will be publishing the Management Report showing the responses to the Villages questionnaire in detail in the next couple of days, and the Consultation Draft of the Plan itself as soon as the unexpected request from SODC to undertake a SEA (Strategic Environmental Assessment has been undertaken. This is likely to take a month or so to complete once the order has been placed with the specialist contractors who undertake this work.

I hope this information is of assistance.

Best regards,
Peter Boros
Chairman
Shiplake Neighbourhood Plan Steering Group.

Mob: 07836 213 842
DDI: 01189 406 335
Evg: 01189 404 117

From: cate@cateavery.com [mailto:cate@cateavery.com]
Sent: 22 January 2018 12:14
To: NP2017@Shiplakevillages.com
Subject: Shiplake NP and comments

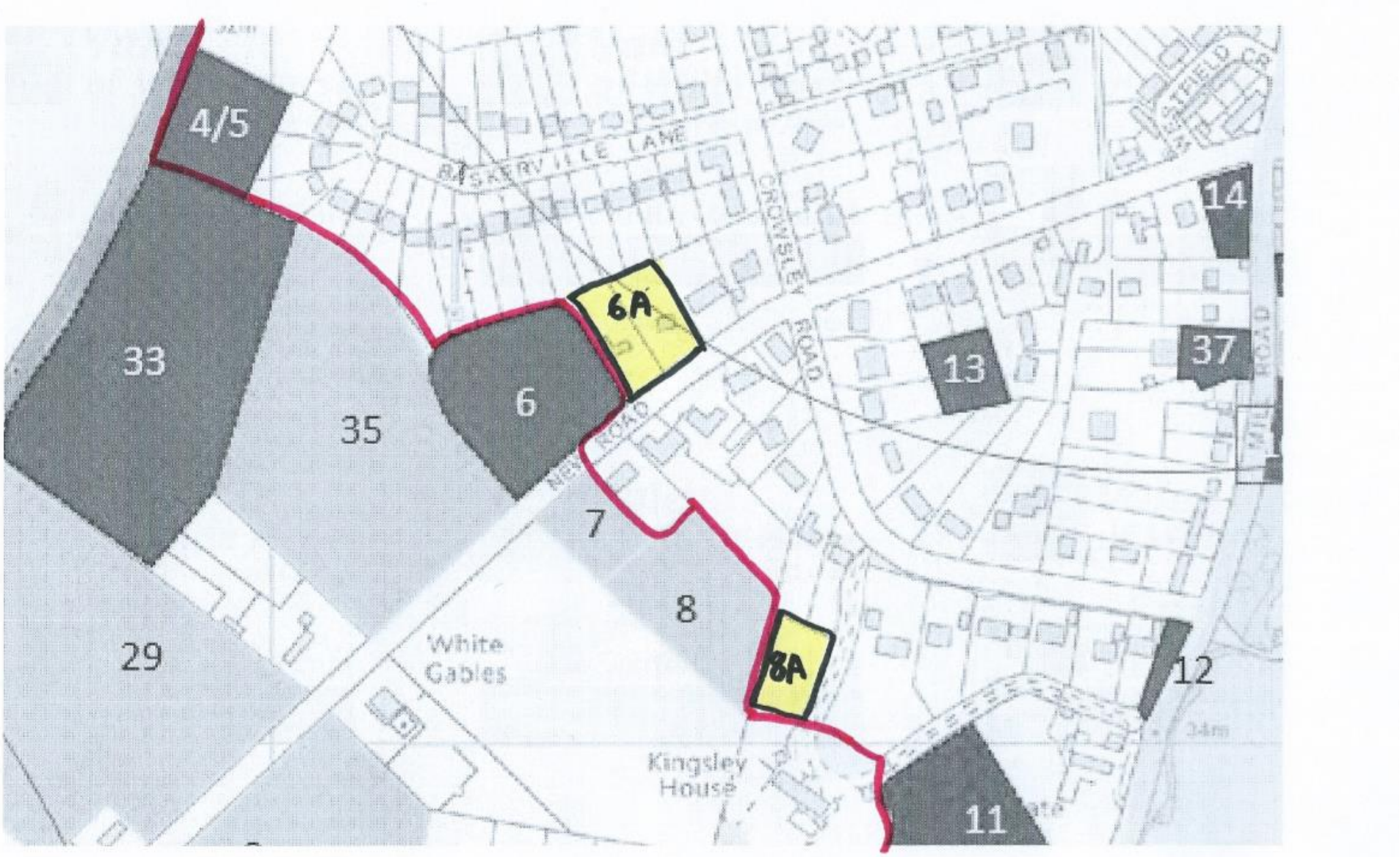
Dear Neighbourhood Plan Steering Group,

I wonder if you can advise me? Since the initial NP was presented on 3 and 4 November, I have visited the Shiplake villages website a number of times to see what comments have been made on the forum and to add my views to the mix. However, I can't see any forum discussion at all. I can't believe that residents don't have views, so clearly I am missing something. Could you let me know where on the website this forum discussion is?

With many thanks in advance,

Cate Avery

Leeside, Schoolfields
Shiplake Cross
Henley-on-Thames
RG9 4DH
UK
+44 118 940 1735
+44 7842 073146
cate@cateavery.com
www.cateavery.com


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35
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6A
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8A
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BASKERVILLE LANE
CROMSLEY ROAD
NEW ROAD
White Gables
Kingsley House
POTENTIAL REVISED DEVELOPMENT BOUNDARY
6A & 8A POTENTIAL NEW SITES
11 EXTANT PERMISSION FOR 2 HOUSES