



Joint Henley and  
Harpsden  
Neighbourhood Plan

# Joint Henley and Harpsden Neighbourhood Plan

2020-2035

Screening Report

Submission Version

*December 2021*





# **Initial Screening Opinion on the determination of the need for a Strategic Environmental Assessment (SEA) in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 and European Directive 2001/42/EC for the Henley and Harpsden Neighbourhood Development Plan**

**17 JUNE 2019**

## **SUMMARY**

In this initial screening opinion, South Oxfordshire District Council (the 'Council') determines that the Joint Henley and Harpsden Neighbourhood Development Plan (Henley and Harpsden NDP) does require a Strategic Environmental Assessment (SEA).

This screening opinion is for consideration by the statutory consultees whose input will inform the final screening statement.

## **INTRODUCTION**

1. This initial screening opinion has been used to determine whether or not the contents of the emerging Joint Henley and Harpsden Neighbourhood Development Plan Review (Joint Henley and Harpsden NDP) requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC (the Directive) and associated Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations). A Habitats Regulation Screening Assessment is included in Appendix 2.
2. Any land use plan or programme 'which sets the framework for future development consent of projects' must be screened according to a set of criteria from Annex II of the Directive and Schedule 1 of the Regulations. These criteria include exceptions for plans 'which determine the use of a small area at local level' or which only propose 'minor modifications to a plan', if it is determined that the plan is unlikely to have significant environmental effects.
3. This initial screening opinion must be subject to consultation with Historic England, the Environment Agency and Natural England. The results of the screening process must be detailed in a Screening Statement, made available to the public.

## **THE SCREENING PROCESS**

1. Using the criteria set out in Annex II of the Directive and Schedule 1 of the Regulations, a Screening Opinion determines whether a plan or programme is likely to have significant environmental effects.

2. The extract from 'A Practical Guide to the Strategic Environmental Assessment Directive' in Appendix 1 provides a flow diagram to demonstrate the SEA screening process.
3. Table 1 in Appendix 1 sets out the criteria from the Practical Guide, along with an assessment of the Joint Henley and Harpsden NDP against each criterion to ascertain whether a SEA is required.
4. Also part of the screening process is the Habitats Regulations Assessment Screening, which can be found in Appendix 2, and the assessment of likely significance effects on the environment, which can be found in Appendix 3.
5. These two assessments feed into Table 1 and the SEA screening opinion.

## **JOINT HENLEY AND HARPSDEN NEIGHBOURHOOD DEVELOPMENT PLAN**

6. The Joint Henley and Harpsden NDP will contain the following vision and objectives:

### Housing Vision

To deliver a fuller range and quantity of housing that meets the needs of both current and future residents; that is mixed in type, including affordable homes, is well located and designed; and integrated into the settlement of Henley to minimise impact on the natural and historic environment.

### Housing: Primary Objectives

- HO1 – Identify land for new housing as required by South Oxfordshire Core Strategy.
- HO2 – Ensure that Henley and Harpsden remain distinct settlements, separated physically and visually from one another.
- HO3 – Prioritise the redevelopment of brownfield sites, and intensification of use of existing land where appropriate.
- HO4 – Deliver an appropriate range and mix of housing to achieve a balanced community and in particular help meet the needs of those age and income groups who have difficulty finding homes in Henley.
- HO5- Enable the delivery of a suitable quantum of affordable and social housing which is sensitively integrated as part of all new developments, promoting the amenities of all and sympathetic to existing housing.
- HO6 – Encourage new developments to sustain the significance of heritage assets and be sensitive to their settings.
- HO7 – Sustainability.
- HO8 – Require all new development to provide electric charging points for vehicles.

### Traffic and Transport Vision

Henley aspires to be a traditional English market town that is accessible and safe for walking and cycling, with improved public transport and a safe and efficiently functioning road network with sufficient town centre parking exploiting new technologies.

### Transport: Primary Objectives

TO1- To promote walking, cycling and public transport as first choice modes for all residents; to ensure that children can choose to walk safely to school; to ensure that the services supporting these modes are in place, from high quality safe routes to reliable and sustainable transport services.

TO2- To promote safe primary school walking and cycling routes, maximising the choice for these modes and delivering improvements to routes where required.

TO3 – To ensure that new development supports the Neighbourhood Plan vision by providing cycling and walking connectivity to the existing network and the town and wherever possible contributes to improving the existing walking and cycling network.

