



BEAUDESERT & HENLEY-IN-ARDEN

Neighbourhood Development Plan - 2011 - 2031

Made version



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The Guild Hall



Foreword

Ray Evans

Clerk and Proper Officer

Beaudesert and Henley-in-Arden Parish Council

Neighbourhood Planning is a central government initiative introduced by the Localism Act 2011 and recognised in the National Planning Policy Framework (NPPF) in March 2012, updated in 2023. The aim of the legislation is to empower local communities, like Henley, to use the planning system to promote appropriate and sustainable development in their area."

With this in mind, the Joint Parish Council of Beaudesert & Henley-in-Arden, as the "qualifying body", established a Steering Committee in August 2014 made up of local residents whose job was to gather evidence from a range of sources, to consult with other residents and local businesses within the designated 'neighbourhood area' as identified in the plan on Figure 1 and to establish the policies and objectives that will guide development in the Neighbourhood Area over the plan period to 2031.

A Neighbourhood Development Plan is a community plan produced by the community, for

the community. The role of the Steering Committee, therefore, was to act as facilitators in enabling local residents, businesses and community groups to determine the focus of their Plan and devise policies to tackle local issues, adding local detail to the strategic planning policies contained in the Stratford-on-Avon Core Strategy and having regard for the National Planning Policy Framework.

The process of producing Henley's Neighbourhood Development Plan was a demonstration of what makes this community such a special place to live and work. Residents and Steering Committee members

worked collaboratively together, investing a significant amount of time and effort to produce a plan that will help ensure that Henley retains its unique charm and special characteristics that we hold so dearly. My sincere thanks go out to all those involved.

This is the Made version of the NDP. Changes have been made following Regulation 14 consultation and examination but the essence of the Plan remains in place and reflects the hard work of many members of the community over many years.

**A Neighbourhood
Development Plan is a
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1 INTRODUCTION

- 1.1 This document is the Neighbourhood Development Plan (“NDP”) for the joint parishes of Beaudesert and Henley-in-Arden, referred to in this document as “Henley”. It sets out a vision for Henley and the policies to support that vision, as the town evolves to meet the needs and aspirations of residents between now and 2031.
- 1.2 The NDP was prepared by a Steering Committee set up by the Joint Parish Council of Beaudesert and Henley-in-Arden as the “qualifying body”, and is based on consultation undertaken by that Steering Committee with town residents between 2014 and 2023.
- 1.3 The section, following this introduction, describes Henley, which means ‘high clearing in the forest of Arden’, its history and location, the environment and the features that make Henley what it is today. This section addresses the significance of the location of Henley in a Special Landscape Area, surrounded by Green Belt.
- 1.4 The following section places the NDP in context with Stratford-on-Avon District Council’s Core Strategy. At the time of finalising this NDP, consultation is taking place on the new South Warwickshire Local Plan jointly between Stratford on Avon and Warwick District Councils. The ‘Issues and Options’ consultation is currently being analysed and the Local joint Plan is not sufficiently advanced to impact upon this NDP, which is written to be in general conformity with the Stratford-on-Avon Core Strategy. An early review of the NDP is anticipated once housing numbers for the new area are known.
- 1.5 The Vision Statement sets out what Henley residents feel is important about the town, how it should evolve and what should be preserved. It was produced following extensive consultation with local residents and businesses.
- 1.6 The fifth and final section of this NDP lists the planning policies designed to give effect to the Vision Statement. These cover the core topic areas of:
 - Housing
 - Economy
 - Community
 - Natural Environment
 - Built Environment



Henley Ice Cream

2 STATUS OF THE NDP

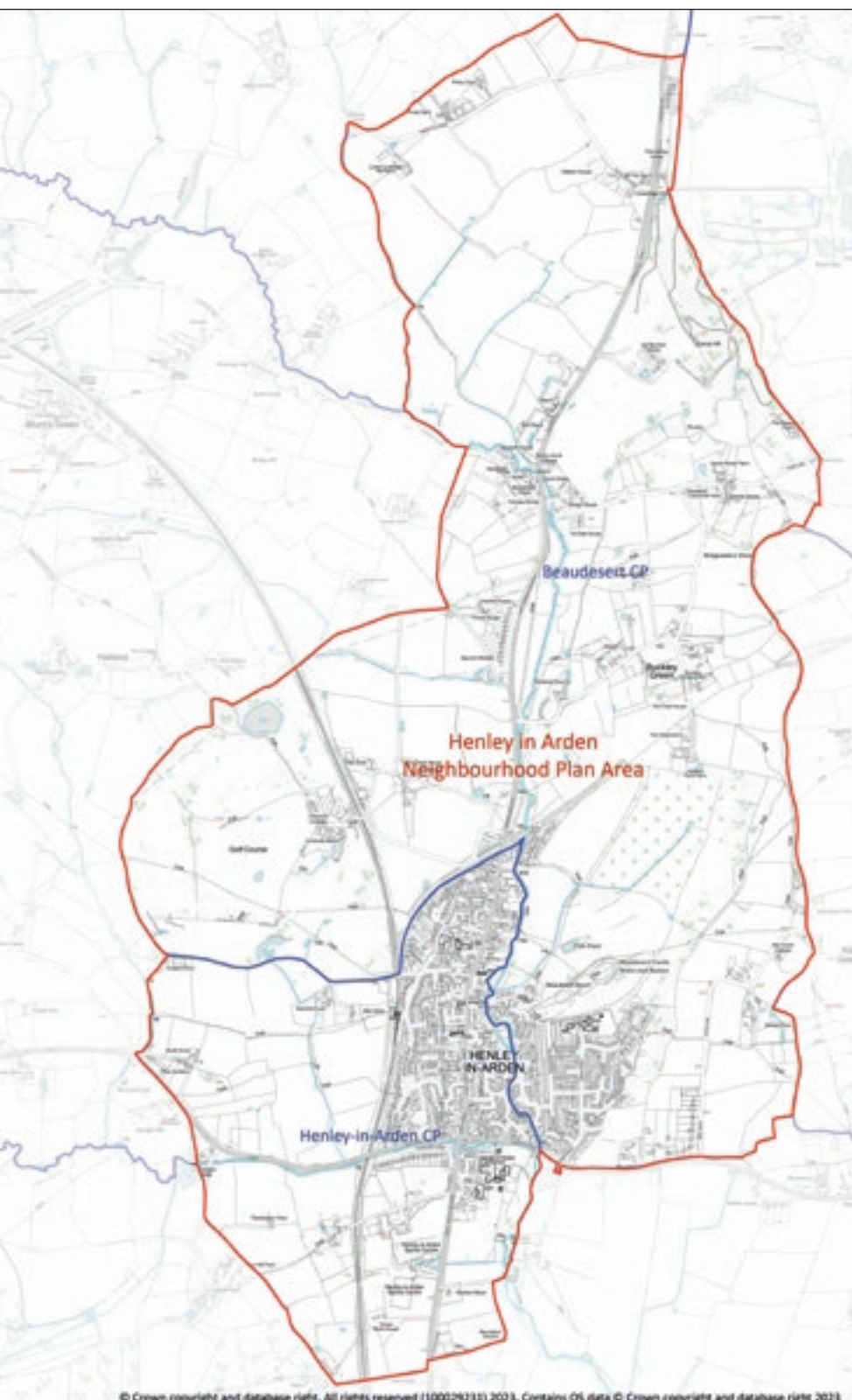


Figure 1: The neighbourhood area

- 2.1 This NDP has been put together to be in general conformity with existing strategic local policy and takes full account of SDC's Core Strategy, which was formally adopted on 11 July 2016.
- 2.2 The NDP for Henley also has regard for national planning policy and in particular the requirements of the National Planning Policy Framework 2023 ("NPPF").
- 2.3 The NDP is consistent with the themes and concepts previously enshrined by the Village Design Statement of 2001 and the Parish Plan of 2004, although both of those documents are now superseded and replaced with this NDP.
- 2.4 The area covered by the NDP is the joint parishes of Beaudesert and Henley-in-Arden. On 6 October 2014, Stratford-on-Avon District Council approved Beaudesert and Henley-in-Arden Joint Parish Council as an appropriate "qualifying body" to prepare and submit an NDP and also approved the Neighbourhood Area to be covered by the NDP.
- 2.5 The NDP has been subject to statutory consultation and independent examination. On 30 May 2024 voters in Beaudesert and Henley-in-Arden voted 'yes' to the Neighbourhood Plan, and on 8 July 2024, the NDP was made, (adopted). It will now be used by Stratford-on-Avon District Council (SDC) in determining planning applications within the Neighbourhood Area becoming part of the statutory Development Plan.

2 PRODUCING THE NDP

The NDP has been prepared for the community by the community.

3.1 This plan is the product of an intensive programme of consultation and community events. Each stage of the project has evolved from the needs and wants of the community, Steering Committee and Joint Parish Council.

3.2 The table below provides a brief outline of the community consultation events held:

Meetings	Description	Date	Venue	Attendance
Initial JPC Meeting	Initial public meeting conducted by the JPC to explain what NDPs are and the process for producing one for Beaudesert and Henley. The Steering Group and its Chairman were appointed during this meeting.	May 2014	Baptist Hall	c 40 attendees
Newsletter	Public information newsletter sent to every household providing details on the NDP process and inviting feedback.	Summer 2014		
Public Meeting	Public town meeting to provide further detail on the NDP and update on progress.	June 2014	Baptist Hall	c 85 attendees
Public Meeting	Public town meeting to provide further detail on the NDP and update on progress. Meeting held in the Beaudesert parish.	July 2014	Henley Primary School	c 70 attendees
Business Meeting	Invites given to all businesses operating in the town to attend a meeting specifically focused at discussing local business' requirements for the NDP.	July 2014	Baptist Hall	c 35 attendees
Annual Town Meeting	Slot at the annual town meeting providing an update on progress of the NDP and inviting feedback.	Summer 2015	Baptist Hall	c 100 attendees
Town Questionnaire	Detailed questionnaire sent to every household covered by the NDP asking a range of questions following the 5 core areas covered by this NDP. The questionnaire was issued, and responses collated, by SDC on behalf of the Steering Group.	Summer 2015		
Annual Town Meeting	Slot at the annual town meeting providing an update on progress of NDP and inviting feedback.	Summer 2016	Baptist Hall	c 100 attendees
Special Town Meeting	A meeting called to present the draft NDP to the residents of Henley.	July 2018	Memorial Hall	c 120 attendees
JPC Ordinary Meeting	Briefed residents on the process as proposed by YourLocale, appointment of working group with full debates led by Planning Committee.	9th January 2023	Memorial hall	c 40 residents and members
JPC Planning Committee	First wider discussion of both Local Plan and NDP.	16th January 2023	Memorial Hall	c 70 Residents stakeholders and members
JPC Ordinary Meeting	JPC updated on Local and NDP progress	6th February 2023	Memorial Hall	c 40 members
JPC Planning Committee	Following a publicity campaign a full discussion of the Local and NDP took place one dissenter in two votes.	20th February 2023	Memorial Hall	150+ residents stakeholders and members
JPC Ordinary Meeting	Confirmed submission of response to Local plan and mapped out process for NDP	6th March 2023	Memorial Hall	c 40 residents and members
JPC Ordinary Meeting	Updated residents on development of the NDP.	3rd April 2023	Memorial Hall	c 40 residents and members
JPC Ordinary Meeting	Full publicity campaign to attract residents. Presentation of draft NDP developed by YourLocale.	15th April 2023 (Saturday)	Henley High School	c 210 residents and members

3.3 In addition, informal meetings of the Steering Group took place on more than 50 occasions throughout the life of this project in order to collate the responses from the community consultation, draw them together and produce the policies which are included in this NDP.

4 BACKGROUND TO THE JOINT PARISHES

- 4.1 The designated neighbourhood area is located in the heart of the Warwickshire countryside surrounded by the Green Belt and comprises two parishes: Henley-in-Arden (population 2,074), which is mainly to the west bank of the river Alne, and Beaudesert (population 990) on the east bank and all the land north of the old railway bridge.
- 4.2 The combined population of the joint parishes according to the 2011 census was 3,064.

5 SOCIO-ECONOMIC PROFILE

- 5.1 Compared with national figures, Henley has a slightly higher than average mean age (over 41 years). Almost a third of the population is aged between 45 and 65. The ageing population will have an impact on certain services within the town.
- 5.2 Henley is characterised by a significant number of professional and self-employed people and there are relatively low levels of unemployment. Comparatively few people who live in Henley also work within the town, most instead commuting to the nearest urban centres of Warwick, Stratford-upon-Avon and Birmingham.

