

16 November 2020

Councillor F Maroudas
Chairman
Shiplake Parish Council
Clerk's Office, 66, Makins Road
Henley on Thames
Oxon RG9 1PR

Sent via email and post

Dear Councillor Maroudas,

South Oxfordshire District Council Planning Application P20/S2808/DIS - Land at Thames Farm, Reading Road Shiplake

Thank you for your letter of 5 November 2020 addressed to our Chairman, [REDACTED] received your letter and following a number of investigatory conversations has asked that I respond on behalf of the Board.

I would like to assure you that we take matters of corporate governance very seriously and we stand by our policies in respect of both sustainability and communities.

Firstly, in respect of your specific concerns regarding the drainage strategy at our development in Shiplake, following recent engagement with South Oxfordshire District Council (SODC), we will be carrying out further works to provide an addendum to the original flood risk assessment to further support their technical considerations. We are working to ensure a suitable drainage strategy is put in place.

In relation to our commitment to both sustainability and local communities, we would particularly like to note the following:

1. Engaging with the local communities throughout the life of the development

We work closely with communities to help ensure our new developments deliver long-term benefits for our customers and the local community. As you may recall, in preparing our reserved matters application for the site at Thames Farm in Shiplake, we held a public consultation in January 2019, during which we shared our proposals for the site with the local community. We also held separate meetings with both Shiplake Parish Council and Harpsden Parish Council.

The comments and feedback received from the local community and the Parish Councils were taken on board, and, where possible, changes were made to our scheme, prior to the Reserved Matters application submission.

In April 2019, we submitted amendments to the Reserved Matters application to SODC, which also included clarification on comments raised by Harpsden and Shiplake Parish Councils and residents. At this point, the Parish Councils and local community members who had commented on our proposals were re-consulted by SODC.

Since the approval of the reserved matters, and following the further site investigations in late 2019 that identified some unstable ground conditions, we have been working with SODC and key stakeholders in order to discharge relevant conditions and move the scheme forward. This includes the woodland planting, which we recognise is of importance to the community. In September this year, we agreed to provide the Council with an overarching update pertaining to matters of dissolution features and the woodland planting programme. The purpose of this update was for it to be shared with the community and published on our outstanding applications allowing residents to view it.

2. Protecting or enhancing the ecology and biodiversity of the land

The following reports and plans were secured on the Reserved Matters consents to protect existing species and habitat and deliver new habitat on site:

- *Construction Environment Management Plan* - This sets out how protected species will be managed during construction to avoid harm, including oversight of any necessary processes by an ecological consultant.
- *Bat Method Statement* - This sets out how the development will protect the habitat for bats.
- *Lighting Lux Plan* – Lighting will be positioned to avoid known sensitive habitats, as secured within the Bat Method Statement.

Alongside these plans, there is a variety of soft landscaping proposed to encourage biodiversity, as contained within the Landscape Management Plan, which includes the following:

- Species rich wildflower and marginal aquatic habitats within attenuation basins.
- Species rich wildflower meadows across the site.
- Woodland planting at the site frontage.

3. Addressing other environmental issues

A site wide Landscape Management Plan has been agreed by the Council which together with detailing maintenance responsibilities for the onsite soft landscaping, also requires that any trees or shrubs that fail in the first 5 years be replanted, to ensure the benefits for climate change mitigation and habitat creation come forward.

With regards to mitigating against climate change, together with the secured on site planting, a Travel Plan Statement and Residential Travel Information Pack will be agreed with the Council under the Reserved Matters condition 4, which will promote the use of public transport and active travel.

Lastly, Section 106 contributions will go towards public transport infrastructure, bus stops and improvements to Public Rights of Way, to encourage the use of public transport, walking and cycling.

4. Considering social and economic issues

Aside from the environmental issues that we have addressed in the plans mentioned above, from a social point of view, a Construction Environment Management Plan has been agreed with the Council to manage the impact and disruption of construction to the local community. This is achieved by agreeing, for example, hours of operation; wheel washing facilities; and dust, waste, noise and vibration management.

In the longer term, our development will provide the following social benefits:

- Provision of a balanced mix of affordable and market housing across the site
- Provision of recreational space on site
- Provision of allotments on site for use by residents and the wider community

Our Regency Place development will bring a number of economic benefits to the local area, as highlighted by the figures outlined below:

- An estimated 215 temporary construction jobs per year of build.
- 108 jobs could be supported in the supply chain per year of build.
- A contribution of over £700k towards the New Homes Bonus Payment - a grant paid, over four years, by central Government to local councils for increasing the amount of homes in the area.
- CIL payments to improve local infrastructure, of which 25% will be given to Harpsden Parish for community infrastructure projects that will provide economic benefit to the local community.
- Over £126k estimated additional Council Tax per year based on the proposed number of new homes.
- Over £12m expected additional Gross Value Added (GVA) per year from direct and indirect jobs.

I hope the above serves to reassure you that the Board, together with the employee population of Taylor Wimpey, stands behind our Company's values and our commitments to sustainability and local community engagement.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

Group General Counsel and Company Secretary
on behalf of Taylor Wimpey plc