TO4 – To ensure that new development minimises congestion and air quality impacts of vehicle traffic, particularly over Henley Bridge and through the town centre.

TO5 – To implement a range of innovative transport solutions in the JHHNP and surrounding areas using the Henley Transport Study.

TO6 – To enhance vehicle and car park management, exploring opportunities for additional town centre parking, encouraging use of the station car park, potentially use of a digital car park management system and support schemes which encourage electric vehicles. To reduce vehicle movements both on the edge of town and in the town centre.

TO7 – to require all new development to provide electric charging points for vehicles and where possible, to facilitate the installation of electric charging points at other suitable locations.

### Social Infrastructure Vision

To maintain a historic market town providing an enhanced range of high quality sports, leisure, education and social facilities to meet the needs of the whole population, making best use of the town's qualities and the energy of community.

### Social Infrastructure: Primary Objectives

SO1- To ensure that the required health, education, leisure and community infrastructure is in place to accommodate the needs of all residents.

SO2 – To maximise leisure opportunities for all ages, identifying mechanisms for delivering and improved facilities in appropriate locations to meet demand.

SO3 – To enhance and maintain Henley as a sport centre of excellence (including rugby, rowing, swimming, hockey, tennis, golf, cricket, athletics and other sports).

SO4 – moved to Transport.

SO5 – deleted

SO6 – now SO4 – To work with the Clinical Commissioning Group and Oxfordshire County Council to ensure that the health needs of the whole population are met and plan for future levels of provision and service.

SO7 – now SO5- to come back to – references community initiatives.

### Retail, Town Centre and Economy Vision

Vision: Henley will continue to be a thriving market town economy with an enhanced year round offer, providing diverse and independent shopping and tourism in an accessible high quality town centre environment. To support and develop a sustainable economy, providing varied employment opportunities for Henley and Harpsden's resident population.

### Retail, Town Centre and Economy: Primary Objectives

RO1 – To follow a 'town centre first' approach to delivering any additional retail floorspace which would be subject to the requirements of objectively assessed evidence of need.

RO2 – To encourage mixed-use developments with employment, retail and housing uses.

RO3 – To encourage a wider mix and variety of shops and services on the town centre to cater for all ages.

RO4 – To build up the hotel and bed capacity in Henley.

RO5 – To enhance town centre vehicle flows and car park management (linked to objective TO5)

RO6 – To encourage provision of facilities to meet the needs of start-ups and high-tech companies including encouraging the provision of shared office space 'hubs' and service centres. To defend, encourage and promote premises for industrial and commercial use.

RO7 – Support existing and encourage new special events within Henley, Harpsden and the surrounding area.

### Environment, Sustainability and Design Quality Vision

Vision: To protect and enhance a high quality environment with a conserved historic town centre and outstanding natural landscape with a range of green spaces supporting people and wildlife.

### Environment, Sustainability and Design Quality Objectives

EO1 – To prioritise the protection and enhancement of the following features:  
-The physical townscape and the river including all National Trials and local footpath working groups.

-Key views

-AONB and Harpsden Valley

-Existing green spaces

EO2 – To improve public access to green spaces (existing and new compensatory green space for any amenity lost to development), to the river and to the wider countryside. There is potential for green spaces to be linked through green chains and corridors. Public green spaces should also be supported by cycling and walking connectivity in line with transport objectives TO1 and TO2.

EO3- To protect and enhance urban and rural habitats of value and seek to create new habitats to foster greater ecological diversity.

EO4 -To require new development to meet the challenge of climate change and flooding.

EO5 – To require new development to respond to local character, materials and colour palette corresponding to the Chilterns Building Design Guide and the Supplementary Technical Notes on local building materials.

EO6- To support community energy projects in line with the government's Community Energy Strategy 2014.

EO7- To conserve and enhance the unique historic and natural environment assets of the area which make an important contribution to the quality of new development, the economy and social infrastructure of the town and village.

EO8 – Air Quality.

7. The Joint Henley and Harpsden NDP will contain policies to maintain the character of the village and to create a sustainable parish with shared facilities and amenities.
8. Policies in the Joint Henley and Harpsden NDP will aim to support sustainable development in the village that will not adversely impact on the rural nature of the village. Retaining the character and appearance of the village is particularly important.
9. We note that the plan proposes to allocate sites for development. Whilst the plan places great emphasis on conserving the character and appearance of the area, it is proposing to allocate sites for development in a highly sensitive area. To date, sites to accommodate development proposed in the plan (approximately 156 dwellings, 1 hectare of industrial use and 1500sqm of food/retail use) are not yet known. As such, it is not possible to rule out likely significant effects on the environment; therefore, the council has concluded that a SEA is required.