6 LANDSCAPE

- 6.1 Henley's landscape is enhanced best by its surrounding Green Belt and scattered pockets of woodland and dense vegetation, a remnant of the former Forest of Arden. These are interspersed with brooks, streams, farmland and, of course, the river Alne. Consequently the area has been designated as a Special Landscape Area in the District Council's Core Strategy.
- 6.2 The main High Street is included within a Conservation Area and is subject to restricted planning considerations and includes a number of listed properties. The Beaudesert Castle Scheduled Monument is a particularly important feature within the town.



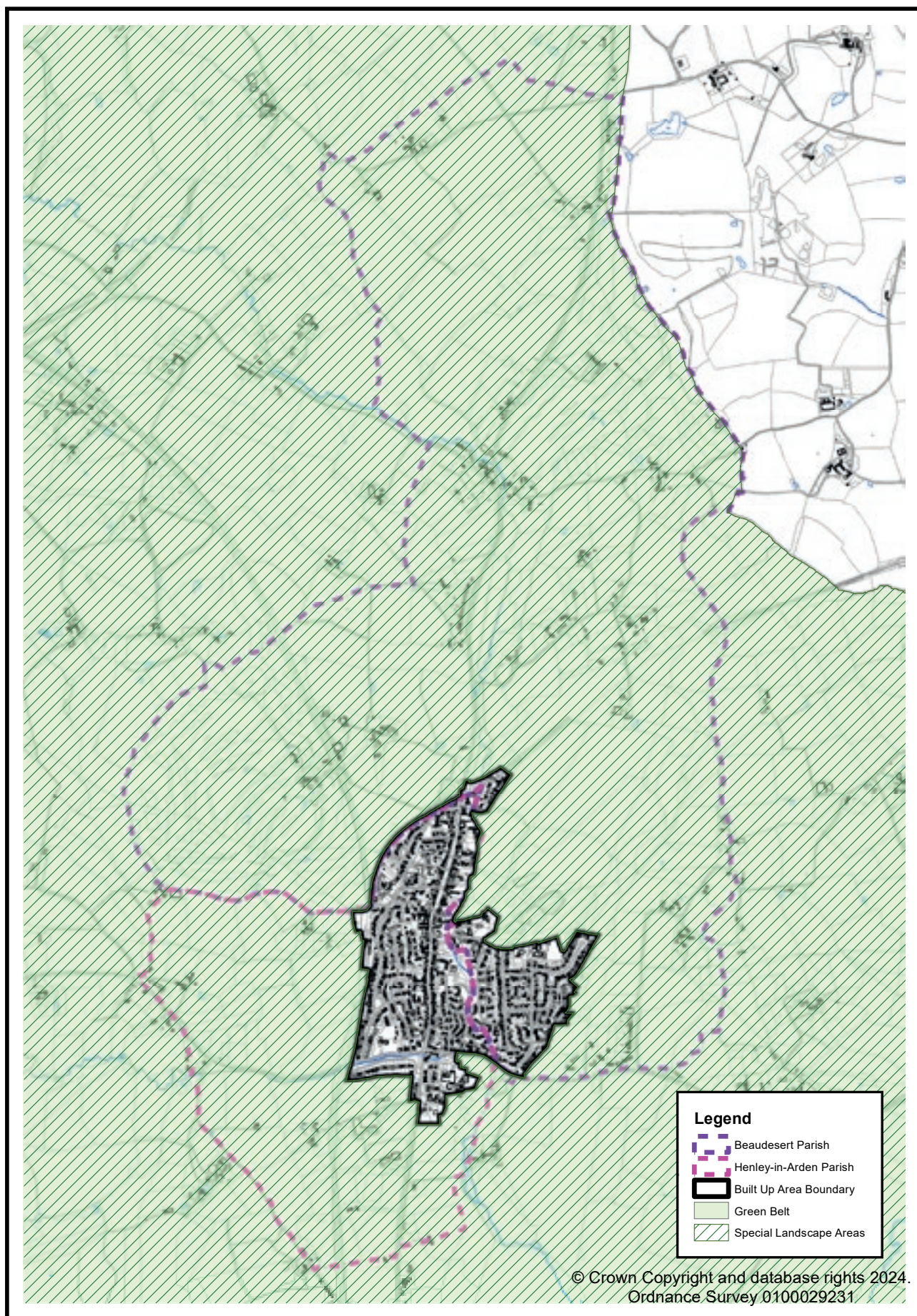


Figure 2: Beaudesert and Henley-in-Arden - Landscape



7 HISTORIC BACKGROUND

- 7.1 Henley is formed from the two separate parishes of Beaudesert & Henley-in-Arden. Neither of these places were mentioned by name in the Domesday Book of 1086. Beaudesert was the 5 hides of land held in Preston Bagot by the Count of Meulan previously held by Britnod. The title passed from the Count of Meulan to the Earl of Warwick and his great nephew Thurstan de Montfort. Beaudesert was where the De Montfort family built their castle early in the 12th Century. On 2nd March 1141 Thurstan obtained a Charter from Empress Matilda to hold a Market on a Sunday within his castle. Henley was a small part of the lands held by Robert de Toeni (de Stafford) in Wootton Wawen in 1086. By 1166 Thurstan de Montfort held $\frac{1}{4}$ knights fee from Robert de Stafford for this land. In 1220 Peter de Montfort was granted a Market Charter for Henley and a market settlement along the North-South road was created.
- 7.2 The De Montforts were an important baronial family that rose to play a central role in national politics with Peter de Montfort (1205-65), who was one of the leaders of the Barons during the Barons' Revolt. He died at the Battle of Evesham alongside his more famous namesake Simon de Montfort the Earl of Leicester.
- 7.3 The De Montfort family died out in 1369 and the title reverted to the Earl of Warwick and then the Crown. The castle was abandoned by the end of the 15th Century and in 1535 it was described by John Leland as being in ruins.
- 7.4 The Court Leet & Court Baron are a relic of Henley's feudal past. The Court Leet had jurisdiction over petty offences; the Court Baron dealt with transfer of property and land within the manor.

**Henley is formed from the
two separate parishes
of Beaudesert &
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7.5 The earliest mention of a manorial court in Henley is from 1240, when Brice of Henley promised to do suit at the court of Henley three times a year. The Court was recognised as an ancient court and was exempt from the 1977 Administration of Justice Act which abolished outdated courts.

7.6 During the Civil War Henley suffered as it stood on the main Birmingham to Stratford road. Several times it was pillaged by troops from both sides of the conflict. However, the main road also provided Henley with increased prosperity especially during the coaching age of the 18th Century. A Turnpike Trust was formed in 1726 to look after the road and toll gates were erected. Coaching Inns were numerous in Henley, around a dozen existed at the start of the 19th Century but many have since closed. The railway age brought a decline in the use of coaches and despite being the birthplace of one of the great railway pioneers, William James (1771 – 1837), Henley was left somewhat isolated until a railway station was eventually built in 1894

The Memorial Hall was opened as a Public Hall & Institute in 1909 and during the First World War it served as an Auxiliary Hospital.

7.7 Henley became a separate ecclesiastical parish to Wootton Wawen in 1914, but was combined with Beaudesert in 1915 and put under the joint patronage of the Bishop of Coventry and the High Bailiff of Henley. Until 1957 Henley was part of Wootton Wawen's Parish Council; Beaudesert formed its own Parish Council in 1955. In 1976 Henley & Beaudesert Parish Councils joined together to form the present Joint Parish Council.

7.8 Henley has a strong community spirit and there is a large number of thriving local organisations and societies, covering for example history, gardening, bowls, art and sport.

The balance of age groups within the town, where young families, working people and the retired are all currently well represented, is an important factor in sustaining this thriving community. There is a wide range of housing size and affordability and the 2020 Housing Needs Survey identified only a small local requirement for additional housing: 7 more affordable properties to rent and 11 for local purchase.

During the Civil War, Henley suffered as it stood on the main Birmingham to Stratford road.

8 EMPLOYMENT AND SERVICES

- 8.1 Henley is well served by a number of small and medium sized enterprises covering business sectors as diverse as financial services, land and property development, public transport, vehicle sales, professional services, tourism and hospitality.
- 8.2 The Town enjoys a number of retail outlets including a convenience store, general groceries, a florist, clothes shops, charity shops, a furniture shop as well as many other businesses supporting the Town's tourist trade.
- 8.3 The town also has its own railway station as well as a regular bus service accessing Birmingham to the north and Stratford-upon-Avon to the south.
- 8.4 There are a number of service based companies such as a post office, pharmacy, opticians, dentists, chiropractor, solicitors and estate agents and pre-schools as well as a wide range of restaurants, public houses, cafés and coffee shops. One of the attractive characteristics of Henley is the organic interweaving of residential and business properties.
- 8.5 The aspiration of the NDP is to support the expansion of businesses to grow and flourish within the community in order to provide additional employment for residents and to attract people to the Town, thereby generating additional revenues for the existing businesses.



9 STRATEGIC PLANNING CONTEXT

The right for communities to prepare neighbourhood plans was established through the Localism Act 2011, which set out the general rules governing their preparation.

A Neighbourhood Plan forms part of the Statutory Development Plan for the area in which it is prepared. This statutory status means that it must be taken into account when considering planning decisions affecting that area.

One of the main rules governing the preparation of a neighbourhood plan is that it must be in line with European regulations on strategic environmental assessment and habitat regulations which are retained under EU law. It must have regard for national planning policy and also be in general conformity with district-wide (i.e. Stratford-on-Avon) planning policies. This means that it cannot be prepared in isolation. It will need to take into account, and generally work with, the grain of the district wide and national policies unless there are good reasons for not doing so.

The Neighbourhood Plan, once made, sits within the Stratford-on-Avon Development Plan Documents which currently comprise the Stratford-on-Avon Core Strategy (2016) Warwickshire County Council Minerals and Waste Local Plans and a collection of Supplementary Planning Documents.

Also important is the National Planning Policy Framework (NPPF) which was updated in December 2023. This sets out the Government's planning policies for England and how these are expected to be applied. The NPPF requires the planning system (including Neighbourhood Plans) to encourage sustainable development and details three dimensions to that development:

- An economic dimension – policies should contribute to economic development;
- A social dimension – policies should support strong, vibrant and healthy communities by providing the right supply of housing and creating a high-quality built environment with accessible local services; and
- An environmental dimension – policies should contribute to protecting and enhancing the natural, built and historic environment.

The goal of sustainable development is to enable all people to satisfy their basic needs and to enjoy a better quality of life, without compromising the ability of future generations to meet their own social, economic and environmental needs.



10 VISION STATEMENT

10.1 Throughout the consultation process, the Steering Committee was struck by the consistency of comments and observations made by local residents and businesses about what makes Henley such a wonderful place to live and work.

10.2 It seems that we are broadly all in agreement and this led the Steering Committee to seek to articulate a common vision for the parishes over the plan period.

10.3 Our town aims to be a strong, inclusive and accessible community that supports the needs of new and existing businesses and residents of all ages. It wishes to utilise its unique landscape, history, leisure and tourism assets to offer a sustainable and thriving rural lifestyle for residents and visitors alike.

10.4 That vision is going to be delivered through the application of five key objectives set out below.

10.5 Housing

10.5.1 The NDP should support, where feasible and not in contravention with other objectives, new small-scale opportunities for residential development within the existing Settlement Boundary to support local and district housing needs that are well related to the villages and are of a high quality and contextually responsive design. It should also support incremental growth through redevelopment of brownfield sites and/or infill sites.

10.5.2 Any such developments should not encroach on the Green Belt, so that future generations can also enjoy the sense of freedom living on the edge of such natural beauty offers.

10.6 Economy

10.6.1 The NDP should promote development proposals for increased economic activity appropriate to the rural nature of the parishes by encouraging small scale opportunities in sustainable locations, including home working and farm diversification which make the most of local tourism assets.

10.6.2 The NDP should support existing businesses in their growth ambitions which would result in increased employment opportunities for residents of the town

10.6.3 The NDP should encourage opportunities to reduce the existing flood risks within the town through Natural Flood Risk Management interventions or other engineered options

10.7 Community

10.7.1 The NDP should create an attractive and usable public realm and seek to improve upon existing services (including schools, medical services, parking facilities and other public amenities) and support the establishment of new accessible local services and community enterprises, in both Beaudesert and Henley-in-Arden, which meet the needs of the whole community. Henley should be a community in which its population is in harmony with its services and facilities, where healthcare, education and leisure facilities are easily available to all.

10.7.2 The NDP should encourage ambitious and bold plans designed to provide first class public amenities including:

- Improvements to the infrastructure and teaching facilities of our local schools
- Improvements to the fabric, facilities and capacity of our medical centre
- Improved car parking in central locations making for easy access to local businesses
- Improved community assets that take advantage of improvements in technology including, for example, to the Memorial Hall

10.7.3 The NDP recognises the range of leisure, sporting and landscape assets (including the Mount and Green Belt) and seeks to enhance public enjoyment of these whilst supporting proposals for new leisure and tourism developments. It should be a destination for tourists in its own right celebrated for its history, its green space and countryside access, its diverse gastronomic reputation, its diverse businesses and its attraction for families.

