

SOUTH OXFORDSHIRE DISTRICT COUNCIL

JOINT HENLEY AND HARPSDEN NEIGHBOURHOOD PLAN DECISION STATEMENT

1. Summary

1.1 Following an Independent Examination, South Oxfordshire District Council's Cabinet Member for Planning now confirms that the Joint Henley and Harpsden Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum.

2. Background

2.1 Henley Town Council, as the qualifying body successfully applied for Henley and Harpsden parishes to be designated as a Neighbourhood Area, under the Neighbourhood Planning (General) Regulations (2012), which came into force on 6 April 2012.

2.2 Following the submission of the Joint Henley and Harpsden Neighbourhood Plan Final Submission Version ('the plan') to the Council, the plan was publicised and comments were invited from the public and stakeholders. The consultation period closed on 18 September 2015.

2.3 South Oxfordshire District Council appointed an independent Examiner; Nigel McGurk, to review whether the plan met the basic conditions required by legislation and should proceed to referendum.

2.4 The Examiner's Report concludes that the plan meets the Basic Conditions, and that subject to the modifications proposed in his report, the plan should proceed to a Referendum.

3. Decision and Reasons

3.1 The changes to the Joint Henley and Harpsden Neighbourhood Plan Final Submission Version which are proposed by the Examiner are approved.

3.2 With the Examiner's recommended modifications the Plan meets the basic conditions mentioned in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, and is compatible with the Convention rights and complies with provision made by or under Section 38A and B of the Planning and Compulsory Purchase Act 2004.

3.3. The changes, and the Council's reasons for making them, are as follows:

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R01	Contents and all paragraphs	Contents and all paragraphs	The contents page should be altered to reflect modifications elsewhere. All paragraphs and bullets should be renumbered to be consecutive.
R02	Title page		replace "June 2015" with "2012--2027"
R03	6	Paragraph 2.1 line 7,	change to "The JHHNP sets out the community vision for the future of the area during the plan period 2012--2027."
R04	33	Paragraph 7.4 line 3,	change to "...new homes during the period up to 2027 at Henley, being..."
R05	33	Paragraph 7.5 line 7,	change to "...within the period up to 2027."
R06	6	Paragraph 2.1	delete last sentence
R07	6	Paragraph 2.5,	replace the second sentence with "As well as have regard to national policies and advice, there is a need for the Neighbourhood Plan to be in general conformity with the strategic policies of the development plan for the area. For this reason..."
R08	4 and 5		Delete
R09	10 and 11		Delete
R010	12	Paragraph 4.4	Delete the second half of Paragraph 4.4 from "The County Council..." to the end of the Paragraph.
R011	32	Paragraph 7.1	Delete
R012	32	Paragraph 7.2	Add new sentence at the end of Paragraph 7.2, "For clarity, the Neighbourhood Plan Objectives should not be confused with the Neighbourhood Plan Policies. This Table is simply provided for information purposes - to demonstrate how the Policies of the Neighbourhood Plan will meet the Objectives set out in the preceding pages.
R013	32	Paragraph 7.3	Delete