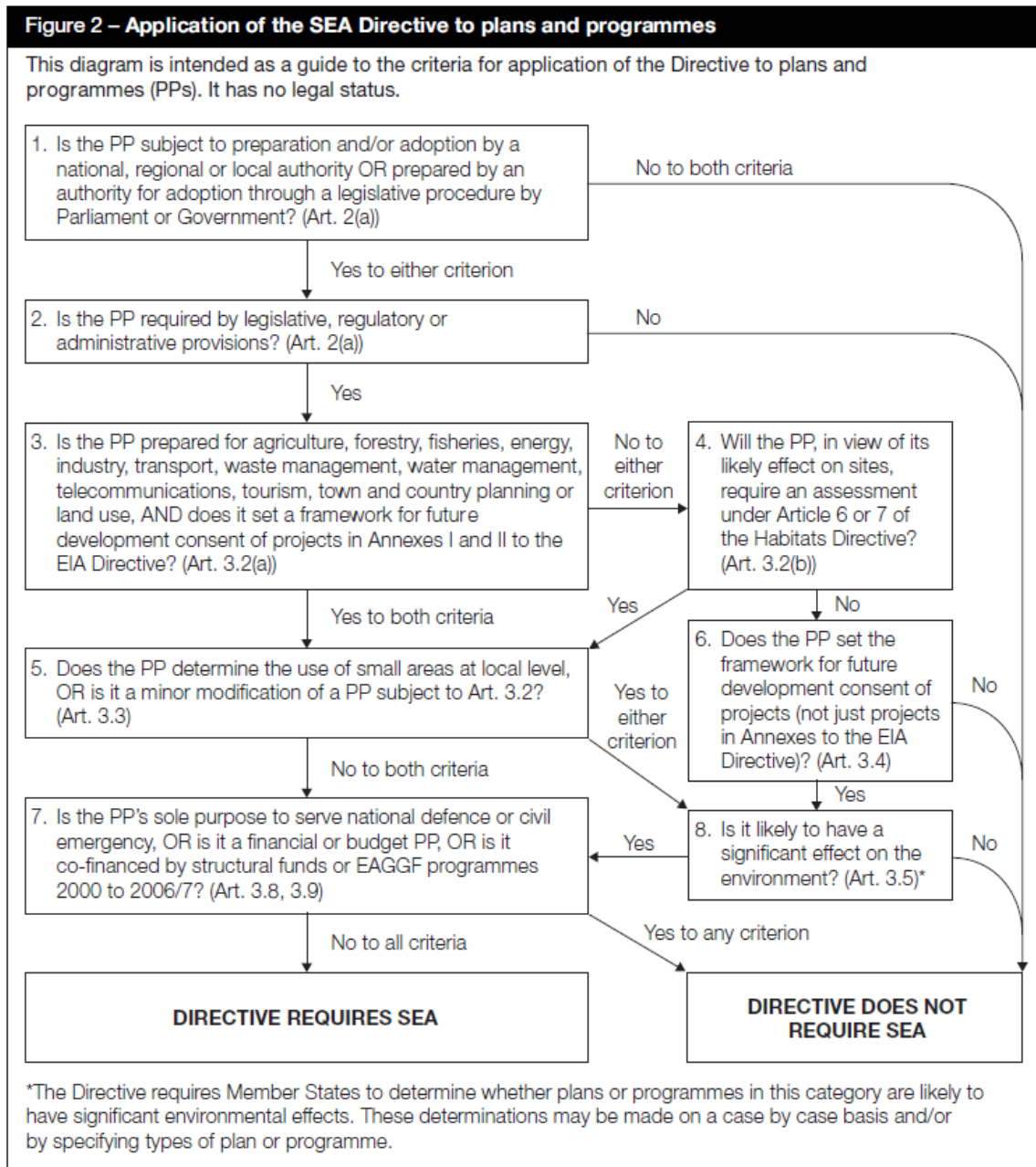
## **CONCLUSION**

10. As a result of the screening undertaken by the Council, the following determination has been reached.
11. The Joint Henley and Harpsden NDP is unlikely to have significant effects on Natura 2000 sites, therefore, an Appropriate Assessment for the Joint Henley and Harpsden Neighbourhood Development Plan is not required.

