

BEAUDESERT & HENLEY IN ARDEN JOINT PARISH COUNCIL



179 HIGH STREET, HENLEY IN ARDEN, WARWICKSHIRE, B95 5BA

13th April 2023

Ian Shenton

Emailed for expediency

Dear Ian

We would be grateful if you could circulate this letter of confirmation on points broadly discussed at our last meeting with yourself, Mr. **Pemberton** and Mr. **Careford** and Ms. **Anne Perry**, who was unable to attend.

Content:

Following brief introductions, DP invited JC to provide the assembled with an overview of how the Local Plan may better have been launched simultaneously with the Economic Strategy document. It wasn't, so it was important now to work with the timetable as it exists. In essence the economic survey would have been the first phase of the greater plan.

DP echoed these sentiments and was moved to say that maybe the best action may have been to tear the SWLP up and start again! He went on to say that the scope included in the 25-year plan, by its very nature, may change considerably due to national and/or global influences and politics. However, it was a plan and was now in process and should be executed despite its obvious shortcomings.

The JPC expressed the need for SDC to address residents anxieties, more definitive information about planned development and attendant infrastructure to support this need, was lacking.

JC acknowledged this shortcoming but again reiterated just how difficult it was to be specific, then used an example that certain infrastructure might be provided by such bodies as Network Rail, particularly where rail stations were sited. They were also in talks with Seven Trent, National Grid and Highways England.

DP cited a further example of the fragility of the plan saying, 'even if we set down a plan for 10,000 homes in a given area, it is more than likely that someone like the National Grid would find good reason for such a development not to proceed'.

Many from JPC in the meeting contributed to the fact that 100% affordable housing wherever it may be in Warwickshire was not realistic, particularly in settlements like Henley where High Street properties may fetch over one million pounds on the market. JC responded by saying that public land could be discounted but accepted that there was none in Henley. He also said that there were sites like the current one in Wootton that were 100% but agreed this was very small scale.

JPC members pointed out that the SWLP assumed Henley had good transport connections but in fact road rail and bus connections were poor to inadequate. Only small problems were able to bring the town to a standstill. In addition Henley was outside the Core Opportunity Area so would not be prioritized for infrastructure resources. JC stated that developers would meet the cost if there was significant development.

DP strongly advocated that all consideration would need to be evidence based, that there have been, and would not be any meetings with potential developers, that no so-called 'deals' on land were in process, he denied any rumours that may be circulating as totally speculative. DC would not prejudice the acceptability of sites before the next plan stage.

The meeting summarised with all parties struggling to fix any sort of coherent timetable for events, the JPC pressed for a commitment on housing from SDC, they had nothing to offer, and suggested that the Henley NDP create some flexibility in its forecasting such events,

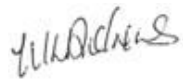
JC recommended the JPC Planning Team might look at the 'Levelling Up Paper', which allows parish and town councils to publish their 'ambitions' in the NDP.

DP said that he would write to the JPC to set out his thinking formally and would attend a JPC meeting after the local election. He would also attempt to visit the drop in community event in **Henley on 15th April, held at Henley High School from 10.00 to 13.00 hours.**

The JPC delegation thanked DP, JC and IS for responding quickly to the request for a meeting.

Yours sincerely,

Chair of the JPC



Cllr. Wendy Andrews

Parish Clerk & RFO



Ray Evans