



Shiplake Annual Parish Meeting

May 2026

Parish Council and other organisations an opportunity to let residents know what they have been doing.
Opportunity for residents to have a say on any topic.

Agenda

- Chairman's Welcome. Apologies, Minutes 2025
- Chairman's Report Shiplake Parish Council
- Presentation
 - River Monitoring in Shiplake - Mike Crawford
- Break to grab a drink
 - Recognising the contribution of Peter Boros TFAG
- AOB / Closing Remarks / End

Minutes of the last Meeting held in May 2025

SHIPLAKE PARISH COUNCIL

Minutes of the Annual Parish Meeting
of Shiplake Parish Council
held in SHIPLAKE MEMORIAL HALL,
Shiplake, on Monday 12th May 2025 at 7.00pm

1. Present: Cllr Pheasant (Deputy Chairman), Cllr Head, Cllr Manning, Cllr Stone, Cllr Miller. Apologies received from Cllr Penrose and Cllr Curtis. In attendance Cllr L Rawlins (OCC) three members of the public

2. In the absence of the Chairman Cllr Pheasant took the chair and welcomed the members of the audience explaining that this format for the APM was an experiment as numbers of attendees in the past had been disappointingly low. The Clerk gave a brief overview of PC activities in 2024/25.
Planning applications April 2024-Mar 2025. Thirty-seven applications, 2 refusals remainder approved .14 PC objections
Sick Poor Fund 21 hampers at value of £75 distributed
Parish Council Funds as of March 31st 2025
Cooperative Bank Current Account £41,415.49
CCLA (PSDF) £75,000.00
Cooperative Bank Business Select 14 day £49,952.83
Total inc reserves £166,368.32
3. Minutes of the last Meeting held in May 2024 were taken as read and re-approved on a motion proposed by Cllr A Manning and seconded by Cllr R Head. There were no matters arising.
4. The Chairman opened the Open Forum. Discussions evolved around improving communications using social media, improving website and newsletters to encourage more participation from the residents. Historically attendance figures have been high when there is a controversial or important local issue e.g. parking, planning etc

There being no other items of business the Chairman closed the meeting at 7.29pm

R V Hudson.
Clerk to the Council
13th May 2025

SHIPLAKE PC CHAIRMAN'S REPORT

May 2026

Chris Penrose

Your Parish Council

- Shiplake Parish Council
- We currently have 4 vacancies-urgent to fix



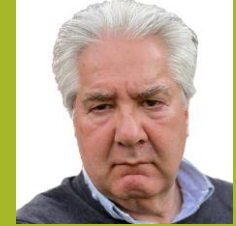
Roger Hudson
Parish Clerk



Chris Penrose



Richard Curtis



David Miller



Roger Head



Joanne Stone

VACANT

VACANT

VACANT

VACANT

Planning: Busy

- **38 applications**
- **8 Objections**
- **3 SODC Planning Committee**
- **2 Appeals**

***New Road 1x 1-day Hearing**

***Thames Farm 1x 10-day Inquiry**

Lower Shiplake has grown, even when we'd rather it did not

Scale of change in the designated smaller village of Lower Shiplake*	2011	2021	2026	% change 2026-2011	% change 2026-2021
Homes in Lower Shiplake*	524	601	670	27.9%	11.5%
Homes in Lower Shiplake, excluding those gained or lost in boundary changes after 2011**	524	550	621	18.5%	12.9%

Add in the housing in Harpsden on the Reading Road....

Scale of change in the designated smaller village of Lower Shiplake*	2011	2021	2026	% change 2026-2011	% change 2026- 2021
Homes in Lower Shiplake plus Developments on its boundary***	524	696	816	55.7%	17.2%
Homes in Lower Shiplake plus Developments on its boundary***excluding those gained or lost in boundary changes after 2011**	524	645	767	46.4%	18.9%

What have been major SPC's successes since last APM?

- **Footpath** created opposite College linking the villages
- **New Road Appeal win** co-operation with resident group & District Cllr
- **Thames Farm Appeal** co-operation TFAG –Henley & Harpsden
- **New Website** developer chosen (Website Energizers) and briefing underway. New website by end 2026
- **Church Lane resurfacing** Summer 2026
- **Playground at Badgers Walk upgrade** late stage planning underway for delivery by end 2026
- **Painting of the entry gates** from the south, Summer 2026

Finance Year ending March 2026

Precept income £35.9k

Grants £ 7.1k

CIL £36.5k

SPC Bank RESERVES end March 2026
£180.5k

What hasn't gone so well since last APM?