10.8 Natural Environment

10.8.1 The NDP seeks to preserve and enhance the parishes biodiversity, through supporting the retention, creation and improvement of the green infrastructure networks, including woodland, hedgerows and streams. It should be a green, clean place which has embraced renewable energy in a way sympathetic to the nature of the town, whose population understands the need for reducing waste and increasing recycling.

10.9 Built Environment

10.9.1 The NDP seeks to preserve and enhance local landscape features including but not limited to, listed buildings, the Scheduled Monument, the Conservation Area and the Green Belt.

10.9.2 The NDP aspires to encourage sympathetically designed traffic calming measures into the town which are designed to accommodate much needed improved parking and speed reduction, whilst creating an attractive and usable public realm for pedestrians and cyclists. It should strive to improve public transport access to allow for less dependence upon cars. The NDP will support an increase in the number and quality of routes using sustainable modes (bus, train, foot and cycle) within the parishes, between Henley and the surrounding urban centres, as well as including safe routes to schools, shops and services generally.

Community Spirit within Henley-in-Arden



11 POLICY

The policies set out in this NDP have been written to have regard for the NPPF (2023) and to be in general conformity with the SDC Core Strategy (2016). At the Open Event held on 15 April 2023 there was overwhelming support for the draft policies from amongst the 210 residents who were in attendance.

P1 HOUSING

Strategic Objective

Paragraph 6.4.16 of SDC's Core Strategy notes that the town needs to provide about 90 new homes over the plan period. All such homes have now been built and received planning consent in line with the following policies:

11.1 Green Belt and Rural Setting

It is clear from the NDP survey that residents hold the rural nature of our environment around Henley as a characteristic of high importance. With 90% of respondents considering the Green Belt and surrounding countryside as one of our most important features, and 96% believing the quality of the Green Belt surrounding Henley to be important or very important. The benefits of open space to contribute to flood risk management by retaining water has been brought to our attention by the Environment Agency.

The NPPF provides significant protection in respect of greenbelt development and the policies in this NDP are intended to augment those protections.

In recent years the town has been subject to development pressures particularly on the green fields to the west of the railway line. This was met with strong objection at town meetings and through planning applications and it is clear from NDP

survey responses that the majority of residents wish to preserve the surrounding countryside.

11.2 Residents are keen to preserve the railway line as the natural boundary separating the built up area from the surrounding green belt. Consequently, new housing development to the west of the Stratford railway should be strenuously resisted.

11.3 Current Green Belt policy affords significant protection to most types of development such as large scale residential development and encourages the focus of development on in-fill sites or the redevelopment of previously developed sites. The NDP fully supports this approach.

11.4 Scale of Residential Developments

This NDP recognises the need to increase housing nationally and locally and the role that Henley will play in achieving this. However, only small scale housing developments could be considered without being detrimental to the character of the town or creating problems with the sustainability of our local services.

11.5 The NDP survey results make it clear that residents are concerned about any new housing in the town, with 76% feeling more housing would spoil the environment. They also demonstrated that, were

new housing to be developed, there was a clear preference that developments should be on a small scale and infills within the Settlement Boundary

To ensure that as Henley grows in an organic and sustainable way, proper account must be given to existing infrastructure limitations, in particular sewerage, surface water systems and land drainage run off schemes, but also power, broadband, cellular and road traffic congestion.

11.6 Social & Affordable Housing

The NDP supports the creation of appropriate numbers of social and affordable housing within the joint parishes. Any such housing should be prioritised for local needs and for those with an existing connection to the joint parishes. Such housing should comply with the broader housing policies set out in this NDP. In particular, social and affordable housing should be located within the Settlement Boundary as infill sites so as to ensure that they are properly integrated into the community. There is little or no desire amongst residents to see an isolated grouping of social housing on the periphery of the town, whether in the green belt or otherwise. Any such housing should instead be encouraged to be sited within the existing Settlement Boundary so that the residents of those homes are a seamless part of the Henley community.



POLICY H1 - HOUSING GROWTH

1. The built up area boundary of Henley is defined by the Settlement Boundary as shown in Figure 3 on Page 17. New housing development within the Settlement Boundary will be supported in principle.
2. All areas outside of the Settlement Boundary are classed as Green Belt and countryside (see Figure 2). New housing in the Green Belt and countryside will be strictly controlled and resisted in favour of development within the existing Settlement Boundary.
3. New housing developments should be restricted to small-scale development in keeping with the character of the Joint Parish.

Explanation

Future housing development within the Neighbourhood Area will need to be continuous but controlled in order to achieve steady and moderate growth and fully respect Green Belt policy.

The Core Strategy identifies Henley as one of eight Main Rural Centres where up to 90 new homes will be expected to be provided between 2011 and 2031 in order to assist the dispersed approach to housing provision across the district. It has been confirmed with SDC that Henley has exceeded its housing requirement with recent development and no further residential development is required by SDC within the Neighbourhood Area.

The built-up area boundary reflects that within the adopted Core Strategy and the emerging Site Allocations Plan (2022)"

11.7 The NDP survey demonstrated that the historic character of Henley is a key feature with 79% considering it one of the most important, and 98% wishing to retain and enhance the historic character of the high street in particular. Under this aspiration the purpose of Policy H1 is to ensure that any new development is not detrimental to the character of the town, and where possible should enhance the historic nature of that character.

11.8 All new dwellings should be designed to be environmentally sustainable in construction and in use. This includes building in the ability to recycle water collection. Any features, including solar panels and ground or air source heat pumps, must be designed to avoid harm to the appearance of the building and the street scene. If a building is listed or within the conservation area then equipment specifically designed to be consistent with the visual style of the surroundings will be required.

11.9 Applicants or developers proposing new homes must show how they have responded to the guidance provided through SDC Developments requirements supplementary planning guidance.

11.10 Planning Documents Secured by Design and the Lifetime Homes Standards. <https://www.securedbydesign.com/guidance/design-guides>





H2 RURAL EXCEPTION SITE

To meet identified local needs within the Plan area, the provision of one of more small-scale community-led schemes will be supported where the following criteria are met:

- a) The site or sites adjoin the Settlement Boundary, and;
- b) The profile of the scheme, in terms of the number, type, size and scale of the dwellings proposed is justified by evidence of need from an up-to-date local housing needs survey, and
- c) A planning obligation will be used to ensure that all housing is available in perpetuity for people with a qualifying local connection to the Plan area. and
- d) The development consists of affordable housing or is a mixed-tenure scheme where an element of open market housing is proven to be essential to delivery of the affordable element. The market housing must be the minimum necessary to support the viability of the whole scheme.

First Homes and self-build proposals will be welcomed.

Explanation

The latest housing affordability data for England and Wales shows that on average, full-time workers could expect to pay an estimated 7.8 times their annual workplace-based earnings on purchasing a home in 2019. This is an improvement from the previous year when the ratio was 8.0.

The housing affordability gap continues to widen between the most and least affordable areas. In Stratford on Avon the gap has worsened with average house prices up to 8 times workplace-based average annual earnings in 2019.

Workplace-based earnings are not available at parish level but as the average 2018 house price in the Neighbourhood Area is above the regional and national rates it is presumed the affordability gap also continues to widen.

The Parish Council is concerned to prioritise any affordable housing for people with a connection to the Parish, as expressed in the Vision of the NP. This applies both on first letting or sale of a property and all subsequent lettings or re-sales, in perpetuity. Such occupancy will be controlled via a planning agreement. This will reflect the principles set out in Part S of the District Council's Development Requirements Supplementary Planning Document or any successor document.

The policy seeks to address this issue.

First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. Specifically, First Homes are discounted market sale units which:

- a) must be discounted by a minimum of 30% against the market value;
- b) are sold to a person or persons meeting the First Homes eligibility criteria;
- c) on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and,
- d) after the discount has been applied, the first sale must be at a price no higher than £250,000

More details are available here: <https://www.gov.uk/guidance/first-homes#first-homes-definition-and-eligibility-requirements>



P2 ECONOMY

Strategic Objective

The town is keen to see proposals for increased economic activity appropriate to the rural nature of the parishes by encouraging small scale opportunities in sustainable locations, including home working conversions and other activities which make the most of local tourism assets where they do not cause significant harmful impacts.

POLICY E1 - PROTECTING AND SUPPORTING EXISTING EMPLOYMENT SITES

Proposals resulting in the loss of land or premises identified for, or currently in, employment use will only be supported providing all of the following criteria are met:

- There is a sufficient supply of sites within the Neighbourhood Area for a range of employment uses to meet existing needs;
- The applicant can demonstrate, through the submission of a minimum 6 month marketing exercise, that the site/premises is no longer viable;
- Redevelopment of the site for other appropriate uses will facilitate the relocation of an existing business on the site to a more suitable site; and
- Any unacceptable environmental problems that are associated with the current use of the site will be alleviated by the proposal, where appropriate.

Extensions to existing commercial buildings in the Neighbourhood Area will be supported providing there is no conflict with other policies in this Plan.

Explanation

In the 2015 Residents' Survey, 54% of residents agreed that the Neighbourhood Plan should focus on facilitating employment opportunities for local residents and only 36% of residents felt that there is access to adequate employment opportunities in and around Henley-in-Arden.

Where local employment can be increased without adverse impact on infrastructure or landscape, this will benefit the environment by reducing car travel outside the town and assist in balancing the age structure of the community.

POLICY E2 - NEW EMPLOYMENT OPPORTUNITIES

Proposals for new employment sites consistent with other policies in this Plan and which encourage the growth of local employment will be supported.

The development of new local employment opportunities will be encouraged within the Neighbourhood Area providing that they:

- Do not have a detrimental impact on residential amenity;
- Do not lead to the loss of green infrastructure;
- Do not have an unacceptable impact due to traffic generation.

Explanation

Some residents are keen to consider the possibility of promoting a modest-scale business park located outside of the central area of the town in order to provide workshop/office building opportunities for SMEs.

This would be located out of the town so as to avoid undue pressure on the infrastructure whilst providing employment opportunities for residents of the town, subject to overarching planning policies.



POLICY E3 - LEISURE AND TOURISM

The development of new, or improvements to existing leisure and tourism services and facilities will be supported where they respect local character and residential amenity and do not harm highway safety.

Explanation

Henley has a strong community spirit and there is a large number of thriving local organisations and societies, covering for example the Heritage Centre, churches, allotments, art, rural cinema and sport. The balance of age groups within the town where young families, working people and the retired are all currently well represented is an important factor in sustaining this thriving community.

Proposals for new leisure and tourism-based facilities must respect the Green Belt designation surrounding the settlement boundary.

POLICY E4 - HIGH SPEED INTERNET ACCESS AND TELECOMMUNICATIONS

All new residential and commercial developments within the Neighbourhood Area, not exempt under permitted development rights, will be expected to include the necessary infrastructure to facilitate fibre optic connection.

The development of new or enhanced communications infrastructure that provides for the efficient operation of the network and reasonable capacity for future expansion will be supported subject to development being kept to a minimum consistent with the needs of customers.

Development should seek to use existing masts, buildings and other structures and where new sites are required, equipment must be sympathetically designed and camouflaged to respect surroundings.

Explanation

In an age where home based businesses and home working are encouraged in order to advance sustainable patterns of living and working, it is important that the very latest Broadband and telecommunications services are provided.

This Plan seeks to promote the future proofing of new residential and commercial development by requiring the infrastructure associated with the installation of high speed broadband to be provided at the build stage.





POLICY E5 - HOME BASED WORKING

The provision of space in new dwellings to support home working, such as flexible space capable of use as, or adaptability to, a home office, is supported where:

- a. Such development will not result in unacceptable traffic movements and that appropriate parking provision is made, and
- b. No significant adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with the work activity.

Explanation

Many residents have adapted to modern working patterns and are either employed to work from home or have established their own business within part of their home. It is likely that this pattern will continue and potentially increase so new developments must be able to accommodate and or adapt to the requirements of future owners to be able to homework.

The ability to convert a room to a home office, carry out a loft conversion or utilise space for a garden office would assist in encouraging home working.

Mixed use schemes where an occupier can work and live within the same planning unit have the benefit of removing the necessity to travel to work and therefore such schemes are a relatively sustainable form of development.

P3. COMMUNITY Strategic Objective

Our town aims to be a strong, inclusive and accessible community that supports the needs of new and existing businesses and residents of all ages. It wishes to utilise its unique landscape, Green Belt, history, leisure and tourism assets to offer a sustainable and thriving rural lifestyle for residents and visitors alike.

