

## **Henley and Harpsden Neighbourhood Development Plan**

### **Arrangements for a hearing**

#### **Independent Examiner's Note**

The examination is now at an advanced stage. I have visited the neighbourhood area, read the submitted documents and the representations made to the Plan. I have also prepared a clarification note for the Town Council and read its responses to that note.

#### ***Hearing***

In accordance with paragraph 9 (3) of Schedule 4B to the Town and Country Planning Act 1990, I have concluded that it in order to ensure an adequate examination of the Plan it is necessary to hold a hearing.

The hearing details are as follows:

Date: 1 August 2022 10:15

Venue: Henley Town Hall, Market Place, Henley on Thames RG9 2AQ.

I would like to meet with the participants at 09.45 on the day of the hearing at the venue. This meeting will discuss the format of the hearing (based on the following sections of this Note). It will not discuss the substantive matters to be debated at the hearing itself.

#### ***The participants***

In accordance with paragraph 9 (3) of Schedule 4B to the Town and Country Planning Act 1990, Henley Town Council (the qualifying body) and South Oxfordshire District Council (the local planning authority) will be entitled to make oral representations at the hearing.

In addition, the Chilterns Conservation Board and Crest Nicholson are invited to attend.

#### ***The issue to be debated at the hearing***

The hearing will consider the appropriateness or otherwise of the proposed allocation of land at Northern Field, Highlands Farm (Site M1) in the Plan for residential purposes.

In particular the hearing will debate the following matters:

- the extent to which the proposed allocation of the site has properly assessed its impact on the Chilterns Area of Outstanding Natural Beauty and was fully addressed in the Environmental Report and the site assessment reports;
- the extent to which the impact of the development of the site on the Chilterns Area of Outstanding Natural Beauty can be adequately mitigated and is addressed in Policy DS7 of the Plan;
- the extent to which the contribution that the development of the site would make to the delivery of new homes in general, and to the delivery of affordable housing in particular

- would be sufficiently compelling to outweigh the impact of built development in the Chilterns Area of Outstanding Natural Beauty; and
- the extent to which the site would represent sustainable development and would relate to the existing built form of the town.

### ***General Comments***

The various parties should each be represented by no more than two persons at any of the sessions.

The public and other interested parties will be able to attend the hearing. However, there will be no opportunity for their direct participation.

### ***The format of the hearing***

The hearing will address the matters set out above. I will ask the various questions and lead any follow-up discussions. There will be no opportunity for any party to question the other parties. As the representations made by the parties invited to the hearing are clear and comprehensive, I am satisfied that additional hearing statements are not required.

A neighbourhood plan hearing is intended to achieve a balance between getting to the heart of identified issues and having a light-touch approach so that lay people can both understand and take an active part in its proceedings. The hearing will proceed on this basis.

### ***The wider examination***

I am satisfied that the remainder of the Plan can be examined by way of written representations.

Following the hearing, I will produce a report on the submitted Plan as quickly as possible. Its timing will relate to the nature of the outcomes of the hearing. There will be no separate report arising from the hearing. Its findings and conclusions will form part of the overall report.

Andrew Ashcroft  
Independent Examiner  
Henley and Harpsden Neighbourhood Development Plan

22 June 2022