12. Based on the assessment presented in Appendices 1 & 3, the Joint Henley and Harpsden NDP is likely to have a significant effect on the environment.
13. The Henley and Harpsden NDP does require a Strategic Environment Assessment.



## Appendix 1 – Extract from ‘A Practical Guide to the Strategic Environmental Assessment Directive’ (DCLG) (2005)



**Table 1: Application of SEA Directive as shown in Appendix 1**

*[Note to author – most of these boxes contain standard text –greyed out. Those where specific details need to be included are Qs 3,4,5 & 8]*

Stage	Y/N	Explanation
<p>1. Is the Neighbourhood Plan subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))</p>	<p>Y</p>	<p>The preparation of and adoption of the Neighbourhood Development Plan is allowed under the Town and Country Planning Act 1990 as amended by the Localism Act 2011. The Neighbourhood Plan is being prepared by the Henley and Harpsden NDP Steering Group, a working group who report to the Henley Town Council and the Harpsden Parish Council (as the “relevant body”) and will be “made” by South Oxfordshire District Council as the local authority. The preparation of Neighbourhood Plans is subject to the following regulations:</p> <ul style="list-style-type: none"> <li>• The Neighbourhood Planning (General) Regulations 2012</li> <li>• The Neighbourhood Planning (referendums) Regulations 2012</li> <li>• The Neighbourhood Planning (General) (Amendment) Regulations 2015</li> <li>• The Neighbourhood Planning (Referendums) (Amendment) Regulations 2016</li> <li>• The Neighbourhood Planning (General) (Amendment) Regulations 2016</li> <li>• The Neighbourhood Planning (General) (Amendment) Regulations 2017</li> </ul>
<p>2. Is the NP required by legislative, regulatory or administrative provisions? (Art. 2(a))</p>	<p>N</p>	<p>Whilst the Neighbourhood Development Plan is not a requirement and is optional under the provisions of the Town and Country Planning Act 1990 as amended by the Localism Act 2011, it will, if “made”, form part of the Development Plan for the District. It is therefore important that the screening process considers whether it is likely to have significant</p>

		<p>environmental effects and hence whether SEA is required under the Directive.</p> <p>National Planning Practice Guidance (Paragraph: 027 Reference ID: 11-027-20150209) sets out that draft neighbourhood plan proposals should be assessed to determine whether the plan is likely to have significant environmental effects. This assessment should be undertaken in accordance with the requirements set out in <a href="#">regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004</a>.</p>
3. Is the Neighbourhood Plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II (see Appendix 2) to the EIA Directive? (Art 3.2(a))	N	The Henley and Harpsden NDP is prepared for town and country planning and land use however, it will not set out a framework for future development of projects that would require an EIA.
4. Will the Neighbourhood Plan, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))	N	The Henley and Harpsden NDP is unlikely to have significant effects on Natura 2000 sites. See Habitat Regulations Assessment (HRA) Screening Opinion for the Joint Henley and Harpsden NDP in Appendix 2.
5. Does the Neighbourhood Plan determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Y	The Joint Henley and Harpsden NDP will determine the use of sites/small areas at a local level.
6. Does the Neighbourhood Plan set the framework for future development consent	Y	When made, the Joint Henley and Harpsden NDP will include a series of policies to guide development within the Town and villages and will

of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)		allocate sites for specific development. This will inform the determination of planning applications providing a framework for future development consent of projects.
7. Is the Neighbourhood Plan's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	N	N/A
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	Y	The plan is likely to have significant effects on the environment. See assessment of the likely significance of effects on the environment in Appendix 3.

# Appendix 2 - Habitat Regulations Assessment (HRA) Screening Opinion for the Henley and Harpsden Neighbourhood Development Plan

## INTRODUCTION

1. The Local Authority is the “competent authority” under the Conservation of Habitats and Species Regulations 2017, and needs to ensure that Neighbourhood Plans have been assessed through the Habitats Regulations process. This looks at the potential for significant impacts on nature conservation sites that are of European importance<sup>1</sup>, also referred to as Natura 2000.
2. This Screening Assessment relates to a Neighbourhood Development Plan that will be in general conformity with the strategic policies within the development plan<sup>2</sup> (the higher level plan for town and country planning and land use). This Screening Assessment uses the Habitats Regulations Assessment of South Oxfordshire District Council’s emerging Local Plan<sup>3</sup> as its basis for assessment. From this, the Local Authority will determine whether the Henley and Harpsden Neighbourhood Development Plan is likely to result in significant impacts on Natura 2000 sites either alone or in combination with other plans and policies and, therefore, whether an ‘Appropriate Assessment’ is required.