POLICY C1 - PROTECTING AND ENHANCING EXISTING COMMUNITY ASSETS/FACILITIES

Proposals that would result in the loss of an existing community facility (as listed and described in Appendix 1) will not be supported unless any of the following factors apply:

- a) there is no longer a need or a demand for the community facility concerned; or
- b) the existing community facility can be demonstrated no longer to be economically viable, following at least 12 months open marketing at a price reflective of market value;; or
- c) the proposal makes alternative provision for the facility that would otherwise be lost, in an appropriate and convenient location elsewhere in the Plan area, and the proposed alternative provision complies with other policies in this Plan.

Proposals which enhance and improve existing community facilities will be supported, including those targeted at the 10-16 year old age group, subject to such development respecting local character and residential amenity, and being easily accessible by sustainable modes of transport including walking and cycling.

See Appendix 1 Pages 34-38

Explanation

Henley is fortunate that we have most major sports represented in the community except swimming. Most of the sports – football, cricket, tennis, bowls, table tennis, shooting etc – come under the auspices of the Henley War Memorial Trust (HWMT).

Discussions have begun between HWMT, JPC, the clubs and interested members of the community to find a way of retaining the playing of these sports which have a rich history of achievement in Warwickshire.

We are very lucky in Henley to have retained a number of facilities that were previously under the ownership of the Local Authority such as the Youth Club at The Hub and the local library. Both are now run as community assets. The facilities are reliant on funding by the JPC and subsequently the Town Precept. The NDP recognises the service that these provide to the community and supports initiatives that work to secure their future.

The town is also blessed with a number of halls of various sizes in which to hold leisure activities. The largest is the Henley School hall which holds 250- 300 followed by the Memorial Hall (200), the Church Hall, the Baptist Hall and the Guild Hall (75). These are heavily used by the local community for clubs, parties and meetings and are a great asset.

The beautiful Guild Hall and Jubilee Gardens are also venues which are available for leisure and entertainment which need to be supported and maintained for future generations to enjoy. Currently the maintenance is funded by the Court Leet. This commitment is to be applauded and should be supported and monitored by the JPC and other town organisations.

Although all of these are fantastic resources, when questioned people raised the issue of there not being enough activities for the over 10s in Henley. Ideas suggested were a properly run clubhouse/coffee shop, craft centre and more sports clubs.

In addition to better facilities for the over-10s, other enhancements suggested by the community for the consideration of any developers and/or statutory provider include extensions to existing car parks; prioritising the design of new streets around pedestrians and cyclists; future-proofing new development around sustainable movement, for example, encouraging the use of groundsource heat pumps; encouraging major development to enhance the scope for public transport/public transport connections; supporting recreational, leisure, educational, fitness and nature-based opportunities at the Mount and supporting development that provides for community events



POLICY C2 - DESIGNATED LOCAL GREEN SPACE

The six areas below are designated as Local Green Space and will be protected from inappropriate development in a manner consistent with Green Belt policy:

1. Allotments gardens to west of the railway line
2. Jubilee Park
3. Riverlands
4. Littleworth
5. Memorial Sports Ground

(see evidence base in Appendix 2)

The enhancement of the special qualities of designated Local Green Space, for example their recreational or ecological significance, will be supported.

Explanation

In accordance with paragraphs 105-107 of the 2023 NPPF, local communities are encouraged to include new and robustly justified Local Green Spaces within their neighbourhood plans.

Local Green Space which is of particular importance to local communities, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife will be designated for special protection. Designations as a Local Green Space rules out development in perpetuity. None of the designed Local Green Spaces represent large tracts of land and are all well related to the local community.

Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

See Appendix 2 Pages 39-44

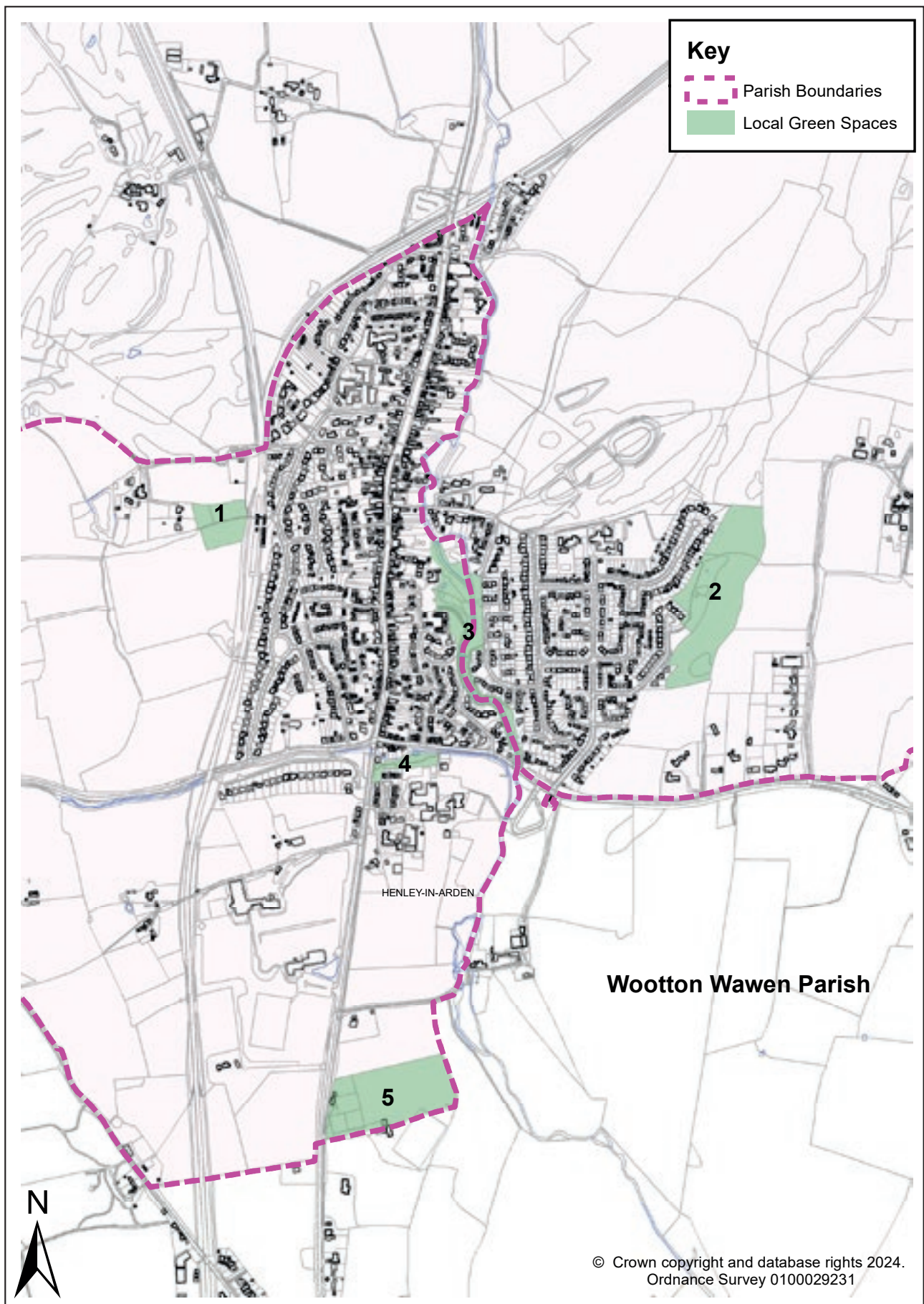


Figure 4: Beaudesert and Henley-in-Arden - Local Green Spaces

POLICY C3 - SPORTS AND LEISURE FACILITIES

The improvement of existing community sports and leisure facilities at the Memorial Sports Ground and the development of new community sports and leisure facilities in the Neighbourhood Area is supported.

The loss of community sports and leisure facilities will not be supported unless they are replaced by equivalent or better facilities in an equally or more accessible location (see Appendix 3).

See Appendix 3 Page 45

Explanation

Since the closure of Warwickshire College as an educational facility, the Sports facilities have been run as a self-supporting enterprise for the local Community. This facility ceased trading December 31st 2019. The Sports Hall, Exercise Gymnasium, and all weather pitch provided an excellent extra dimension for the leisure facilities of the Community and surrounding catchment area.

The strength of feeling regarding the potential long term loss of these facilities in the Town was palpable and residents were extremely keen to preserve them where at all possible. Failing alternative, appropriate replacement facilities of no lesser quality than those being replaced will be supported.



P4. NATURAL ENVIRONMENT

Strategic Objective

The town wishes to preserve and enhance local landscape features including but not limited to, the Conservation Area and the Green Belt.

POLICY N1 - RENEWABLE ENERGY

Development proposals including the use of renewable energy technologies will be supported providing they can be satisfactorily integrated into the character of the neighbourhood area especially when this leads to a tangible benefit to the community.

All proposals must have regard to the Green Belt policy and in particular paragraph 151 of the National Planning Policy Framework 2021 which establishes the need to demonstrate very special circumstances in some cases. New developments should ensure that adverse impacts are addressed, including cumulative landscape and visual impacts.

Explanation

We are all charged by our future generations to create a sustainable future and recognise the imperative of mitigating the worst effects of climate change. SDC has adopted the Part V: Climate Change Adaptation and Mitigation of the Development Requirements SPD, which requires applicants to provide climate change mitigation/adaptation measures (including renewable energy) depending on the type and scale of development. In addition, National and international objectives are as follows:

- UK Climate Change Act 2008 - 80% reduction in greenhouse gas emissions by 2050
- Paris climate agreement 2015 - To hold the increase in global average temperature below 2°C above pre-industrial levels

To support these objectives this NDP will promote the use of renewable technologies within the Neighbourhood Area with a desire to become a carbon neutral parish for electricity, providing our community with environmental, economic and social resilience.

Green energy schemes will be supported providing they are in line with the National Planning Policy Framework.

POLICY N2 - TREES AND HEDGEROWS

All new development will be encouraged to protect all trees and hedges where appropriate, as per BS 5837: 2012 Trees in relation to design, demolition and construction or as subsequently revised or replaced. Where this is not appropriate, new trees and hedges should be planted to replace those lost. Most new developments should incorporate appropriate new tree and hedge planting of a suitable size and species in their plans. The new hedge or shrub planting should be implemented as per the recommendations in BS 4428:1989 Code of practice for general landscape operations and any new tree planting should be carried out in accordance with BS 8545:2014 Trees from nursery to independence in the landscape or as subsequently revised or replaced.

Relevant new development proposals will be expected to demonstrate that they have, where possible, had regard to appropriate sustainable landscaping, in order to avoid later retrofitting of poor quality or token landscape design.

Explanation

New developments must not adversely affect the health of established trees or require lopping to a degree that would materially hinder the future growth of the tree. Established hedgerows should be preserved unless there are exceptional agricultural reasons justifying their removal.

POLICY N3 – VALUED VIEWS

Where development would have a significant adverse effect on the valued views listed below and described in Appendix 4 it will only be permitted where the benefits of the proposal clearly outweigh the harm.

The views are:

1. Area of River Alne Flood Plains viewed from William James Way looking North East.
2. Flood Plain Area looking South East from William James Way towards the Mount
3. Looking South East from William James Way towards the Mount.
4. The Mount summit Looking North West over North Henley
5. The Mount summit Looking North over the Tree Plantation
6. View down to the Southern Entrance in Beaudesert Lane along the Heart of England & Millennium Way with May's wood on the horizon.

See Appendix 4 Pages 47-48

Explanation

A Landscape Sensitivity Assessment (<https://www.stratford.gov.uk/planning-building/landscape-and-green-infrastructure.cfm>) was carried out in July 2011 by White Consultants. The objective was to help 'protect and enhance the more valued landscapes'. Henley lies in the Arden Special Landscape Area of rolling countryside.

It is important to protect the open and rural nature of the land surrounding built up areas of the parish to ensure the separate identities of our different settlements and retain its distinctive features and important views.

Any development proposals must ensure that valued views in and out of the village are maintained. The character of the landscape is derived from 'natural' factors, its geology, geographic location and the characteristic vegetation and habitat types it sustains.

For Henley, a number of valued landscapes and views into and out of the town have been identified in Figure 5.