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RO14	34	Policy H1	Change wording of Policy H1 to: "Land for new housing is allocated at the sites listed below. Development within each of the sites is subject to the Site Allocation Policies set out in this Plan." (and retain the Table showing the sites, allocation and gross site areas)
RO15	34	Paragraph 7.8	Delete
RO16	76 and 77	Policy SP12	Delete Policy SP12 and associated text/plan
RO17	80 to 82 63, 71, 75		Delete the land use plans in the Appendices (pages 80 -- 82 inclusive) and Paragraphs 8.6, 8.17 and 8.22
RO18	62	Policy SP1 Paragraph 6.4	Policy SP1, extend Site M to include M1, Increase approximate size to 8.2ha; change a) to "around 170 homes"; and delete bullet point m) (which is incomplete anyway) Paragraph 6.4 change to around 170 units. Alter plans accordingly
RO19	62	Policy SP1	Policy SP1, add bullet point b) from the deleted Policy SP12
RO20	62	Policy SP1	Policy SP1, delete reference to Core Strategy Policy CSQ4, it is unnecessary and confusing to reference this in a Neighbourhood Plan.
RO21	62 63 60 18	Policy SP1 Paragraphs 8.2, 8.23, 7.54, 4.32	Policy SP1, end f) at "...boundary edges." Introduce a new bullet point, below, stating "Ensures that the development has no greater impact on the AONB than the existing development on the site; and that development conserves and where possible, enhances the landscape and scenic beauty of the AONB." Remove apostrophe in 8.2 (and 7.54) and refer to "AONB" in (8.23 policy deleted) (and 4.31).
RO23	78	Policy SP13	Delete Policy SP13 and associated text/plan
RO24	70	Policy SP8	Policy SP8, extend Site A to include Site A1. Change third line to "...for around 60 dwellings." Alter plans accordingly
RO25	70	Policy SP8	Policy SP8, delete bullet point e)
RO26	70	Policy SP8	Policy SP8, change 8.14, line 5, to "...of 60 dwellings across around 3.8ha, the density is around 16 dwellings per ha" and delete remainder of sentence.
RO27	70	Policy SP8	Policy SP8, change 8.15, line 1 to "The total of 60 dwellings is identified..."
RO28	70	Policy SP8	Policy SP8, change 8.16, line 2, to "...(around 60)..."

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RO29	74 and 75	Policy SP11	Policy SP11, remove the reference to, and extract from, the Framework from the Policy, as well as the unnecessary reference to another Policy in the Neighbourhood Plan, from "The present...community as a whole." It is not the role of Neighbourhood Plan Policies to repeat the content of other Policies from other documents and the Neighbourhood Plan should be read as a whole.
RO30	34	Policy H1	Policy H1, Table, change Site A to "Around 60 dwellings...3.8ha"
RO31	34	Policy H1	Policy H1, change Site M to "Around 170 dwellings as part...site...8.2ha"
RO32	34	Policy H1	Policy H1, change Table Total to "Around 500 dwellings"
RO33	34	Policy H1	Policy H1, Table, change "up to" to "around"
RO34	62 - 75	Policy SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11	Site allocation Policies, change all references to "up to" to "around". Paragraph 8:20 refer to "around" 50 dwellings and "around" 15 dwellings per hectare.
RO35	62 75	SP1 – SP11	For all of the Site Allocation Policies, remove the phrases "in addition to the principles set out within Policy H2" (or, where applicable, "in addition to the principles set out within Policy H2 and Core Strategy Policy CSQ4") and "to conform with another Policy T12 "
RO36	62 - 75	SP1 – SP11	For all of the Site Allocation Policies, revise the grammar along the lines of "the Design brief should demonstrate how the proposed development...Maximises...Delivers...Contributes to ...Integrates with...Mitigates...etc" The developments have not yet occurred and a Design Brief is intended to provide guidance for the future.
RO37	64	Policy SP2	delete "delivering an exceptional gateway development to the town"
RO38	67	Policy SP5	f) replace "...site H (Mill Lane former Jet Garage) and.." with "the" text to read 'Integrates with the surrounding area and provides walking and cycling connections...'
RO39	67	Policy SP5	change d) to "Development should not start prior to..."
RO40	68	Policy SP6	change a) to "does not prejudice the delivery of Site X" Allow text to flow through with no bullet ' demonstrate that the proposed'
RO41	72	Policy SP9	change b) to "does not prejudice the delivery of Site U"