- 4 councillor vacancies - urgent to fix
- APM attached to AGM - only 2 resident attendees
- Roads in poor condition many roads need basic repairs
- Thames Farm still an eye sore
- Outline application of 60 homes Pony Fields near Bolney Lane
Deadline May 28th for Objection



Spending CIL monies to develop Shiplake's infrastructure

- Community Infrastructure Levy funds available to use *now* £96.7K

- *Plans in 2026*

• Playground- Badgers walk major update	60
• Website upgrade	15
• Paint the gates at entry and exit of Shiplake/Shiplake Cross	2.5

- CIL money must be spent on the provision, improvement, replacement, operation, or maintenance of infrastructure to support development

How can you help?

Become a Parish Councillor



- Planning
 - Investing in community infrastructure
 - Liaising with SODC, OCC, TV Police, Memorial Hall, Shiplake Primary and College, Sonning Quarry etc. stakeholders
 - Shiplake Villages website
 - Making grants
-
- 2 hours per month
 - All volunteers, not-politically aligned
 - Working approach is friendly, co-operative, and collaborative
 - Parish Clerk does most of the administrative tasks of the PC
 - Ideal councillor candidates have general management skills

.....Or help as part of the Shiplake Villages website Editorial Team

- Content management
- Moderation
- Site evolution

Annual Report of Shiplake, Harpsden, Dunsden and Peppard Sick Poor Fund

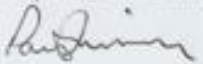
Shiplake, Dunsden, Harpsden & Peppard Sick Poor Fund

Following our AGM last Thursday, I attach herewith a copy of our Receipts and Payments Account for the year ended 31st July, 2025 and also the Minutes of the meeting.

You will see that we made gifts costing £1,601 but received only £1.184, a deficit of £417. We started the year in a relatively strong position thanks to very generous donations in the previous year, including that from Shiplake Parish Council, so it was not deemed necessary to call on your kindness in the current year. However, we cannot incur a deficit every year. This Christmas we will gift between £1,600 and £1,700 in the form of vouchers and local produce as both village shops are out of action to provide hampers!

If Shiplake Parish Council were able to continue supporting us, it would be greatly appreciated and used solely for deserving persons living in Shiplake.

Many thanks and kind regards,



Paul Robinson,

Hon Treasurer / Secretary

Minutes of the Annual General Meeting of the

Shiplake, Dunsden, Harpsden & Peppard Sick Poor Fund

Held at Mill House, Lower Shiplake, Oxon

On Thursday, 6th November, 2025

Present: Mrs. A.M. Gamble

Mrs. J. Phillimore

Mrs. S. King

Mr. P. W. Robinson

Financial Report and Accounts:

PR provided copies of the Receipts and Payments Account for the year ended 31st July, 2025. He reported that the receipts totalled £1,184 including £1,000 from the Phillimore Family Trust for which JP was warmly thanked and £184 from the Blackrock investment. Payments, all for gifts, were £1,601 resulting in a deficit of £417. He mentioned that we were in a strong position at the start of the year thanks to very generous donations last year and that no approaches were made to benefactors this year. PR undertook to repeat the appeals to the John Hodges Family Trust and to Shiplake Parish Council, both organisations having generously donated in the past, on the grounds that a deficit is unsustainable if repeated.

For Christmas 2024 twenty-two beneficiaries received a combination of hampers and vouchers and a further five for whom special consideration was given, due to health or other issues such as loss of loved ones, were given an orchid and chocolates.

The Blackrock investment had a market value of £4,523 at 30th June 2025, much the same as last year.

- Distributes gifts for identified beneficiaries from those parishes
- 2024
 - 22 Hampers
 - 5 Orchid/Chocolates
- 2025
 - Vouchers

Special Thanks...

Departing Parish Councillors

- David Pheasant (14 years: NP, Vice Chair, Comms, Planning)
- Ann Manning (9 Years: Memorial Hall, Emergency Plan)

Comms Team

- Gareth Jones (Webmaster)
- Emma Burrows (Website upgrade)
- Jo Askins (Facebook)

SODC OCC Councillors

Shiplake Parish Councillors

Shiplake Parish Clerk Roger Hudson

**And all who volunteer their time to benefit the residents of Shiplake.
Special mention for:**

**TFAG for Thames Farm and leadership of
3 Councils and Appeal** (including Peter Boros, Greg Stone, Alan Levinson, Adrian Mercer, Stephen Seabury)

**New Road residents group Planning
Committee and Appeal**
(including Rhiannon Davies, Karen Cooper, Mike Edwards)

PRESENTATION

JOHN CRAWFORD SWIM

SWIM

in clean water

Shiplake & Wargrave Indicative Monitoring

John Crawford • 2026

What's in our river water?