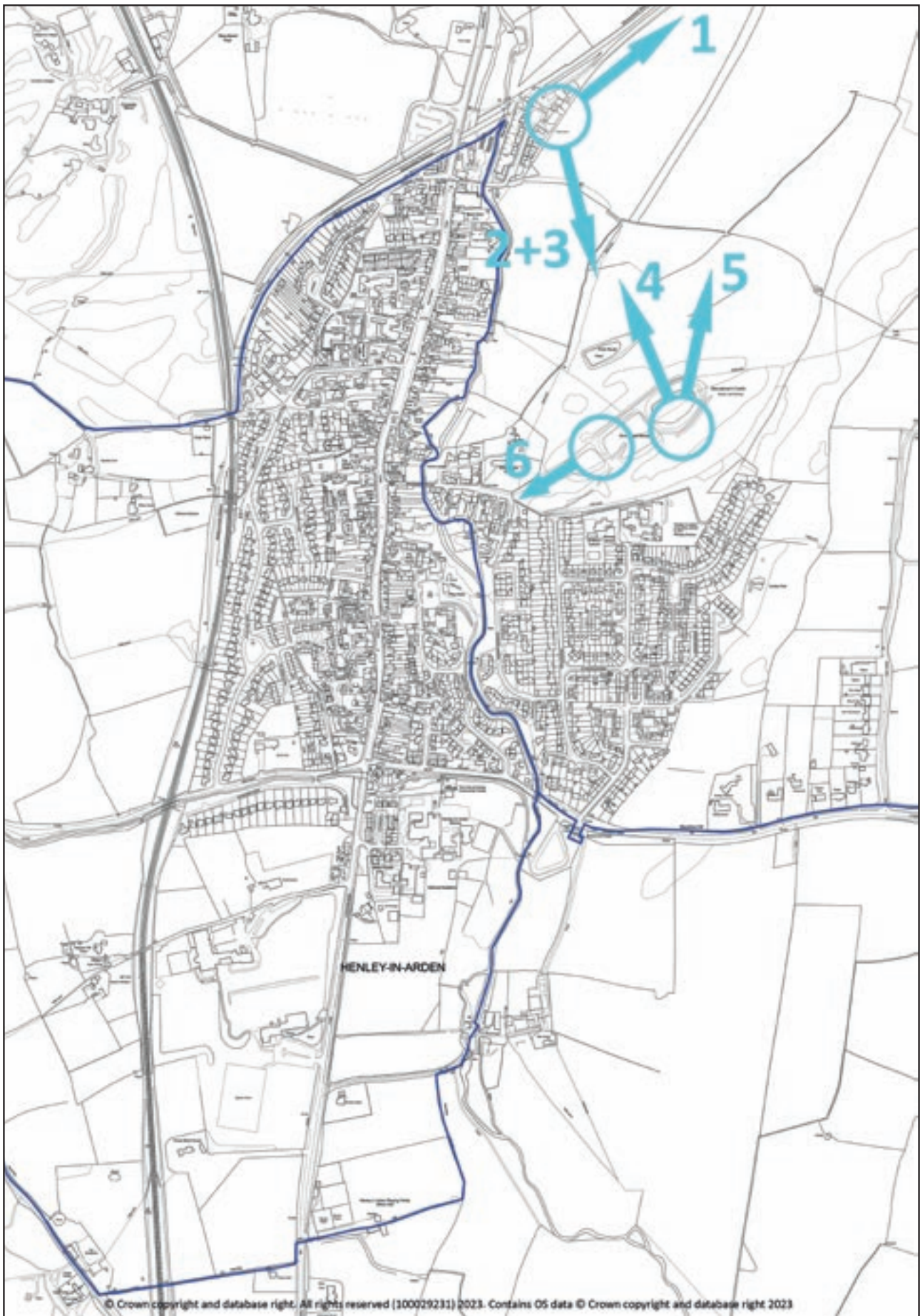


Figure 5: Valued Views

P5. BUILT ENVIRONMENT

Strategic Objective

11.15 Residents would like to maintain an attractive and usable public realm and preserve existing services (eg. schools and churches) and support the establishment of new accessible local services and community enterprises in both Beaudesert and Henley-in-Arden. This should meet the needs of the whole community whilst being cognisant of the constraints in planning.

B1 – DESIGN QUALITY

Where appropriate, all new development within the Neighbourhood Area will be expected to:

- a) be compatible with the distinctive and varied character of the area, respecting the local settlement pattern and building styles, lines and materials with both hard and soft landscaping and measures to encourage biodiversity;
- b) incorporate a high standard of energy efficiency in the design and build of the proposed dwellings and where practical be carbon neutral;
- c) conserve and enhance heritage assets and their settings including listed buildings and the designated conservation area;
- d) avoid the conversion of business premises in the Conservation Area into residential dwellings where this would cause significant harm to residential amenity of either the converted property or neighbouring dwellings;
- e) protect, and enhance landscape and biodiversity by incorporating native landscaping consistent with the local character of the Special Landscape Area;
- f) ensure adequate provision is made within developments so that waste and recycling bins are not in public view;
- g) where appropriate, be preceded by an archaeological survey where development is within or adjacent to the conservation area;
- h) be designed to complement or enhance the historic character by adhering to high quality design principles as set out in the District Council's Development Requirements Supplementary Planning Document or its successor document, including provision for emergency services infrastructure where necessary; and
- i) demonstrate evaluation against Building for Life 20121 (BfL 1.2) whereby all criteria achieving a 'Green' score will be supported. Developments which include a 'Red' score against any criterion should be avoided through re-design.

Explanation

The Joint Parish of Beaudesert and Henley has a long and interesting history, resulting in a wide array of heritage assets, attractive landscapes and a distinctive local character. This is reflected in the existence of a Conservation Area and a large number of listed buildings along with a Scheduled Monument.

This policy seeks to reflect the design principles which the community believes will help to achieve this aim. They reflect the outcome of consultations with all age groups and of community organisations. The overall aim is to protect the Parish so that it retains its character within a unique and distinctive Parish. This can be achieved by the use of the planning system to respond sensitively to the wide range of historic buildings, structures, landscapes and archaeology situated within the Parish. These assets form many of the key characteristics of the Parish, and future development should seek to enhance, reinforce and preserve this distinctive historic environment. New buildings should contribute to the achievement of sustainable development, consequently it is important to reduce the environmental impact of new development and the energy costs to new occupiers. Works to improve the performance of traditional buildings should be compatible with their building technology.

The biggest challenge facing the future of the Parish is to balance the desire to protect its character with the need for it to grow and evolve in a sensitive and proportionate manner in order to sustain the community and its facilities. The results of the NDP Questionnaire overwhelmingly support the need for policies that will preserve the historic, cultural and visual characteristics of the Town. The policy items listed are the result of extensive consultation with the residents of the Town.

POLICY B2 - REUSE OF RURAL BUILDINGS

Where planning consent is required, the conversion of existing agricultural buildings to housing, business space or tourist accommodation will be supported where development respects local character, residential amenity and highway safety. Such development will be expected to enhance biodiversity

Explanation

Changes in farming have led to some agricultural buildings falling redundant. The conversion of these redundant farm buildings to non-agricultural uses can provide opportunities for the establishment and development of small businesses that generate income and employment opportunities for local people. This trend of diversification will be encouraged to maintain a balanced and vibrant community, subject to the proper consideration of the impact on residents of any nearby houses and the broader community, visual or other impact on the countryside and highway safety issues. It is recognised that some conversions of rural buildings can take place as permitted development.

The residents wish for the NDP to be supportive of sympathetic conversion of existing buildings in order to breed new life into them.



POLICY B3 – WATER MANAGEMENT

Reducing Flood Risk - New developments for residential or commercial buildings,, where appropriate, should incorporate above ground SuDS, and limit the rate of surface water discharge to pre-development Greenfield runoff rates, to reduce flood risk and ensure that surface water runoff does not increase the risk of flooding elsewhere. Other measures such as the reuse and recycling of water, the use of permeable paving and other measures that help with water efficiency and those which enhance ecology will be supported in all development schemes. Proposals which do not satisfactorily address fluvial and pluvial flooding considerations will not be supported.

Developers are required to contribute towards the cost of any Flood Risk Management scheme proposed in the River Alne catchment.

Drainage - All proposals for new residential dwellings or new commercial buildings must demonstrate that there are or will be adequate water supply and water treatment facilities in place to serve the whole development. Proposals that would result in a risk to the quality and or quantity of a water body or water bodies will not be supported.

Proposals to expedite the improvement and upgrade the existing drainage network across the Neighbourhood Plan area will be supported. All developments will be expected to demonstrate that there are suitable and satisfactory arrangements in place to deal with foul water.

Explanation

Some areas of Henley are vulnerable to flash flooding and alleviating flooding is a high priority for residents.

New developments should be designed to prevent increased discharge of surface water to the town's inadequate drainage system through measures such as the retention of open land and the creation of containment ponds as well as the use of permeable surfaces for drives and paths.

New development must not overload the existing drainage systems in Henley. Surface water has entered houses on several occasions in recent years causing great damage and hardship.

This policy aims to ensure that development does not make this unsatisfactory situation worse by requiring that appropriate mitigation measures are in place before new houses are occupied. Consideration should be given to the retention of land which can be used to slow down the flow of surface water and the creation of containment ponds. Flood risk management is the responsibility of Warwickshire County Council as the Lead Local Flood Authority and developers will in future be required to meet relevant national and local guidelines.

Applicants or developers proposing new homes must show how they have responded to the guidance provided through the Stratford-on-Avon District Council Development Requirements Supplementary Planning Document, Secured by Design and the Lifetime Homes Standard and refer to the Environment Agency Flood Mapping for the River Alne and Surface Water Flood Mapping.

POLICY B4 - DESIGNATED HERITAGE ASSETS

Development proposals must conserve designated and non-designated heritage assets and their settings in a manner appropriate to their significance and development which enhances the appearance and sustainability of the Neighbourhood Area's heritage assets will be supported.

Proposals which cause any potential harm to heritage assets will not be supported unless it is demonstrated that any loss or harm cannot be avoided or mitigated and would be clearly outweighed by the benefits of the development.

Explanation

There is a significant number of listed buildings along the High Street (A3400) which is also covered by Conservation Area status (see Figure 6 below) and a Scheduled Monument.

This Plan aims to assist in the protection and enhancement of the historic environment, including archaeological sites and historical buildings, for the benefit of residents and visitors alike.

The majority of sites containing archaeological remains are not statutorily protected or scheduled and it is known that many parts of the parish are likely to contain significant remains. Consequently, prior to any development commencing, advice should be obtained from The Planning Archaeologist at Warwickshire Museum Field Services.

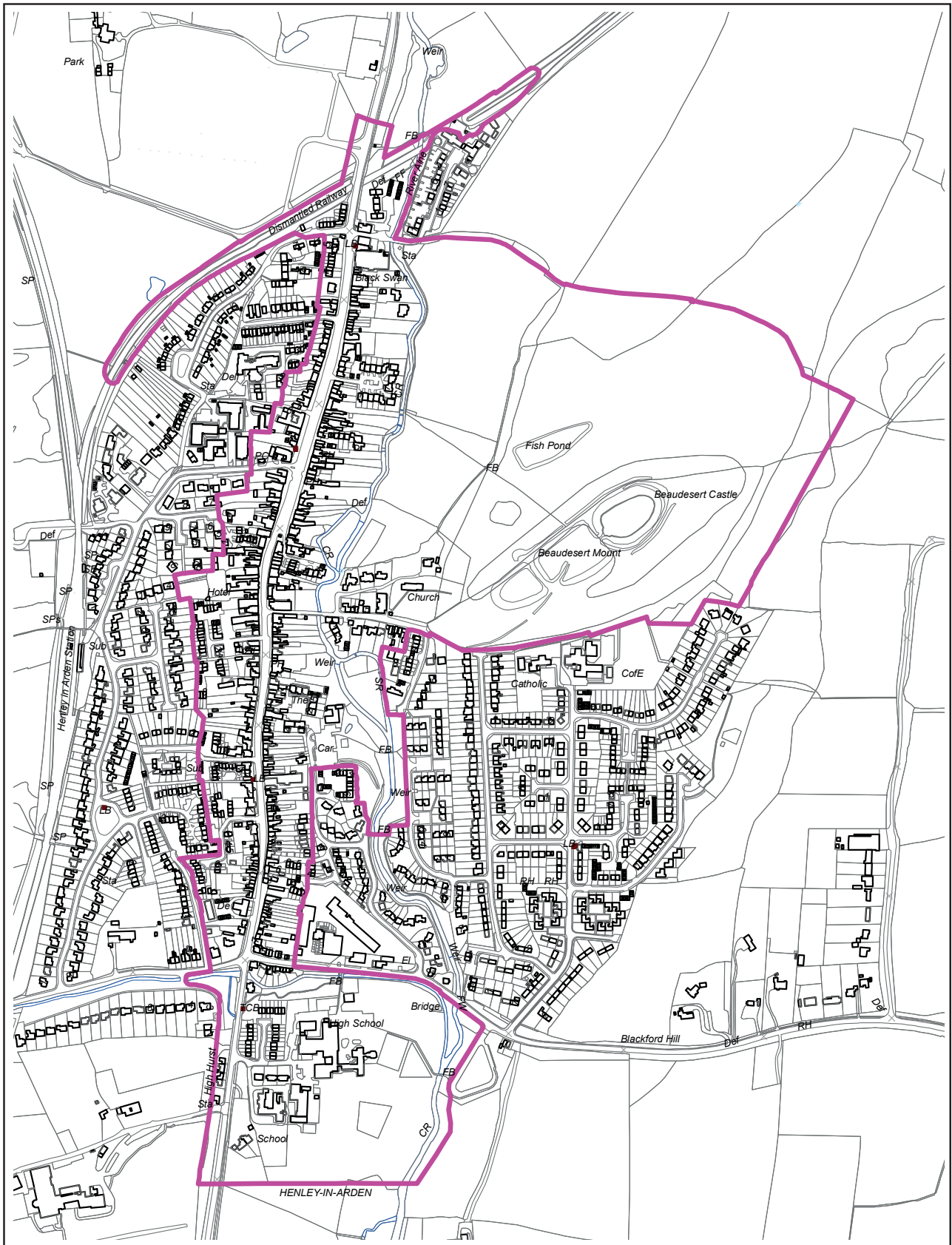


Figure 6: Conservation Area

12 MONITORING AND REVIEW OF NDP

The Neighbourhood Development Plan covers the period up to 2031. During this time, it is likely that the circumstances which the Plan seeks to address will change.

