



Joint Henley and
Harpsden
Neighbourhood Plan

Joint Henley and Harpsden Neighbourhood Plan

2020-2035

Consideration of Minor (non-material)/ Major
(material) updates to the Made Henley and
Harpsden Neighbourhood Plan Statement

December 2021

Submission Version



Henley and Harpsden Neighbourhood Plan Review December 2021

Consideration of Minor (non-material)/ Major (material) updates to the Made Henley and Harpsden Neighbourhood Plan (14 April 2016)

1. Introduction

As a 'Qualifying Body', Henley Town Council proposes to modify the made Joint Henley and Harpsden Neighbourhood Plan (JHHNP). This Statement is submitted as part of the documentation with the proposed Plan, in accordance with the Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

2. Background

The Joint Henley and Harpsden Neighbourhood Plan passed Referendum with 2105 yes votes out of 2576 persons that voted on a turnout of 28.19% on 14 April 2016. Since the Neighbourhood Plan was made the South Oxfordshire Local Plan has been formally adopted and the new National Planning Policy Framework (2021) is in force.

These significant developments resulted in Harpsden Parish Council and Henley Town Council taking the decision to formally review the Neighbourhood Plan to ensure that it remains relevant and shapes development within the Neighbourhood Plan Area up to 2035, the timescale for the new South Oxfordshire Local Plan.

The opportunity has been taken to review all the current Plan policies and consider whether they now meet the needs of the community. The revised Neighbourhood Plan has revisited the range of environmental and transport policies to better reflect the climate emergency declared by both the Town Council and South Oxfordshire District Council. Some policies are new whilst others have been strengthened. There has also been the deletion of policies that have been delivered through site completions or commitments and the policy on hotel and bed spaces.

3. Planning Strategy

The South Oxfordshire Local Plan sets a number of requirements for the new Neighbourhood Plan. Policy HEN1: The Strategy for Henley-on-Thames Neighbourhood Development Plans are expected to, and the Council will support development proposals that:

- deliver homes in accordance with Policy H3;
- strengthen the retail offer within Henley Town Centre;
- enhance the town's environment and conserve and enhance the town's heritage assets;
- strengthen and improve the attraction of Henley-on-Thames for visitors and provide leisure opportunities;
- improve accessibility, car and cycle parking in the Town Centre, and pedestrian and cycle links;
- improve employment opportunities at existing employment sites and identify new sites for employment;
- address air quality issues;
- support Henley College and Gillotts School to meet their accommodation needs; and provide new, or enhanced community facilities that meet an identified need.

Policy of the Local Plan (Policy H3) states that a minimum housing requirement of 3,873 homes will be collectively delivered in the towns of Henley-on-Thames, Thame and Wallingford as follows: i) Henley-on-Thames: at least 1,285 homes.

Since the JHHNP was 'made', further revisions have been made to the National Planning Policy Framework (NPPF) in revised in July 2018, updated in February 2019 and revised in July 2021.

4. Neighbourhood Plan Policies

The Review of the Neighbourhood Plan has introduced the following changes to the Neighbourhood Plan which was Made in April 2016.

Policy ENV1: Air Quality

New Policy

Policy ENV2 (Formerly EN1): Biodiversity

Material Modification

Policy updated to recognise importance of biodiversity to reflect the new Local Plan, including requirements in policy HEN1 to enhance the town's environment and changes to national planning policy.

Policy ENV3: Trees

New policy

Policy ENV4: Local Green Spaces

New policy

Policy ENV5: Watercourses

New policy

Policy SD1: Minimising Carbon Emissions.

New policy

Policy SD1a: Fabric First Approach

New policy

Policy SD2 (Formerly DQS2): Community Energy Projects

No changes

Policy SD3 (Formerly DQS1): Local Character

Material Modification

Policy updated to reflect updated evidence including Conservation Area Appraisal Management Plan.

Policy H1 (Formerly H2): Design Brief

No changes

Policy H2: Affordable Housing

New policy

Policy H3: Housing type and mix (Formerly type and size of new housing)

Material Modification

Updated to reflect latest housing evidence.