“Treated” sewage — every day

Untreated sewage overflow — when it rains

Agricultural run-off

Wildlife waste

Why does river pollution matter?

Rowers, kayakers all year round

Wild swimmers

Dog walkers

Some just like being by the river

A healthy river is important to everybody

What information exists?

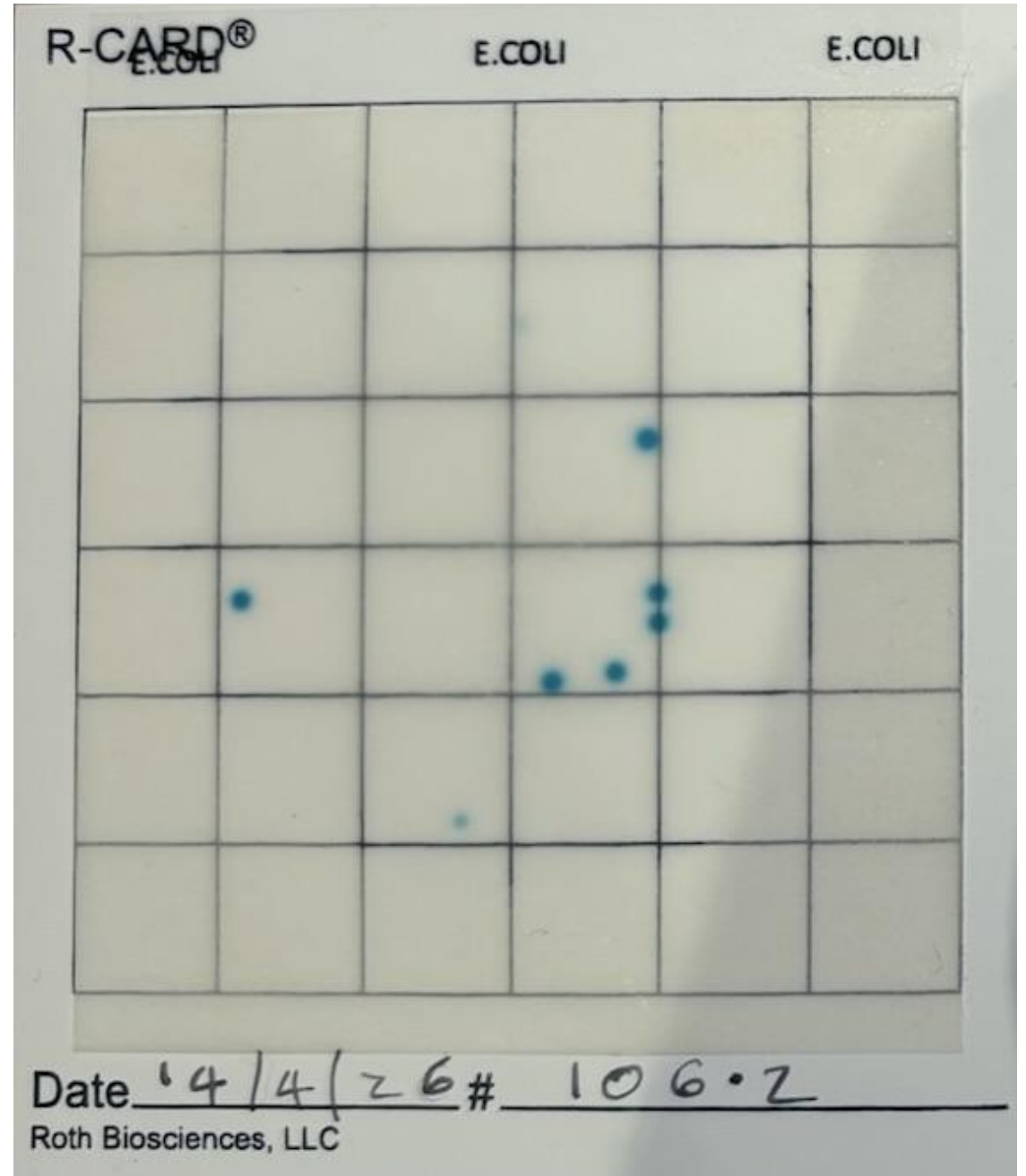
Environment Agency:	Official bathing sites only — not Shiplake, not even Henley
Thames Water:	Reports untreated sewage overflow events, but not E. coli levels
HoTWater (Henley):	Citizen scientists monitoring Henley since 2025
Our stretch:	I have been monitoring at Basmore lane



Excellent
≤500

Sufficient
≤900

Poor
>900



Shiplake 2026

E.coli levels in the river at:

Shiplake 2025

Shiplake 2026

Henley-on-Thames

2 days ago: Sufficient

Testing started. Needs funding.