The Neighbourhood Plan will be regularly monitored. This will be led by Beaudesert and Henley-in-Arden Joint Parish Council on at least an annual basis. The policies and measures contained in the Neighbourhood Development Plan will form the core of the monitoring activity, but other data collected and reported at the Parish level relevant to the delivery of the Neighbourhood Development Plan will also be included.

The Parish Council proposes to formally review the Neighbourhood Plan in 2026 or to coincide with the conclusion of the Joint Local Plan if this cycle is different.

Should the new Local Plan release Green Belt land and provide a housing requirement for the Joint Parish, then it is intended to review the Neighbourhood Development Plan at an early opportunity and to consider residential and commercial allocations to address development issues and to determine where this development goes to so that the community continues to shape development in the neighbourhood area in line with locally expressed need.

13 APPENDICES

APPENDIX 1 COMMUNITY FACILITIES

INTRODUCTION

The town is very fortunate in having a rich and diverse group of community facilities. Some of the facilities originate in very historic buildings and organisations and others are recent additions to the area. The emphasis in this appendix is on the physical amenities, and in a separate appendix are listed the many groups and activities which take place within the town. Key facilities are shown on the plan at the end of the appendix



1 THE HERITAGE CENTRE

The heritage centre was opened in 1997, as a result of the philanthropy of the previous Lord of the Manor Joseph Hardy. The heritage centre, situated on the High St. next to the renowned Henley Ice Cream shop, is an extraordinary building, parts of which date back to 1345. It describes the history of the town from the 12th century to the present day to thousands of visitors, each year. The charitable educational trust which owns the heritage centre has an educational mission and works widely with both schools and adult groups. There are 75 volunteers working within the centre and support both the local community and the tourists who visit the town.

2 THE HENLEY WAR MEMORIAL TRUST

2.1 The Henley War Memorial Trust is responsible for two key community facilities in the town. The Memorial Hall and the Arden Recreational Centre.

The Memorial Hall is a historic building opened in 1908, which has provided facilities and entertainment to the town for over 100 years. The building was originally formed as a working men's club, providing social events, theatrical events and entertainment as well as education facilities for the community. Over the years the building has served as a military hospital during wartime, and as a memorial to those who served and lost their lives in 1939 to 1945. In latter years the building fell into some disrepair and large sums were raised by the trustees to improve the facilities. The centrally located building now supports a local primary school, group meetings, social events, a Rural Cinema and Badminton for the local community, as well as all the meetings of the Joint Parish Council.



2.2 The Arden Recreational Centre provides sports facilities on the Southern border of Henley & Wootton Wawen. The area consists of 3 Football pitches and a cricket square together with changing facilities and Social area. The Sports ground also has 7 Tennis Courts & pavilion, a Crown Bowling Green & pavilion, a Rifle & Shooting Club, and the Henley & Wootton Scout headquarters.



Henley & Wootton Scout Headquarters & Henley Rifle & Shooting Club at the Arden Recreational Centre, Stratford Rd. Henley in Arden



Henley in Arden Tennis Club at the Arden Recreational Centre, Stratford Rd. Henley in Arden

2.3 The Henley War Memorial Trust developed another very important facility in 2012. The local community centre which was provided by Warwickshire CC was closed. The Memorial. Trust took over the building following a major public outcry and dedicated the building, named The Hub at Henley, to the provision of constructive and enjoyable community activities. The community raised large amounts of money through public donations to make it possible.

The main purpose of the Hub was to provide a Youth Club however it has since been developed to provide for everyone from babies to Pensioners. It is staffed both by paid trained youth workers, but also by volunteers. In 2016 the Hub separated from the War Memorial Trust and became a Charity in its own right called the Hub at Henley Community Centre CIO. The CIO has recently signed a 25yr lease with Warwick CC to take it to 2045. This is a particularly important facility, whilst a quarter of the population of the town is under 25, and although there is significant affluence in the area, one in 10 children in the area live in poverty.



The Hub



Guildhall Gardens

3 THE GUILDHALL AND COURT LEET

The earliest reference to the Guildhall was in the 14th century. There are 10 records of the changing tenure of the building for the next 150 years, and also records of the High Bailiffs of the town. The building itself declined in use between the 17th century and the 20th century when the building was significantly refurbished under the stewardship of the Guildhall Trust which is responsible for the building and gardens. The Court Leet, originally responsible for the stewardship of the town itself now maintains the public history and traditions of Henley. The building is used for ceremonial occasions, presentations, societies and dramatic productions. In its central position in the town the Guildhall is critical to the collective memory and atmosphere of this historic town.

Jubilee Gardens behind & connected to the Guildhall Gardens with St John's adjacent, situated at the corner of High St. & Beaudesert Lane.



4 LOCAL CHURCHES

Not only is Henley blessed with four different churches, Saint Nicholas, Saint John, the Baptist, Henley Methodist and Henley Baptist Church but all the churches are within 200 yards of each other and the town centre presenting many options to the community.



4.1. SAINT JOHN'S church in the High Street dates back to the late 15th century. This church has been preserved externally and internally. It includes the town's war memorial. Most of the civic and ceremonial events take place in the church every year and on significant dates in the calendar.



4.3 HENLEY METHODIST church situated on the north side of the High Street. In addition to providing regular services shares its church hall with the town library, which is staffed by volunteers and opens six days a week despite the financial pressures on it. There are reading clubs and the library serves as a resource centre to the town.



St Nicholas Church, Beaudesert

St. Nicholas Church Hall

4.2 The two parishes were originally divided by the river without a central bridge. As a result the town has been blessed with two Anglican churches and SAINT NICHOLAS BEAUDESERT is the oldest church in the town. It was built by the De Montford family in the 12th century. Much of this church has been preserved and improved over the years. The church hall immediately adjacent is a popular destination for events, classes and a café.



Henley Baptist Church,
High St. Henley in Arden

Henley Baptist Church Hall

4.4 HENLEY BAPTIST church is situated on the south side of the High Street and not only operates normal church services, but offers an informal café and drop-in centre to the community. It also has a Community Hall behind the Church which is used by many local groups.

5 MEDICAL FACILITIES

Henley has excellent health services. There is a substantial health centre with doctors and nursing staff located ideally in the centre of the town. There are two dental practices including one offering NHS treatment. There is also a vet practice close to the town centre.

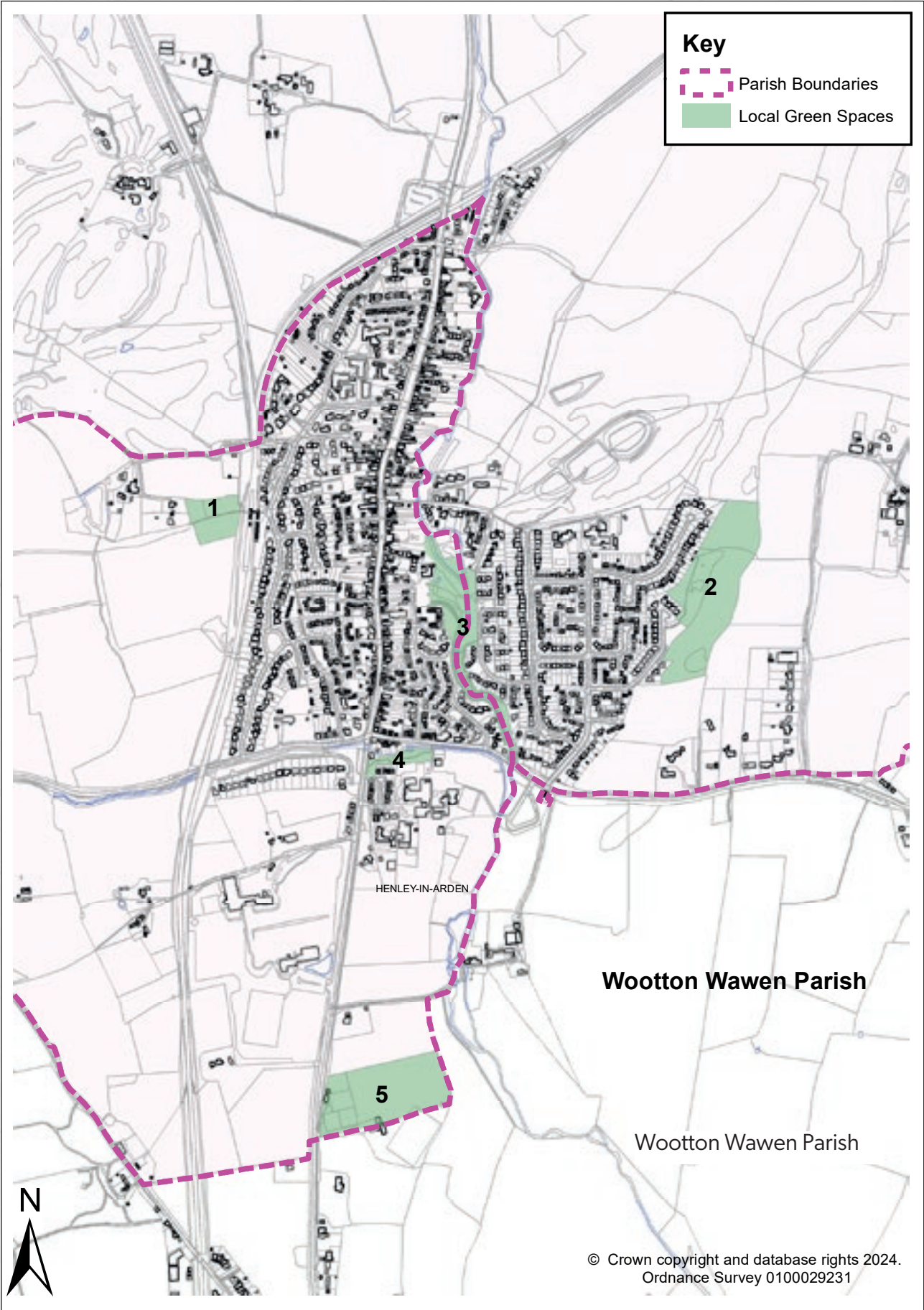


6 HENLEY RAILWAY STATION

Until very recently, the station buildings at Henley were not used. The ticket Office is permanently closed, and none of the buildings were used for railway purposes or any other functions in the last few months however planning permission has been given for the station buildings to be used as a micro-brewery and a community hall. This will bring life back to the part of town which had become a backwater. It is anticipated that the facilities at the station will be in full operation by autumn, 2023.



APPENDIX 2 LOCAL GREEN SPACE EVIDENCE BASE





LOCATION 1 – HENLEY ALLOTMENTS

Site

Henley in Arden Allotments, B95 5JD

Address/Location

The Allotments are situated on the Western side of Henley adjacent to the Railway Station they are traversed by the Heart of England Way public footpath.

Description

The 45 Community Allotments are owned by the JPC but managed by the Allotments association.

Public Access

Yes from the Station bridge & via the Heart of England Way public footpath.

Is it Beautiful

It is a cultivated space by the residents of Henley, if your hobby is gardening then yes it is beautiful.

Does it have historic significance

The allotments have been a valued asset for many residents of Henley & Beaudesert for many years. It provides both exercise, companionship and excellent produce.

Does it have recreational value?