## LEGISLATIVE BASIS

3. Article 6(3) of the EU Habitats Directive provides that:

*“Any plan or project not directly connected with or necessary to the management of the [European] site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.”*

Regulations 105-106 of the Conservation of Habitats and Species Regulations 2017 state:

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<sup>1</sup> Special Protection Areas (SPAs) for birds and Special Areas of Conservation (SACs) for other species, and for habitats.

<sup>2</sup> The South Oxfordshire Core Strategy (December 2012) and the South Oxfordshire Local Plan 2011 (January 2006).

<sup>3</sup> South Oxfordshire Local Plan Habitats Regulations Assessment Report (December 2018)

“105 – (1) Where a land use plan –

- (a) *Is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and*
- (b) *Is not directly connected with or necessary to the management of the site,*

*The plan-making authority for that plan must, before the plan is given effect, make an appropriate assessment of the implications for the site in view of that site’s conservation objectives.*

*(2) The plan-making authority must for the purposes of the assessment consult the appropriate nature conservation body and have regard to any representations made by that body within such reasonable time as the authority specifies.*

*(3) The plan-making authority must also, if it considers it appropriate, take the opinion of the general public, and if it does so, it must take such steps of that purpose as it considers appropriate.*

*(4) In the light of the conclusions of the assessment, and subject to regulation 107, the plan-making authority must give effect to the land use plan only after having ascertained that it will not adversely affect the integrity of the European site or the European offshore marine site (as the case may be).*

*(5) A plan-making authority must provide such information as the appropriate authority may reasonably require for the purposes of the discharge by the appropriate authority of its obligations under this Chapter:*

*(6) This regulation does not apply in relation to a site which is –*

- (a) A European site by reason of regulation 8 (1)(c), or*
- (b) A European offshore marine site by reason of regulation 18(c) of the Offshore Marine Conservation Regulations (site protected in accordance with Article 5(4) of the Habitats Directive).*

*106- (1) A qualifying body which submits a proposal for a neighbourhood development plan must provide such information as the competent authority may reasonably require for the purposes of the assessment under regulation 105 or to enable it to determine whether that assessment is required.*

*(2) In this regulation, “qualifying body” means a parish council, or an organisation or body designated as a neighbourhood forum, authorised for the purposes of a neighbourhood development plan to act in relation*

*to a neighbourhood area as a result of section 61F of the TCPA 1990 (authorisation to act in relation to neighbourhood areas) (159) as applied by section 38C of the 2004 Planning Act (supplementary provisions)(160).*

*(3) Where the competent authority decides to revoke or modify a neighbourhood development plan after it has been made, it must for that purpose make an appropriate assessment of the implications for any European site likely to be significantly affected in view of that site's conservation objectives; and regulation 105 and paragraph (1) apply with the appropriate modifications in relation to such revocation or modification.*

*(4) This regulation applies in relation to England only."*

## **ASSESSMENT**

4. There is 2 Special Areas of Conservation (SACs) within 17km of the Henley and Harpsden Neighbourhood Development Plan.
  - Hartslock Wood SAC- 11km
  - Chiltern Beechwoods SAC – 7.2km
5. Detailed information about the location, qualifying features and vulnerabilities of the European sites included in the screening assessment is presented in Appendix 1 of South Oxfordshire Local Plan Habitats Regulations Assessment Report (December [2018](#)).