14/05/2026

Basmore Lane

881 cfu - Sufficient

13/05/2026

Shiplake lock head

<33 cfu - Excellent

12/05/2026

Marsh lock

951 cfu - Poor

07/05/2026

Basmore Lane

208 cfu - Excellent

© HoTWater 2025

cfu = E.coli colony forming units / 100ml



I publish results:

Web page

The HoTWater app

How can the parish help?

Setup + pre-season tests  £196

Basmore lane **£200**

Marsh Lock **£200**

Extra tests for -
 W & S Regatta,
 Wargrave STW **£200**

Hopefully the parish will contribute.

River pollution monitoring

Scan the QR code to see the most recent E. coli readings for the Thames around **Shiplake and Wargrave.**

There is also an iPhone app



Q&A

BREAK

GRAB A DRINK

10 minutes

GREG STONE

TFAG

SHIPLAKE PARISH COUNCIL

PETER BOROS

Peter Boros....

- Led TFAG since 2020
- Raised funds and built >1100 petition, led TFAG steering group and discovered experts
- Worked with SPC (and then HTC and HPC) to fund technical reports
- Forced SODC Planning to not just rubber stamp post Outline PP matters on drainage and groundwater
- Held SODC, Thames Water, EA to account
- Led media and PR campaign
- Chief strategist and document writer.....
- Planning Committee, convinced them to refuse permission
- Project-led Appeal Rule 6 (Lawyers Barristers, Expert Witnesses, 3 Councils, SODC liaison, managing Appeal finances approach)
- Communicated with residents every step of the way

General Information			Confirmation of Withdrawal of Application P20/S2808/DIS 27 October 2021
Original Appeal Decision 2017	TFAG Letter to SODC CEO 16 March 2021		TFAG Objection to Application P21/S4524/DIS 27 November 2021
Current Drainage Application (August 2020)	JBA Technical Note re Taylor Wimpey Revised Proposals		TFAG Objection to P21/S4749/LDP & P21/S4524/DIS 4 January 2022
Non Material Variation Application	Taylor Wimpey Q and A Document 12 March 2021		A Suggested Template for Residents Objections to P21/S4749/LDP & P21/S4524/DIS
Non-Material PI Variation permitting go ahead of entrance road etc	Correspondence 12 March - 28 March TFAG/Adrian Duffield SODC		TFAG follow up Letter to SODC Planning 11 January 2022
Letter Taylor Wimpey re delaying Structural Landscaping Sept 2020	Rebuttal of SODC Stage 2 Complaint Response by TFAG		SODC Report on P21/S4749/LDP Recommend Refusal 13 January 2022
Original 2016 Flood Risk Assessment	Adrian Duffield Letter to Residents 07 May 2021		SODC Notice of Refusal P21/S4749/LDP
TFAG to Taylor Wimpey November 2020	TFAG's response to Adrian Duffields letter 14 May 2021		SODC Notice of Refusal for CMP P21/S4524/DIS
Petition Print Out 23 January 2021	Adrian Duffield Letter 22 June 2021		Representations to Inspector for Planning Appeal at Crossways 22 April 2022
TFAG Explaining why SODC not dealing with Application Correctly	TFAG's Response 5 July 2021		Representations to Inspector re Second Appeal at Crossways 13 May 2022
Response from SODC to original complaint 23 December 2020	Flood Risk Appraisal Submitted with 25 June Submission		Holding Objection to Wyevale RM Application of 21 July 2022 made 12 August 2022
TFAG Re-stating detailed complaint for stage 2 process 2 January 2	Thames Water Response to second submission 15 July 2021		Covering Letter to SODC/Objection 16 September 2022 enclosing JBA Report
Freedom of Information Response 23 October 2020	HR Wallingford Report for Henley Town Council July 2021		JBA Report re Former Wyevale site
Taylor Wimpey to Parish 16 November 2020	JBA Report 22 July 2021		JBA Report 7 July 2023 re former Wyevale site and Applications to Discharge conditions
Taylor Wimpey to all Residents 4 December 2020	TFAG's Letter of Objection to Taylor Wimpey's submission of 25 June 2021		Copy of email sent to the EA, Thames Water and SODC re Planning Applications
Taylor Wimpey response to TFAG 8 Jan 2021	Response to Submission by EA 30 July 2021 and TFAG Comments back to		Copy of email sent to SODC Planners 11 July 2023
Parliamentary Question 8 December 2020	Henley Town Council Letter of Objection 4 August 2021		The EA's Approach to Groundwater Protection Feb 2018
Google Search Result (search of "Taylor Wimpey Flooding" images)	TFAG Email to A Duffield SODC 22 September 2021 re New Application/Time E		Taylor Wimpey Grounds for Appeal July 2023
JBA Hydrogeological Data Review Feb 2021	TFAG Email to A Duffield 23 September re extension of time		TFAG Reps to Appeal Inspector 01 October 2023
New Route Proposed Feb 2021	TFAG Email to A Duffield 29 September re New App/Reasons		TFAG Letter to Planning Inspectorate about process Deficiencies
New Route Flood Risk Appraisal Feb 2021	TFAG/SODC Correspondence 10 Oct 21 to 20 Sep 21		PAP Letter to SODC and others 07 November 2023
Detailed Plan of Drainage Feb 2021	Email from SODC Planning 15 October 2021		Thames Farm - SODC Evidence to Appeal Inspector
SODC Complaint Response Stage 2 Feb 2021	Report on Drainage Strategy McCloy Consulting October 2021		Thames Farm - Response to Evidence of those Opposing Appeal
	Response to Planning Consultation of OCC and SODC Drainage 12 Octobe		

