

From: Tudor <tudorhtaylor@hotmail.com>

Sent: 13 December 2018 11:07

To: Hallett, Debby; Turner, David; michael.badcock@abingdon.gov.uk; arhahome@aol.com; Lawson, Sue; Nimmo-Smith, David; Walsh, John; White, Ian; Duffield, Adrian

Cc: Bloomfield, Felix; Paul Harrison; Hall, Will; david@davidhpheasant.com; david.bartholomew@oxfordshire.gov.uk

Subject: Shiplake - Please consider the attached at this evening's meeting

Hi Debby and David

My apologies for writing to you directly at such notice but I'm aware that you are co-chairing the Scrutiny Panel this evening. I'm also aware that you have a lot of ground to cover.

However, we have just been made aware that the allocation of 99 houses for a development at Thames Farm in the settlement of Lower Shiplake is to be allocated to the housing numbers for Henley and Harpsden. The Thames Farm development is in the parish of Harpsden but adjacent to the village of Lower Shiplake. The parish boundary dissects the settlement pattern for Lower Shiplake. Both the village of Harpsden and the town of Henley are distant to this development and are separated by open space.

Shiplake Parish recognised that the development at Thames Farm would have a significant impact on our community and we put a lot of effort and money into legally challenging the applications for housing at this site.

When the Court of Appeal rejected the legal challenges, we sought advice from SODC as to the interpretation/impact of this development on our developing NDP.

We were advised by senior Planning Officers and the NDP team that settlement considerations override administrative boundaries. Holly Jones confirmed this in writing (letter attached) quote:

"The emerging Local Plan for South Oxfordshire directs development to market towns, larger villages and beyond through the settlement hierarchy according to its relative sustainability credentials. The focus is for development to take place at the identified settlement, regardless of boundary, which in this case (Thames Farm housing) is Shiplake".

This is eminently sensible it means that large towns and large villages should be looking to meet their housing requirements in the vicinity of their settlements and not seeking to benefit or receive benefit for building housing proximate to a small village well away from that housing need. As you and your colleagues are aware, from my numerous attendances at Planning Committee meetings, the village edge of Lower Shiplake is subject to considerable pressure from developers. We are anticipating other speculative developments including a further example at Wyevale (adjacent to Thames Farm). In the Wyevale example, the Planning Officer is recommending approval of residential housing well removed from the centre of Henley in the settlement area of Shiplake with housing credit (and therefore the incentive to support approval) going to Henley on Thames.

The letter attached from Ricardo Rias (attached) just received reverses the housing allocation and appears to conflict strongly with what we believe to have been a very sound policy in the existing Local Plan. He cited administrative reasons of census data and council tax records. We were fortunate to have Ricardo visit Shiplake yesterday evening to meet representatives of the Parish Council and our NDP Steering Group and I must admit I felt sorry for him as he was unable to provide adequate explanation for the "volte face". The arguments put forward were administrative and no sound planning policy reasons to refute Holly's viewpoint were provided. We believe this is open to challenge. It is clear that Thames Farm which is deemed to be windfall creates a precedent that now appears to be applied by officers to Wyevale and we fear will be used in other speculative applications. If the settlement policy is not strengthened in the new Local Plan it will be seen as an incentive for larger settlements to support or not fight speculative development away from their settlements if their or SODC's housing numbers at some future date are under pressure. It is also critical that Officers are given very clear guidance in the emerging Plan policies of the importance of the settlement hierarchy - otherwise over time Henley on Thames will merge with Shiplake.

Please could you review this policy and maintain the clarity shown in the Holly Jones paragraph and by doing so allocate houses to settlement and not create any form of potential bias by using administrative boundaries.

Thank you.

Regards

Tudor Taylor Chair Shiplake PC - with the unanimous support of all Shiplake parish councillors and the Shiplake NDP Steering Group.

PS - I wanted to email all Scrutinee Panel Committee members but not all were available on the SODC web-site - so apologies for this.