There is a wide spectrum of plot holders from young families to the very mature, from novice to experienced all working in harmony for the benefit of all.

Is it tranquil? Is it a peaceful place away from noise & bustle.

Yes, the area provides a calm & tranquil environment.



LOCATION 2 - JUBILEE PLAYING FIELDS & CHINGLEY BANK NATURE WALK

Site

The Jubilee Park & Play Area incorporating the Chingley Bank Nature Walk. B95 5LS

Address/Location

The Play area is situated on the Eastern side of Beaudesert, and is situated near to the schools Henley-In-Arden CofE Primary School and St Mary's Catholic Primary School.

Description

The Play area, is a popular area for Visitors, Walkers, residents & dog walkers. It incorporates both Play & Exercise equipment.

The Chingley Bank Nature Walk rises up from the play area & provides a natural habitat for many wild animals and birds the walk extends onto the Ridgemount Walk, on the Mount Lands. Both walks can be accessed via the Jubilee steps from Jubilee Fields which is also a public footpath to Preston Bagot 2 miles west of Henley.

Public Access

Yes from Chingley Bank, Castle Rd. & the public footpath which goes onto Edge Lane & Preston Bagot.

Is it Beautiful

The Play Area is regularly maintained & the nature walk is an unspoilt forest of mature trees.

Does it have historic significance

Originally opened in 1977. New galvanised steel fencing was installed early 2023 in the Coronation Year, to surround the play equipment and replace the old wooden fencing, with replacement safety surfacing installed beneath the play equipment.

Does it have recreational value?

Yes, both play equipment and newly installed outdoor exercise equipment.

Is it tranquil? Is it a peaceful place away from noise & bustle.

The Play area can have the sound of Children playing but the nature walk is quiet & tranquil.



LOCATION 3 - RIVERLANDS PLAY AREA

Site

Riverlands Play Area & Open Space, B95 5GD

Address/Location

Central to both Henley & Beaudesert with the River Alne flowing through it, it is situated next to the Medical Centre.

Description

Riverlands Open Green Space popular with all ages, it provides walking access to the Medical Centre via two bridges over the River Alne to join Henley to Beaudesert. There is a car park adjacent that is free to park in & a toilet is provided.

Public Access

Yes, from the High St, via Stylers Way, Prince Harry Rd. & River Gardens via the bridges.

Is it Beautiful

There are play areas for toddlers & youngsters plus a natural pond, wooded area and open grassland.

Does it have historic significance

Originally this land was part of the medieval park which surrounded the castle and was known as the Moors. It was until fairly recently marshy land, prone to flooding before the river was straightened. In the early 1980s, planning applications for housing and a car park were eventually granted which included an agreement that part of the area would remain an open 'nature reserve' area of parkland.

Does it have recreational value?

Yes, maintained play equipment is provided, there are picnic benches available plus access to the shallow river where once a year a sponsored Duck race is organised by the Henley & Beaudesert Court Leet.

Is it tranquil? Is it a peaceful place away from noise & bustle.

Parts are quiet & tranquil whilst the Play Area is enjoyed by local children.



LOCATION 4- LITTLEWORTH FIELD & HENLEY HUB

Site

Littleworth Field & Henley Hub

Address/Location

Littleworth Field is situated at the junction of Stratford Rd. & Warwick Rd. at the Southern end of Henley. B95 5FE. The Henley Hub is adjacent accessed from Warwick Rd..

Description

It is an area used by many residents for exercise & dog walking, but its main importance is as a flood defence for Henley. The open ditch takes surface water from the open land area South of the Allotments & Glennhurst to the River Alne passing through Henley via Riverlands & East of Henley High School towards Wootton Wawen.

The land is adjacent to the High School & the HUB which is a youth centre and essential to the wellbeing of the school children of the area.

Public Access

Yes, either 50yds South of the lights at Warwick Rd. or across the bridge from Warwick Rd. The Henley Hub and Skate park adjoins the open space.

Is it Beautiful

It is a quiet oasis on the South side of Henley.

Does it have historic significance

The area is owned by the JPC for the benefit of the community.

Does it have recreational value?

Yes, both for walking & exercise plus skate boarding.

Is it tranquil? Is it a peaceful place away from noise & bustle.

Parts are quiet & tranquil whilst the Skate Park is enjoyed by local children.



LOCATION 5- THE ARDEN RECREATIONAL CENTRE- STRATFORD RD

Site

The Arden Recreational Centre

Address/Location

Stratford Rd. B95 5AP, 1/2m South of Junction with Warwick Rd.

Description

The Arden Recreational Centre is situated on the Southern Border of Henley, the border with Wootton Wawen dissects the Sports ground. Football Field 1 & the Henley & Wootton Scout Hut are actually in Wootton the remaining 2 Football Pitches, the Cricket Square, 7 Tennis Courts and the Crown Bowling Green are all inside the Henley Border. The Sports ground has been used by the Community for leisure & sport since 1947.

The Crown Green Bowling club is the most Southern Crown Green Club of its kind in the UK. It is a great way for the Community to enjoy their retirement.

The ground is the centre of all sporting activity for the Community & is essential for the development of the youth of Henley & Beaudesert & the wellbeing of all the Community.

Public Access

Yes, from Stratford Rd. Parking is available.

Is it Beautiful

The site is well maintained. Located on the South side of Henley it has wonderful views of open farmland to the South & West from the upper floor of the Pavilion.

Does it have historic significance

The Sports ground has been used by the Community for leisure & sport since 1947. The land is owned by the Community in the form of Henley War Memorial Trust. All residents of Henley & Beaudesert are voting members of the Trust. An AGM is held each year where the Community are invited to attend. In addition to sport being carried out at the ground various Community events such as outdoor theatres use the area.

Does it have recreational value?

Yes, Football, Cricket, Table Tennis, Lawn Tennis, Crown Green Bowls, Rifle Shooting & Scouting.

Is it tranquil? Is it a peaceful place away from noise & bustle.

Parts are quiet & tranquil whilst the Sports areas are used by the Community enjoying their sport.

APPENDIX 3 SPORTS & LEISURE FACILITIES

OVERVIEW

The Henley and Beaudesert residents enjoy a multitude of sports and leisure facilities within the town. Many of them are based in the community owned buildings described in Appendix 3 and run by those major local organisations. The town guide lists no less than 53 clubs and societies including almost all aspects of sporting, health and recreational activities.

Henley-in-Arden War Memorial Trust" is dedicated to the memory of those Townspeople who laid down their lives, and to those who rendered service to their country during the World War 1939-1945, to provide sport & leisure facilities for the residents of Henley & Beaudesert.

All residents of Henley & Beaudesert are automatically members of the Trust & can vote for the aspirations & Management Trustees of the Trust. The Trust is independent of the Parish Council.

The Henley War Memorial Trust owns both the Memorial Hall in Station Lane & the Arden Recreational Centre 1/2m South of Henley Town Centre.



THE ARDEN RECREATIONAL CENTRE (THE ARC) consists of an area of 11.3 Acres and incorporates a Crown Bowling Green & Clubhouse, 7 Tennis Courts & Clubhouse, 3 Football Pitches & a Cricket Square. In addition Table Tennis, Pool & Darts are available in the combined Pavilion known as the ARC.

The Henley in Arden Shooting & Rifle Club has its Headquarters & Indoor Range at the ground. In addition Henley & Wootton Scout Group has its Scout Hut at the Ground.

Each Sport has its own organising committee & pays rent to the HWMT for its facility.



Henley Bowling Club & the Building to the left is the Rifle & Shooting Range whilst the building to the right is the Henley & Wootton Scout Hut.

THE MEMORIAL HALL in Station Rd. Henley in Arden consists of the Hall itself, Parking & Storage for Arts & Drama. The Memorial Hall houses the Montessori School during the week, in schooltime, but incorporates, Badminton, Children's & young people's Dance classes, Amateur Dramatics, Arts Festival, a Rural Cinema & Concerts during evenings & weekends.



THE HUB at HENLEY, started out as a Youth Club in 2012 after Warwickshire CC removed grants for Youth Clubs. It still operates as a youth club with emphasis on after school activities but has developed over the years into a venue for Babies to Pensioners. It incorporates a Skate Park outdoors with a Pool Table & Table Tennis indoors.

CHURCH ACTIVITIES

There are three more Community Venues for the residents of Henley & Beaudesert the **Methodist Church Hall**, situated at the Market Cross, High St. currently housing the Community Library, the **Baptist Hall** on the High St, behind the Baptist Church & the **Church Hall in Beaudesert Lane** adjacent to St. Nicholas Church, each venue houses various Community groups such as Women's Institute, Pilates, Church groups, Flower Arranging and many more groups & activities.



Methodist Hall, housing the Community Library, Market Cross High St.



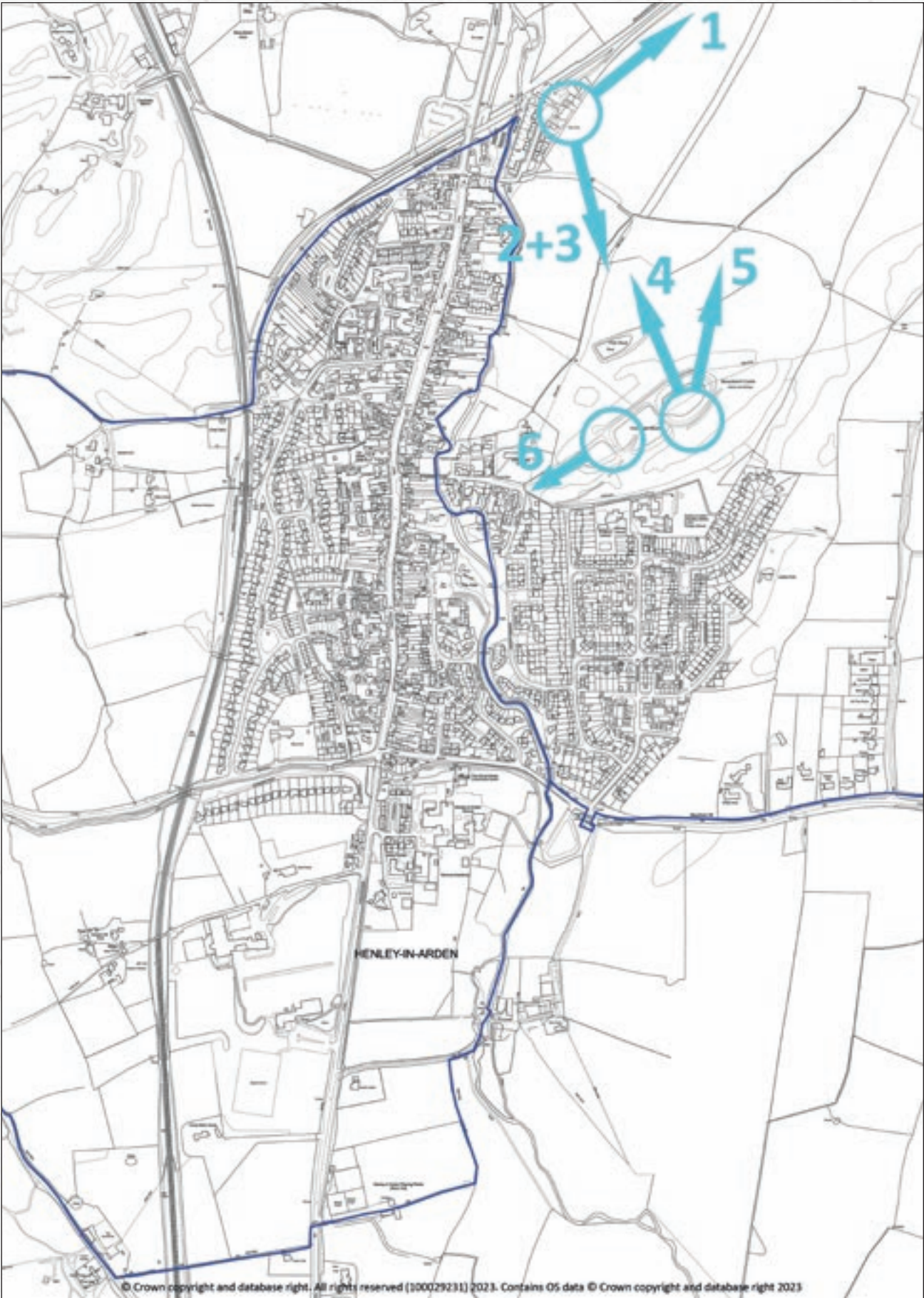
Baptist Hall, behind Baptist Church, High St.

HENLEY ALLOTMENTS

In addition to Sport & Leisure activities provided by various groups & Charities the JPC provide Allotments for Residents to the West of the Railway Station.