Dismissal of Applicants Appeal against refusal to grant LDC.

Officers Report Re Wyevale Application to amend requirement for Gateway
feature and movement of speed limit signage

TFAG's Objections to Screening Application of EIA for Groundworks at Thames Farm

Letter to Henley and Thame new MP of 12 July 2024

EA Response to Screening Application 27 June 2024

SODC Planning, confirming they can no longer issue a decision on the EIA Screening
Application

Letter from Henley and Thame MP to Angela Rayner 22/07/2024

TFAG's submission re Planning Application P24/S2651/DIS

TFAG's Objections to 3 Planning Applications 01 October 2024

Draft Letter of Objection for residents. October 2024

Secretary of State's Decision regarding need for EIA

Environment Agency Objection to Groundworks 21 November 2024

TFAG Representations to SODC 26 Feb 2025 (includes JBA Latest advice)

EA Response P24/S2642/FUL

TFAG Further Reps to Thames Farm Applications

TFAG Reps re P25/S0350/FUL (R/O Pennyhill)

TFAG Objections to latest data submitted obh Taylor Wimpey

JBA latest Technical Note of 12 June 2025

SODC Planning Committee Agenda 16 July 2025

TFAG's Open Letter to SODC Planning Committee 9 July 2025

Site Notice re Appeal Inquiries 2026

Closing Remarks Michael Bedford KC for SODC 9 April 2026

Closing Remarks Richard Banwell for TFAG 9 April 2026

Closing Remarks for Taylor Wimpey 9 April 2026

TFAG Updates

TFAG Update 1 November 2020

TFAG Update 2 December 2020

TFAG Update 3 January 2021

TFAG Update 4 March 2021

TFAG Update 5 May 2021

TFAG Update 6 25 July 2021

TFAG Update 7 25 September 2021

TFAG Update 9 23 December 2021

TFAG Update 10 05 January 2022

TFAG Update 11 23 January 2022

TFAG Update 12 21 July 2022

TFAG Update 13 29 August 2022

TFAG Update 14 23 September 2023

TFAG Update 15 01 October 2023

TFAG Update 16 16 Feb 2024

TFAG Update 17 17 April 2024

TFAG Update 18 11 June 2024

TFAG Update 19 01 October 2024

TFAG Update 20 26 February 2025

TFAG Update 21 22 June 2025

And so...

- Please join us in thanking Peter and wishing him all the best for his new life in Marlow.....
- And recognise together our gratitude for his exceptional service to the residents of Shiplake Parish.....
- To mark this occasion and for the first time ever.....
- Shiplake Parish Council have unanimously agreed to make a special award on behalf of the residents of this parish
- Please raise your glasses....

HONORARY FREEMAN OF THE PARISH OF SHIPLAKE

Peter Boros

Chair, Thames Farm Action Group

Freedom of the Parish of Shiplake is awarded, 21st May 2026,
in recognition of exceptional service to Parish residents
leading the Thames Farm Action Group

C PENROSE

CHAIR, SHIPLAKE PARISH COUNCIL



R HUDSON

CLERK, SHIPLAKE PARISH COUNCIL

Thank You

Shiplake Parish Council



OPEN DISCUSSION

Q&A AND AOB

May 2023