Planning

HEAD OF SERVICE: ADRIAN DUFFIELD



Listening Learning Leading

Kester George
Chairman
Harspden Parish Council

Contact officer:
Planning.policy@southoxon.gov.uk
Tel: 01235 422600

Textphone users add 18001 before you dial

Your reference:
Our reference:

BY EMAIL ONLY

24 April 2018

Dear Kester,

Thames Farm – Housing numbers

Thank you for your letter raising the issue of where the housing numbers at Thames Farm might appropriately be attributed. Your letter also raises the relationship of housing numbers with the Joint Henley and Harspden Neighbourhood Plan.

I would suggest that the two matters can be considered separately. The development at Thames Farm was neither a Local Plan nor Neighbourhood Plan proposal, and as such the houses would be regarded in broad terms as 'windfall'. I would suggest that they appropriately be counted or attributed to Shiplake.

The emerging Local Plan for South Oxfordshire directs development to market towns, larger villages and beyond through the settlement hierarchy according to its relative sustainability credentials. The focus is for development to take place at the identified settlement, regardless of boundary, which in this case would be at Shiplake.

I would also highlight that the housing land supply position for South Oxfordshire District is measured at the District level and whether one exists at a point in time is relevant at this level. With reference to this, I can advise that the next published update to the Council's land supply position will be made available on the South Oxfordshire website before the end of this month.

Any proposal to move Neighbourhood Plan boundaries is a matter for yourselves and relevant parishes and officers would be happy to support agreed changes.

If you would like to discuss this, or Neighbourhood Plan matters further, I am happy to set up a meeting at your convenience.

Yours sincerely

A handwritten signature in blue ink that reads "H. Jones".

Holly Jones
Planning Policy Manager

Cc by email

John Howell, MP
Ricardo Rios
Ken Arlett
Janet Wheeler
Paul Harrison
David Bartholomew
Tudor Taylor
Paula Fox

From: Rios, Ricardo <Ricardo.Rios@southandvale.gov.uk>

Sent: 07 December 2018 17:21

To: Ken Arlett; kesterpippa@talktalk.net; Tudor

Cc: Cath Adams; Sue Mann; Baker, Emma

Subject: Thames Farm

Dear colleagues,

The council agreed to consider different approaches in relation to the attribution of dwelling numbers from the Thames Farm development.

The council previously took the approach that development at a settlement was attributed to that place, not necessarily the parish the development sat within. We have now reviewed this approach so that the housing numbers are attributed to the parish - this better aligns with Council tax records and the Census data we have used, which are based on parish boundaries.

Parishes producing joint neighbourhood plans will have the flexibility to agree how they attribute development within the neighbourhood area. We have counted the 95 dwellings from the Thames Farm development as a commitment for Henley in Table 5d: Provision of homes at market towns in the Local Plan Publication Version (2nd) 2034.

It should also be noted that Policy H8 on Housing in Smaller Villages has been amended - Smaller Villages no longer have to meet a 5% to 10% increase in housing requirement. This means the proposed reviewed approach will not adversely affect the parish of Shiplake.

We acknowledged that some parishes may still wish to proceed with preparing a Neighbourhood Development Plan to achieve the protection afforded by allocating housing or they may have projects they want to deliver that could be funded by development or they would like to identify a specific type of housing bespoke to their village's needs.

The Council's strategy allows them to do so, provided that the levels of growth are commensurate to the size of the village.

The Local Plan Publication Version (2nd) 2034 can be found here: <http://democratic.southoxon.gov.uk/ieListDocuments.aspx?CId=124&MId=2275&Ver=4>

Councilors are expected to make a decision on the progress of the plan on 20 December 2018.

Thank you for your patience while we worked on this matter.

Kind regards

Ricardo Rios

Senior Planning Policy Officer (Neighbourhood)

Planning

South Oxfordshire and Vale of White Horse District Councils

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