### The Hartslock Wood SAC

6. This site hosts the priority habitat type "orchid rich sites". The steep slopes of this site on the chalk of the Chilterns comprise a mosaic of chalk grassland, chalk scrub and broadleaved woodland. The chalk grassland mostly consists of a mosaic of shorter-turf NVC type CG2 *Festuca ovina*–*Avenula pratensis* grassland and taller CG3 *Bromus erectus* grassland. The site supports one of only three UK populations of monkey orchid *Orchis simia*, a nationally rare Red Data Book species. The bulk of this site lies on a steep slope above the River Thames. Recent storms and landslips have resulted in a diverse agestructure for the yew population. Open patches show a rich flora including local species such as southern wood-rush *Luzula forsteri*, wood barley *Hordelymus europaeus* and narrow-lipped helleborine *Epipactis leptochila*.
7. The main threat to this site is air pollution and the risk of atmospheric nitrogen deposition upon the dry grasslands and yew-dominated

woodland. It is assumed that only those roads forming part of the primary road network (motorways and 'A' roads) might be likely to experience any significant increases in vehicle traffic as a result of development (i.e. greater than 1,000 AADT). As such, as the site is not within 200 metres of a motorway or 'A' road, likely significant effects from traffic-related air pollution is ruled out.

### The Chilterns Beechwoods SAC

8. The Chilterns Beechwoods SAC comprises nine separate sites scattered across the Chilterns. There are three features of interest: semi-natural grasslands and scrubland on chalk; *Asperulo-Fagetum* beech woodland (for which this is considered to be one of the best areas in the UK and lies in the centre of the habitat's UK range); and Stag beetle *Lucanus cervus*, for which the area is considered to support a significant presence. The rare coralroot *Cardamine bulbifera* is found in these woods.
  
9. The main pressures and threats to this site include the impacts of forestry and woodland management, disease, deer and the invasive species of grey squirrel upon beech. Additionally, the changes in species distribution of stag beetle as well as the impact of public access and disturbance upon stag beetle. Air pollution and the impact of atmospheric nitrogen deposition also threaten the dry grasslands, beech and stag beetle. With regard to the types of development that may be brought forward in the Local Plan, air pollution and visitor disturbance could impact the site.
  
10. A site which is within a 2km buffer of the SAC is assessed as being functionally connected, as this is the distance males travel to females during the breeding season.
  
11. Given the scale of development and the proximity of the built up areas of Henley and Harpsden to the the Chilterns Beechwood SAC significant effects to the environment are considered to be unlikely. The built up area of Henley and Harpsden lies outside of the 7km buffer assessed as being at risk of additional recreation pressure should housing developments increase the population. The built up area of Henley and Harpsden also lies outside the 2km buffer which is assessed as being functionally connected distances for Stag beetle males traveling to females during the breeding season.



12. SODC commissioned Atkins to model the effects of development proposed in the emerging South Oxfordshire Local Plan 2034 on traffic flows within the District. This includes calculations of changes in AADT, which can be used to screen whether the Local Plan could give rise to significant effects on air pollution. It should be noted that the development proposals for Henley identified in the emerging Local Plan are expected to be delivered through allocations in the Joint Henley and Harpsden NDP. Within this context, development proposed by the neighbourhood plan is aligned with development proposed in the emerging Local Plan.
13. No traffic data were available for the roads adjacent to the Chilterns Beechwoods SAC, as the site is located too far outside of the Atkins model network to be reasonably or reliably predicted. The HRA for the emerging Local Plan concluded (Paragraph 4.26 and 4.27) that the contribution of growth within the Local Plan area to traffic flows at the Chilterns Beechwoods SAC would be de minimis, and as such they are screened out from any further assessment.

## **CONCLUSION**

14. Given the above the Joint Henley and Harpsden NDP is unlikely to have significant effects on Natura 2000 sites, either alone or in combination with other plans or projects, therefore, an Appropriate Assessment for the Joint Henley and Harpsden NDP is not required.

### Appendix 3 - Assessment of the likely significance of effects on the environment

1. Characteristics of the Plan, having regard to:	
(a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;	The Henley and Harpsden NDP would, if adopted, form part of the Statutory Development Plan and as such does contribute to the framework for future development consent of projects. However, the Plan will sit within the wider framework set by the National Planning Policy Framework, the strategic policies of the South Oxfordshire Core Strategy (2012) and Local Plan 2011 (2006); and the emerging Local Plan 2034.
(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	A Neighbourhood Development Plan must be in conformity with the Local Plan for the District. It does not influence other plans.
(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;	National policy requires a presumption in favour of sustainable development, which should be seen as a golden thread through plan-making, including the Henley and Harpsden NDP. A basic condition of the Henley and Harpsden NDP is to contribute to the achievement of sustainable development.
(d) environmental problems relevant to the plan or	The environmental impact of the proposals within the Henley and Harpsden NDP is