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RO42	35	Policy H2	delete second sentence
RO43	35	Policy H2	change second paragraph to "Applicants should seek to discuss the content of the Design Brief with Henley Town Council and where appropriate, Harpsden Parish Council."
RO44	35	Policy H2	Change line 16 to "Where appropriate, the Design Brief should demonstrate consideration of:"
RO45	35	Policy H2	Change vi) to "How the development responds to local character"
RO46	36	Policy H3	delete b) and c)
RO47	36	Policy H3	delete from "For sites less...Core Strategy" and delete final paragraph
RO48	37	Policy H4	Delete Policy H4 and all related text
RO49	38	Policy H5	end Policy at "...sustainable development." (and delete rest of Policy)
RO50	38	Policy H6 Paragraph 6.7	Delete Policy H6 and create an "Action Point." Move the text of the deleted Policy to the Action Point, but delete the last sentence of the first paragraph. Paragraph 6.7 delete last two sentences.
RO51	39 - 40	Policy T1 Paragraph 6.11	delete introduction and parts 1, 2, 3, 4 and 6 Paragraph 6.11 delete second sentence.
RO52	39 - 40	Policy T1	change Part 5 to "Allocated residential development sites will be required to provide a Travel Plan, setting out how opportunities...development."
RO53	39 - 40	Policy T1	Policy T1, change the last part of the Policy to "The provision of new or improved walking or cycling routes; improvements to public transport; and the incorporation of electric car charging points, will be supported" Add to the final sentence "Until Community Infrastructure Levy (CIL) is in place, financial contributions from allocated residential sites will be sought for...Plan."
RO54	42	Policy T2	delete "and encourage...bicycle."
RO55	43	Policy SCI1	Delete Policy SCI1 and related text
RO56	44	Policy SCI2	change wording to "The renewal of Gillotts School will be supported subject to it resulting in the provision of alternative enhanced sports facilities to those that currently exist."
RO57	45	Policy SCI3	change wording to "The renewal and enhancement of the community facilities used by the following community groups, will be supported: Henley on Thames Social Club for the Over 60s; Henley on Thames Scouts; and Headway Thames Valley."

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RO58	45	Policy SCI4	end Policy at "...will be supported." (and delete the Policy text that follows)
RO59	45	Policy SCI5	re--word as "The redevelopment of Henley College, to meet educational accommodation needs, will be supported."
RO60	45	Policy SCI5	Replace Para 7.35 with "This Policy recognises Henley College as an important asset to the town." Delete all other text.
RO61	46	Policy TCE1	replace the first sentence with "The Henley Town Centre boundary is shown on the Henley Town Centre Plan" Delete the reference to the Core Strategy under the Town Centre Plan.
RO62	46	Policy TCE1	change "500sqm" to "2500sqm"
RO63	48	Policy TCE2,	delete first sentence and change second sentence to: "The following development will be supported within Market Square."
RO64	48	Policy TCE2,	change bullet points to "a) Use Class A3 Food and Drink uses, particularly in the northern part of the square; b) market stalls; c) secure cycle storage, particularly a covered facility."
RO65	48	Policy TCE3	re--word as "Provision of tourist accommodation within the town centre will be supported."
RO66	48	Policy TCE5	Delete
RO67	48	Policy TCE5	Retain wording (but remove from box, so it is clear that the wording does not comprise a policy) and entitle as "Community Action: Town Centre Car Park Management"
RO68	49	Policy TCE6,	delete "as designated in the Key Diagram."
RO69	49	Policy TCE6,	delete from "Proposals for this site..."to the end of the Policy.
RO70	50	Policy TCE7	Delete
RO71	50	Policy TCE7	Create a new "Community Action: Town Centre Action Plan" with new text at the start of Paragraph 7.40 "The Town and Parish Councils will seek to encourage development that takes into account town centre actions listed in the Henley Town Centre Action Plan, as well as those listed below..." (retain all of the text in Paragraph 7.40)
RO72	51	Policy E1	re--word as "Development at Reading Road Industrial Estate that supports its role as the Neighbourhood Area's main employment area will be supported."