APPENDIX 4 VIEWS DESCRIPTIONS



The joint parishes of Beaudesert and Henley in Arden are found in an elongated valley running North/South with the River Alne at their centre. Steep escarpments to the East, exited via Blackford Hill and the West bounded by the railway line, together with Liveridge Hill to the North, provide the footprint for the built-up area boundary and northern exit, whilst to the south the Arden Recreation Centre sports ground and playing fields provide separation with the adjoining village of Wooten Wawen. The whole area is washed over by the West Midlands Green Belt.



Area of River Alne Flood Plains viewed from William James Way looking North East during dry period in Summer



Flood Plain Area in Summer looking South East from William James Way towards the Mount



Looking South East from William James Way towards the Mount with the Flood Plain in flood.



The Mount summit Looking North West over North Henley



The Mount summit Looking North over the Tree Plantation



View down to the Southern Entrance in Beaudesert Ln. along the Heart of England & Millennium Way with May's wood on horizon.

APPENDIX 5 LIST OF PARISH COUNCILLORS AND RESIDENTS INVOLVED IN THE STEERING COMMITTEE AND WORKING GROUP

The neighbourhood plan has been developed in two phases the first which ran from 2014 to 2019 which had the involvement of the following individuals:

Joint Parish Council

Bill Leech
David Broadbent
David Tomlinson
Elaine Field
Jayne Bridges
John Garner
Peter Crathorne
Liz Jackson
Marijana Bainbridge
Mike Wilmott
Sall Harfield

Steering Committee

Bill Leech
David Broadbent
David Jackson
David Tomlinson
John Latham
John Garner
Martin Smyth
Robin Rumbles

The second phase of the plan began in 2022 and was completed in May 2023 although it was heavily based on the work carried out before 2019 the following individuals were actively involved in driving it forward:

Joint Parish Council

Wendy Andrews
Richard Clark
David Broadbent
David Tomlinson
Angela Okey
Julie Brady
Bryn Turner
Marijana Bainbridge
Angela Harries

Working Group

Wendy Andrews
Richard Clark
David Broadbent
David Tomlinson

The second phase was also supported by government grants under the Localism Act, and by the consultancy YourLocale led by MD Gary Kirk.



APPENDIX 6 COMMUNITY ASPIRATIONS

Set out below are some of the community aspirations from the consultation process. They have not been examined as part of the Independent Examination of the NDP and thus will not have 'weight' in the decision making process in the same way as the policies in this NDP.

To ensure that there is adequate parking to meet the needs of local businesses, retail outlets and residents. The parking needs to be local to meet the requirements of those individual groups. To ensure that the traffic, both going through and within the town, can travel with little interruption and within the speed limits.

To ensure that the people of the town can cross the roads safely;

this applies especially to the entire High Street and all roads that are access points to the educational establishments.

To ensure that the existing public transport services that run north-south are fully maintained in the future.

Over the life of this plan to work with the transport companies and the local authorities to provide further services which will run to

and from both Birmingham Airport and the International Railway Station. In addition work with those organisations to implement services that run east-west to both Warwick/Leamington and Redditch town centres which would also allow residents to attend both Warwick and Redditch Hospitals. If this service ran via Warwick Parkway this would also open up an alternative rail route to London and the south.

PROJECT 1 - CAR PARKING

In the Croft car park the JPC has introduced a parking arrangement whose main purpose is to allocate sufficient spaces to accommodate short stay parking with the objective of encouraging shoppers and customers of other retail outlets to park there.

To increase the overall capacity for parking within the town to meet the demands of both the business and residential communities including encouraging businesses to share their parking facilities with other potential users.

To place the car parking spaces themselves as near as possible to the business community as is practical. This could include the extension of existing car parks.

Ensure the full utilisation of 'Permit-Holders' spaces located on the High Street and other adjacent roads to ensure that those residences without off-road parking can park in close proximity to their homes.

With the development of The Mount as a nature and leisure amenity as well as a gateway to the walkways of South Warwickshire an additional car park will be needed in close proximity to The Mount. There are suggestions that this could be an environmentally friendly construction (not a threat to Green Belt) as near as possible to the Mount.

To review the needs of the town on a regular basis to ensure that the on-going requirements of the town are met.

Justification

The Traffic and Transport Working Party of the Council undertook a review of the car park capacity during the last quarter of 2016 and this determined that additional car parking is required to meet the needs of both the commercial and retail sectors of our community.

In The NDP Questionnaire, of those residents who answered the question 'Where do you park your vehicle?' 21% either park them on the road or in public/private car parks.

Due to the current usage of The Croft car park it is extremely difficult for shoppers to find a place to park. A review has been undertaken of the number of parking spaces is required to meet the requirements of the shoppers and then those spaces allocated to short term parking. This approach has been implemented in parallel with restricting parking on the High Street in front of the shops. An agent has been appointed to manage this provision. The working of the arrangement will be kept under regular review.

The public portion of the 'Northern' car park is largely underutilised: primarily this is due to the charging regime when other car parks and on-street parking is free. Bringing all car parks under the control of the JPC will ensure that there is a standard charging regime throughout the town thereby encouraging people to use that and other car parks.

Network Rail is looking to increase the capacity of its car park to attract new customers. The JPC will need to work with Network Rail to ensure that the existing station facilities are fully utilised.

To meet the shortfall highlighted in the Working Party's report will require additional parking spaces. The options available are:

- a. Build new car parks on unused land – this would probably have to be on Green Belt land, which is seen as extremely undesirable to 90% of the community as highlighted in the NDP Questionnaire and contrary to the NPPF 2023.
- b. Increase the size of existing car parks where this is possible
- c. Look for small parcels of land within the town where small car parks can be located
- d. Continue to allow on-street parking
- e. Combination of the above
- f. Object to the loss of existing off-road parking in new planning applications

'Permit Holder' spaces are predominately located on the High Street although there are other spaces on some of the adjacent roads. A review is required of

- a. Residents requiring on-street parking spaces
- b. Residents actually using them. This would result in establishing whether there is shortfall in the requirement or spare capacity
- c. Establishing whether there are any other locations for off street parking for residents.

If the review establishes that there is spare capacity in the system, then this capacity would be released for long term parking.

Make sure all new or refurbished properties incorporate their own car parking spaces within their footprint, as determined in the Housing Development Section of this Neighbourhood Development Plan.

To work with business owners on the High Street to keep the parking spaces in front of their premises for customer parking.

PROJECT 2 - ROAD SAFETY

Ensure that disruption to traffic flow is minimised by limiting the amount of traffic that parks on the High Street, especially outside the main retail shops.

Reduce the speed of traffic travelling down Blackford Hill by moving the 30mph speed limit back to Edge Lane. Introduce further speed reduction measures outside the schools at the start and end of the school day. Plans are in advanced discussion with the local authorities and the Police with a view to introducing a 20 mph speed limit through the centre of the town.

Place double yellow lines at critical points throughout the town to ensure the safe movement of traffic.

With 65% of those answering the questionnaire specifically asking for traffic calming, especially along the High Street, Brook End Drive and Arden Road, it seems essential this will have to be implemented within the lifetime of this NDP.

Justification

Regarding the option of a by-pass, as has happened in similar small towns, the Steering Committee considered it not to be feasible because of its effect on our Green Belt which the questionnaire found to be sacrosanct. 90% of the population of Henley that answered the NDP Questionnaire felt that the most important consideration of any plans for the town should be the protection of historical character of the town. There is, therefore, a need for some really innovative ideas to deal with our traffic and parking problems within our existing resources to cover for any future growth of our town.

The A3400 is still a key traffic route that includes large lorries. The High Street is also very busy with people regularly crossing the road. The speed of traffic needs to be reduced to ensure people's safety. The key to speed control is ensuring that motorists drive within the defined limits. RoSPA stated in a paper on Speed Cameras 'For car occupants, the risk of being killed in collisions with another vehicle increases with speed. For pedestrians struck by cars, the risk of fatality increases slowly until impact speeds of around 30mph. Above that limit, risk increases rapidly (between 3.5 and 5.5 times from 30mph to 40mph).

There are two potential options:

1. Reduce the overall speed down from 30mph to 20mph by changing the speed limit signs at either end of the High Street (the clear preference of the town based on the results of the extensive questionnaire), or
2. Introduce speed control along the whole High Street by the use of:
 - a. Flashing signs indicating the vehicle's speed and telling them to slow down.
 - b. Fixed Speed cameras.
 - c. Average Speed Cameras.

The method to be adopted for controlling speed in the town will be subject to further consultation with both the community and the planning authorities together with the Highways Agency.

The 30mph limit at the lower end of Blackford Hill means that traffic is arriving at the edge of the High School travelling at least 40mph – moving the limit to Edge Lane will cause traffic to slow down before dropping down the hill.

Further speed controls should be introduced at the start and end of the school day to limit the speed to 20mph (see above).

Prevent cars parking outside the shops on the High Street. Any enforcement measures that would be introduced would be in conjunction with providing short stay parking in the Croft Car Park.

Restrict the number of delivery lorries parking outside the shops on the High Street during the rush hour periods – e.g. Between the hours of 07.30-9.30 and 1600-1800. As an alternative for vans and small lorries, space could be reserved in the roadway to the Croft car park to further reduce the need to park outside the front of the shops.

Introduce traffic calming measures along other key roads such as Arden Road and Brook End Drive/Station Road. The Former is due to the number of vehicles that park in the road together with the two Junior Schools at the end of that road. The latter because it is used by a number of motorists as a 'short cut' from the A4189 to the High Street, thereby avoiding the traffic lights at the junction of those two roads.



PROJECT 3 - PUBLIC TRANSPORT

To ensure that the existing public transport services that run north–south are fully maintained in the future.

Over the life of this plan to work with the transport companies and the local authorities to provide further services which will run to and from both Birmingham Airport and the International Railway Station.

In addition work with those organisations to implement services that run east-west to both Warwick/Leamington and Redditch. If this service ran via Warwick Parkway Railway Station this would also open up an alternative rail route to London and the south. This service would ensure that residents, in addition to Stratford Hospital, could also gain access to our main two hospitals, Warwick Hospital and The Alexandra Hospital in Redditch.

Justification

The public transport to the town from North to South appears to be fit for purpose by both road and rail with regular bus services running from both Birmingham and Solihull to Stratford which pass through the town. There is also a regular train service between Birmingham and Stratford passing through the town.

Although the NDP Questionnaire demonstrated that people would regularly use an east-west service, the current economics are not conducive to starting up such a service.

Equally a regular service operating between Birmingham Airport and Birmingham International Railway Station through to Stratford does not provide for a level of profitability for the bus companies.

Despite this current economic position, a regular review of the situation should be undertaken so that such services can be implemented when conditions change.



PROJECT 4 - THE MOUNT

Up until the 1970s the Henley Mount was a well kept and much used amenity for leisure and exercise for the community. After that point successive owners of the land have allowed it to become neglected with pathways and pasture land turning into an inaccessible wilderness for everyone but the fittest of us.

In late 2014 new owners have put together a plan to return the Mount to its former glories. It is hoped that with endorsement from the NDP and the support from across the community, the substantial area of parkland will become an area that provides leisure, educational, fitness and nature-based opportunities to the town's residents.

Justification

The Mount refurbishment will create a gateway to the bridleways and pathways of South Warwickshire attracting visitors as well as a new dimension to the quality of life for our own community. The perimeter pathway will be a safe way for all members of the family to discover an amazing array of flora and fauna that has been identified. There will be play areas and picnic areas on the way round. Information boards will explain to visitors what lies before their eyes

90% of respondents to the questionnaire identified that the Green Belt and surrounding countryside was one of the most important features of Henley, whilst 94% agreed that open spaces should be preserved for public use. The work being done by the Mount Steering Committee and inclusion of this within the NDP, should help conserve this feature for future generations.



PROJECT 5 - COMMUNITY EVENTS

Promoting and supporting community events that enhance the lives of residents and encourage visitors to Henley will be encouraged.

Community events and festivals are a way of bringing the community together and encouraging trade for our local businesses. To this end the NDP and the Joint Parish Council firmly support current events, as well as encouraging possible future plans.

We are lucky to have a very successful annual Music Festival which is loved by residents and visitors alike. It brings the town to life whilst it is on and really gets the community together, as well as creating extra business for local pubs and restaurants.

Some potential future ideas include:

- A Heritage Festival; a weekend which showcases and links the Guild Hall and gardens, the Heritage Centre, our churches and the Mount (including a town picnic) perhaps linked by horse drawn vehicles and street entertainment.
- An Arts Festival.
- Food Festival and Vintage Fairs.

Justification

The Community Events support the vision statements set out in this NDP by enhancing the character and sense of community within the town, as well as creating employment and business opportunities for local residents and businesses.