<p>programme; and</p>	<p>likely to be significant as the plan does allocate sites. Policies in the Joint Henley and Harpsden NDP.</p> <p>It is known that Henley and Harpsden have flood zones and air quality management areas.</p> <p>There are approximately 378 listed buildings in the Henley Conservation Area. The statutory list was drawn up in 1974 and it includes a much greater variety of buildings than is usual, including many late 19th century buildings such as the highly decorated houses in Norman Avenue.</p> <p>There is one grade I listed building in the conservation area, the Chantry House, which is located behind the Red Lion Hotel, facing the churchyard. This is a timber-framed building dating c.1400-1500.</p> <p>In addition, there are 13 grade II* listed buildings, as follows:</p> <ul style="list-style-type: none"> <li>● St Mary's Church, Hart Street (13th, 15th and 19th century)</li> <li>● The Town Hall in the Market Place (Architect Henry T Hare, completed 1900).</li> <li>● No. 32 Bell Street (18th century house). <ul style="list-style-type: none"> <li>● Nos. 86 and 88 Bell Street (18th century house).</li> </ul> </li> <li>● The Old White Hart, nos. 19B, 21 and 23 Hart Street (possibly 13th century cellar, late 15th or early 16th century timber-framing). <ul style="list-style-type: none"> <li>● Nos. 74, 76, 78 Bell Street (which have been dendrodated to 1406).</li> </ul> </li> <li>● 18 Hart Street (18th century front, earlier building behind)</li> <li>● Longlands, no. 39 Hart Street (18th century front to older house, which contains magnificent 18th century staircase)</li> <li>● Old Brewery House, no. 86 New Street (18th century)</li> <li>● Northfield House, no. 11 Northfield End (18th century)</li> <li>● Former Bell Inn, now 3 houses (Elm House, Ruperts Elm and Ruperts Guard), Northfield End (17th/18th century coaching inn, later the Royal Grammar School)</li> <li>● The Rectory, no. 17 Thameside (c.1700)</li> </ul>
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- Phyllis Court Lodge and gates, Marlow Road (late 18th century, possibly by James Wyatt)

Most of the listed buildings in Henley were built for domestic purposes and these form the majority of the buildings in Hart Street, Market Place, Bell Street, New Street and Friday Street. However, there are also a number of other listed buildings of note which were built for religious, commercial or community uses. The most important are:

- St Mary's Church, Hart Street (13th century nave, 15th and 19th century).
- Drinking fountain, outside St Mary's Church 1885.
- A 1930s K6 telephone kiosk, Market Place.
- Henley Bridge was largely rebuilt in 1786 to the designs of William Hayward alongside the 12th century bridge, the arches of which remain on both sides of the river. This possibly dates to Henry II's setting out of the new town in the 1170s. Keystones of Thamesis and Isis carved by sculptress Mrs Damer at the time of construction.
- Former Workhouse and Pest House, Townlands Hospital 1790
- Holy Trinity Church, Church Street 1848 by Benjamin Ferrey
- Former school building, Gravel Hill 1879.
- Main building at South Oxfordshire Technical College. Mid 19th century Jacobean style using knapped flint, stone quoins and window dressings tiled roofs.
- Friar Park 1889. Architect M Clarke Edwards for Sir Frank Crisp.
- Old School House, Hart Street 1856. Architect James Brooks, now a house.
- Henley Baptist Church, Market Place 1878.
- Grandstand in grounds of Phyllis Court (probably 1913 by G F Sainsbury).
- Kenton Theatre, nos. 19 and 21 New Street. A rare example of an early 19th century purpose-built theatre, still in use. This is the third oldest working theatre in the country.
- Malthouse to Henley Brewery, New Street. A late 19th double malthouse with two prominent towers.

- Brakspear's Brewery , New Street. An extremely interesting former brewery with some 16th century timber framed buildings and a grade II\* brewer's house facing the street.
- Christ Church, Hall and Manse 1907. Architect Hampden Pratt.
- R C Church of the Sacred Heart, Vicarage Road 1936. Architect A S G Butler designed to incorporate an alter, mensa and pulpit by A W Pugin and a reredos by E W Pugin.

