Shiplake Neighbourhood Development Plan Steering Committee

Meeting No 17 – 16 05 2018 7.30 pm Morning Room

Draft Minutes

Present:DP,SM,JW,WS,PB,EB **Apologies: JD,DB**

1.	Minutes of last meeting of 18 04 2018 & any arisings *Amended minutes approved*	PB/ALL
2.	Governance with PC– Outcome from May Meeting re key contents of Plan *A special meeting of the PC is to take place in camera on Tuesday 5 June to consider the NP and resolve what the PC intends to do/move forwards in preparation for the formal PC meeting of 11 June. Copies of FM written commentsand drafting suggestions circulated and discussed by team. DP to formulate a response.*	DP *DP*
3.	Update re SODC/Harpsden and Henley etc *Meeting due to take place with Henley Harpsden and Shiplake SG members on 23 May. Agenda requested from Holly Jones. SM and DP to attend*	SM/DP/PB *SM/DP*
4.	Feedback from team on Draft of Plan *Generally thought to do the job required, no major comments*	ALL
5.	Results/outputs of Evidence Base Review *SM/EP Happy with Evidence Base*	SM/EB/DB *SM/EP*
6.	Consultation Statement/Log (including to PC and not seen by SG) *Work in Progress for DP/SM. Anticipated to complete by 1 June.* *Agreed to meet/discuss 3 &/or 4 June to assemble and check the 3 Volumes*	SM/DP *SM/DP/PB*
7.	O/S from last meeting: 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 – Update on progress. *Outputs to be issued imminently*	DP *DP*
8.	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 – *Ongoing emails received* 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 12. Further letter from R Wild and also correspondence with PC see below/attached 13. Request from Charles Wright for breakdown of stats at exhibition 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 16. Charles Wright re Definition of Brownfield Land. 17. Pete Waller Bask. Lane – Info request. Very happy with info provided 18. Savills obo Phillimore – Letter re maintaining Allocation site 30 etc Respond after this meeting has considered **New:** Nothing new known by SG? Last Parish Meeting	
9.	Outstanding on Report Writing/Content Assembly, CAD and other plans etc - Environment and Sustainability Are WS/JD happy with content? *WS to review contents and beef up with statements of intent* - SEA Scoping Assessment done, consultations underway and report underway Initial results of Reasonable Alternatives Analysis to be tabled at meeting - Shared Space Feasibility- Costings and Safety Information awaited. *WS to press consultants for Safety elements of report and budget costings and to add paras as appropriate into report and use connectivity and accessibility as key phrases as well as cycling and cycle rack* - Landscape Character Assessment and Report – Available this week - Evidence Base PB drafted with SM, DP and EB for review – O/S - Projects – White gates, Shared Space, Refurb White gates at SC O/S *WS to draft* - Any Bio diversity proposals, See Policy written by PB, anything else? - Crossing to A 4155 Proposals added to policies and also to NP draft - Delivery Strategy *DP to review* -Updating Plans, Photos etc -Consultation Statement and Log *DP/SM to write* Anything else?	WS/JD *WS* DP/PB PB WS/PB *WS* PB/DP PB/SM/EB WS *WS* WS/JD WS/DB DP/PB/WS *DP* WS/PB DP/SM *DP/SM* ALL
10.	Handover of Report Report Here Final Landscape report to be copied to here Final Shared Space to replace existing contents place here Final SEA goes here All Plans etc are here Shared space to update with Safety Information SEA whole section to be updated/edited/written Landscape done and finished just place final report in situ. Consultation Section and log needs writing. Mail with various people/objectors is here	PB >>
11.	Progress re Meetings with major landowners. Wyevale and Shiplake Motors. Planning Application for B1/B2 and Residential submitted 20 March. PC objecting to residential use of site. Henley likely to support. SM at risk of lagging behind *JD to Meet Tony and push him to get more involved* Rugby pitches – Update Site 30 – See outline scheme below by Savills for Phillimore. Memorial hall – Draft of Policy with trustees for review *Approved by trustees confirmation from Hugh Lacey*	PB JD/PB *JD* DP PB PB