Policy H4: Infill and self-build dwellings

No changes

Policy E1: Supporting Henley's Economy

Material Modification

Policy has been amended to state Non employment generating proposals will not be supported.

Previously Policy E2: Former Wyevale Garden Centre (SITE P)

Material Modification

Policy removed as site is subject to planning permission (P18/S0951/O)

Policy E2 (Formerly TCE1): Henley town centre

No changes

Policy E3 (Formerly TCE2): Market Place Hub

No changes

Policy TCE3: Hotel and Bed Space

Material Modification

Policy removed reflecting updated evidence demonstrating that hotel and visitor bed spaces have been provided for the town.

Policy E4 (Formerly TCE4): Employment and Residential above shops

No changes

Policy T1: Impact of development on the transport network.

Material Modification

Policy updated to recognise importance of air quality and improving health outcomes to reflect the new Local Plan, including requirements set out in policy HEN1 to address air quality issues and changes to national planning policy.

Policy T2: Active Travel (Formerly CYCLING ROUTES)

Material Modification

Incorporated into a wider Active Travel Policy.

Policy T3: Easing Congestion

No changes

Policy T4: EV Charging Points

New policy

Policy T5: Public Transport

New policy

Policy T6: Parking and Standards

New policy

Policy SCI1: Comprehensive Renewal of Gillotts School

No changes

Policy SCI2: Renewal and Enhancement of Community Facilities.

No changes

Policy SCI3: Community Right to Build

No changes

Policy SCI4: Henley College

No changes

Policy TCE5: 16-18 Hart Street (Former Latino's Night Club) (SITE AE)

Material Modification

Policy removed as deliverability of the site is not known.

Policy SP1: Highlands Farm (SITE M)

Material Modification

Removed as site is subject to planning permission (P16/S0077/O) and is currently being built out.

Policy SP2: Mill Lane Former Jet Garage (SITE H)

Material Modification

Removed as site has been developed.

Policy DS1 (Formerly H1): Allocate land for 500 new homes

Material Modification

New policy DS1: Proposed Allocations to meet requirements set out in the Local Plan Policies (HEN1 and H3).

Policy DS4 (Formerly SP3): Empstead Works/ Stuart Turner (SITE E)

Material Modification

Modified to require at least 1,500sqm for a single format food store as required through the Local Plan policy TC4.

Policy DS5 (Formerly SP4): Chilterns End (SITE F)

No changes

Policy DS6 (Formerly SP5): 357 Reading Road (SITE J)

Material Modification

Modified to increase allocation from 30 dwellings to 50 dwellings and to require 200sqm of retail/commercial (changing from solely retail).

Policy SP6: Wilkins Removal (SITE U)

Material Modification

Removed as site has been completed.

Policy SP7: TA Centre (SITE V)

Material Modification

Removed as site not considered to be deliverable.

Policy DS2 (Formerly SP8): Land West of Fair Mile (SITE A)

Material Modification

Modified site area and increased allocation from 60 dwellings to 72 dwellings.

Policy DS8 (Formerly SP9): Henley Youth Club (SITE X)

No changes

Policy SP10: 118 Greys Road (SITE Z)

Material Modification

Removed as site has been completed.

Policy DS3 (Formerly SP11): Gillotts School Field (SITE C)

No changes

Policy DS7: Northern Field at Highlands Farm (Site M1)

New policy

Policy DS9: Chiltern Centre (Site Y)

New policy

Policy DS10 (Formerly E3): Land at Newtown Road (SITE AD)

No changes

Conclusion

Some policies are to be saved from the 2016 'made' Neighbourhood Plan and though there are a number of new policies, the vision and objectives are considered to be broadly similar. However, though the visions and objectives remain broadly similar, we consider that together the modifications to existing policies and the introduction of new policies will change the nature of the 'made' Plan.



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For further information, see www.jhhnp.org.uk