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RO73	52	Policy E2	delete "in addition...CSQ4,"
RO74	52	Policy E2	delete bullet point e)
RO75	53	Policy E3 Paragraph 6.22	Delete Paragraph 6.22 - delete
RO76	54 - 57	Policy EN1	Delete and replace with "Community Action: Viewing Corridors" and add text "The Town and Parish Councils will seek to progress the significant work already undertaken on Viewing Corridors within the Neighbourhood Area, with the aim of providing precise information that can help to provide the basis of future planning policy.
RO77	54 - 57	Policy EN1	Delete Paragraphs 7.46, 7.48, 7.49, 7.50 and 7.51
RO78	54 - 57	Policy EN1	Introduce new sentence at start of Paragraph 7.45, "The viewing corridor areas are shown on the following plan and important views in the Neighbourhood Area shown on the following pages. The Town and Parish Council will seek to encourage development proposals within these areas to take full account of important views"
RO79	58	Policy EN2	Delete
RO80	58	Policy EN3	Delete Policy EN3 and supporting text
RO81	59	Policy EN4	change to "The protection and enhancement of urban and rural biodiversity will be supported. Net gains in biodiversity, through the creation of new habitats; the enhancement of existing sites; and the development and implementation of ecological management plans, will be supported."
RO82	59	Policy EN5	Delete
RO83	59	Policy EN6	Delete
RO84	59	Policy EN7	Delete
RO85	60	Policy DQS1	change second sentence to "Where Design Briefs are required, they should demonstrate how the proposed development will respond to local character in terms of design and materials."
RO86	60	Policy DQS2	Delete Policy DQS2 (but retain Paragraph 7.55)
RO87	60	Policy DQS3	Delete
RO88	61	Policy DQS4	re--word as "Community energy projects will be supported."
RO89	79	Paragraph 9.1 –	Delete all text on page 79 with the exception of the list of bullet points and Paragraph 9.5.

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		9.5	Above these, add "The Neighbourhood Plan, once made, will provide policies that will form part of the development plan for the area and will thus help to determine planning applications. The Town and Parish Councils will monitor the impact of the policies of the Neighbourhood Plan. The following items have been identified to help guide any spending by the Town and Parish Councils of funds resulting from Community Infrastructure Levy (CIL) and/or Section 106 Agreement payments: (retain list in 9.2)"
RO90	22	Para 5.5	Amend percentage and figures to reflect Examiner's changes at A and M
RO91	32	Table	Amend table to reflect changes to policies and policy numbers
RO92		TCE5, E2, E3, SP1 – SP11	Amend allocation policy wording to say The ?? site (shown on site ?? location diagram) is allocated for... as this example Policy TCE5: Land at 16 -18 Hart Street (and to the rear) (as shown on site AE Location diagram) is allocated for: Each site to have a location diagram titled Site ?? location diagram
RO93		Plans and maps	Plans and maps All plans to have a title and comprehensive key and references in the text should refer to the map title, references in T2 and E4 Map on page 47 remove text below the map.
RO94		Glossary	Remove reference to SODC (This is no longer used in the text) Remove Key Diagram (There is no comprehensive key diagram) Add Sequential Test for retail and appropriate definition.

- 3.4 The area for the referendum is confirmed as that originally designated as the Joint Henley and Harpsden Neighbourhood Area, and covers the parishes of Henley and Harpsden.
- 3.5 To meet the requirements of the Localism Act 2011 a referendum which poses the question: 'Do you want South Oxfordshire District Council to use the Neighbourhood Plan for the Henley and Harpsden Area to help it decide planning applications in the neighbourhood area' will be held in the parishes of Henley and Harpsden.
- 3.6 The Counting Officer will be requested to hold a referendum which is likely to take place in February 2016.

A handwritten signature in black ink, appearing to read 'John Cotton', with a large circular flourish at the start.

John Cotton
South Oxfordshire District Council Cabinet Member with Portfolio for Planning
3 December 2015