*Henley and Harpsden NDP also contains the following environmental designations:*

- *AONB*
- *Ancient Woodland*
- *Conservation Areas*
- *BAP priority habitats*
- *Archaeological constraints*
- *Local Heritage assets*
- *Local Wildlife Sites*
- *Proposed Local Wildlife Sites*
- *Protected Species Buffer*
- *Registered Parks and Gardens*
- *Scheduled Ancient Monuments*
- *TPO's*

There are 2 Special Areas of Conservation (SACs) within 17km of the Joint Henley and Harpsden Neighbourhood Development Plan.

- Chiltern Beechwoods SAC – 7.2km
- Hartslock Wood SAC – 11km

There are also the following SSSI's within 10km of the built up area of the Joint Henley and Harpsden Neighbourhood Development Plan. These are as follows:

- Highlands Farm Pit SSSI- within the NDP area (300m from built up area of Henley)
- Harpsden Wood SSSI – within the NDP area and located in the built up area of Harpsden
- Lambridge Wood SSSI – 1km from Henley
- Temple Island Meadows SSSI – 1.2km from Henley
- Bear Oveys and Great Bottom Woods SSSI -3.3km from Henley
- Rodbed Wood SSSI – 3.8km from Henley
- Priests Hill SSSI – 5.1km
- Bix Bottom SSSI – 5.4km
- Berrick Trench SSSI – 5.8km
- Homefield Wood SSSI- 6.3km
- Berins Hill Bank SSSI – 6.6km
- Pishill Woods SSSI – 7.1km
- Fayland Chalk Bank SSSI – 7.4km
- Hollowhill and Pullingshill Woods SSSI – 7.8km
- Warren Bank SSSI- 7.9km
- Swains Wood SSSI – 8.8km
- Turville Hill SSSI- 8.8km
- Swyncombe Downs SSSI – 8.9km

	<ul style="list-style-type: none"> <li>• Frieth Meadows SSSI – 9.5km</li> <li>• Womsley Chalk Banks SSSI- 9.8km</li> <li>• Bisham Wood SSSI – 9.8km</li> </ul> <p>As the NDP is allocating sites in a highly sensitive area it is not possible to rule out any likely significant effects on the environment and therefore an SEA is required.</p>
(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	The proposed development in the Henley and Harpsden NDP has been judged not to have an impact on Community legislation.
<b>2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:</b>	
(a) the probability, duration, frequency and reversibility of the effects;	The plan proposes to identify land for new housing and address a range of objectives for innovative transport solutions, social infrastructure, retail, town centre and economy, environment sustainability and design quality. The NDP is allocating sites in a very sensitive location. It is proposed by the Emerging Local Plan 2034 that the Joint Henley and Harpsden NDP should allocate 156 dwellings in the NDP review. Due to the sensitivity of the area it is not possible to rule out likely significant effects.
(b) the cumulative nature of the effects;	It is intended that the positive social effects of providing residential development through infill and site allocations will have positive cumulative benefits for the area.
(c) the transboundary nature of the effects;	The effects of the Plan are unlikely to have transboundary <sup>4</sup> impacts.
(d) the risks to human health or the environment (for example, due to accidents);	The policies in the plan are unlikely to present risks to human health or the environment.
(e) the magnitude and spatial extent of the effects	The NDP relates to two parishes, Henley and Harpsden. The NDP is allocating sites in a

<sup>4</sup> Transboundary effects are understood to be in other Member States.

<p>(geographical area and size of the population likely to be affected);</p>	<p>very sensitive location. It is proposed by the Emerging Local Plan 2034 that the Joint Henley and Harpsden NDP should allocate 156 dwellings in the NDP review. Due to the sensitivity of the area it is not possible to rule out likely significant effects.</p>
<p>(f) the value and vulnerability of the area likely to be affected due to:  (i) special natural characteristics or cultural heritage;  (ii) exceeded environmental quality standards or limit values; or  (iii) intensive land-use; and</p>	<p>The Henley and Harpsden NDP offers an opportunity to enhance the natural environment and the cultural heritage of the area through the proposals being considered.</p> <p>However, the NDP is allocating sites in a very sensitive location. It is proposed by the Emerging Local Plan 2034 that the Joint Henley and Harpsden NDP should allocate 156 dwellings in the NDP review. Due to the sensitivity of the area it is not possible to rule out likely significant effects.</p>
<p>(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.</p>	<p>There are no areas or landscapes with recognised national, Community or international protection status affected by the neighbourhood plan.</p>





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Joint Henley and  
Harpsden  
Neighbourhood Plan

For further information, see [www.jhhnp.org.uk](http://www.jhhnp.org.uk)