12.	Forward Planning/Milestones Landscape complete 18 May SEA Report (draft awaited / reasonable alternatives delivered) NP Draft Report to be complete 18 May Evidence Base to complete 18 May Consultation Report and Log to complete June 1 Proof Read End May Further residents Consultation and meetings/APM 23 may to be discussed and agreed. *Agreed to have 2 pop up events to explain changes to NP on Saturday 26 or Sunday 27th May 1 at each pub* Final Review Pre- handing over to PC for approval 3/4 June *Copy of draft to be taken 1 week before 5 June Meeting for PC to review in advance* PC to approve 11 June Submit / upload for Consultation 12 June onwards	All *SM/JW/WS/DP* *DP*
13.	Landscape Character Assessment /Green Gap Report . 4th and final draft of report awaited due 18 May	PB/DP
14.	Timings and Project Plan update. JW to Update per above	JW
15.	AOB/Next Meeting- 20 June 2018 unless not necessary	ALL

Illustrative proposals for Site 30 (note # of small v larger units)





Shiplake Farm

URBAN DESIGN savills



Shiplake Farm

URBAN DESIGN savills



Table 7.1: Summary alternatives assessment findings

Objectives	Option 1 20 homes (3 sites)	Option 2 38 homes (4 sites)
Air quality	1	2
Biodiversity	=	=
Climate change	=	=
Landscape and historic environment	1	2
Land, soil and water resources	1	2
Population and community	2	1
Health and wellbeing	=	=
Transportation	1	2

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Assessment conclusion

Option 1 (lower growth, i.e. allocate three sites) notably performs best in terms of a greater number of objectives; however, very little should be read into this, as the objectives are not assigned any particular weight / degree of relative importance.

In actual fact, in terms of the following objectives, the relative merits of Option 1 relative to Option 2 (higher growth, i.e. allocate four sites, to include 18 homes at Plough Lane, Lower Shiplake) are quite marginal -

- Air quality - there are sensitivities locally, in the form of the Henley Air Quality Management Area (AQMA), and it is fair to say that Plough Lane is a less than ideal location, given that it is beyond easy walking distance of Shiplake train station. However, there is a good bus service from Lower Shiplake to Henley, and ultimately there is little or no reason to suggest that higher growth, to include Plough Lane, would lead to *significant* negative effects.
- Landscape and historic environment - the key concern would seem to be impacts to the view from the A4155, which runs along the southern edge of the site, resulting from development of 18 homes at the Plough Lane site. The view in question is potentially sensitive given A) a lack of hedgerow; B) rising land; and C) proximity to the historic core of Lower Shiplake. However, on the basis of the available evidence, there is no clear reason to suggest the likelihood of *significant* negative effects, recognising that the proposal is to develop only the very northern part of the site, which fronts Plough Lane (and is seemingly less sensitive, from a landscape perspective). Only the rear of properties will be visible from the A4155, and it is assumed that there will be the potential to mitigate impacts with screening vegetation (and, in time, mature back gardens).
- Land, soil and water resources - Option 2 performs relatively poorly as there is a fairly strong likelihood that Plough Lane comprises 'best and most versatile' (BMV) agricultural land; however, the degree of constraint has not been confirmed, and, in any case, the area of agricultural land set to be lost is small (on the assumption that the remainder of the existing field will remain available for agricultural uses). On this basis *significant* negative effects are not predicted. Furthermore, it is important to remember that the National Planning Policy Framework (NPPF; para 112) does not seek to preclude development on BMV agricultural land, where this is deemed 'necessary'.
- Transportation - see discussion above, under 'air quality.

The relative environmental draw-backs of Option 2 are counter-balanced by the likelihood of socio-economic benefits. Indeed, in terms of the 'Population and community' topic the appraisal predicts 'significant' positive effects, recognising: A) the Plough Lane site is a larger site, and hence one suited to delivering a mix of housing, to including affordable housing; B) there is an identified local need for an improved mix of housing, and affordable housing; and C) more generally, Option 2 represents an ambitious approach to housing growth, such that the SVNP could be said to be contributing positively to meeting housing needs in the wider area, and potentially contributing to the achievement of a three (or even five) year housing land supply at the District-scale.

In conclusion, both alternatives are associated with pros and cons, and there will be a need to strike a balance (or 'trade off') between competing objectives when arriving at the preferred option.