

## Natural Environment: Mapping of Made NDP

1. **Purpose:** This document maps topics within the Natural Environment theme to the [current made Neighbourhood Development Plan](#) (NDP).

### (1) Vision Statement:

2. The current Natural Environment vision statement states that:
3. *The NDP seeks to preserve and enhance the parishes [sic] 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.*<sup>1</sup>
4. **Questions:** Is this the right Natural Environment Vision Statement for the new plan?
5. If not, how should we amend it?

### (2) Strategic objective:

6. The current Natural Environment strategic objective states that:
7. *The town wishes to preserve and enhance local landscape features including but not limited to, the Conservation Area and the Green Belt.*
8. **Questions:** Is this the right Natural Environment strategic objective for the new plan?
9. If not, how should we amend it?

### (3) Protection of specific sites through designations such as 'Local Green Space'

10. Policy C2 in the Community theme refers to Designated Local Green Space. This states that:
11. *The six [sic] areas below are designated as Local Green Space and will be protected from inappropriate development in a manner consistent with Green Belt policy:*
12. *Allotments gardens to west of the railway line*
13. *Jubilee Park*
14. *Riverlands*
15. *Littleworth*
16. *Memorial Sports Ground*

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<sup>1</sup> P14

17. *The enhancement of the special qualities of designated Local Green Space, for example their recreational or ecological significance, will be supported.*<sup>2</sup>
18. The explanation is as follows: *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.*
19. *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.*
20. *Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.*<sup>3</sup>
21. **Questions:** Designated Local Green Space is currently situated in the Community theme. However presumably it is better situated in the Natural Environment theme?
22. Do these continue to be the correct Designated Local Green Spaces? Is this something to engage with the community on?

#### **(4) Areas of separation**

23. There is currently no specific policy on areas of separation. However, areas of separation are touched on in relation to the Natural Environment and Housing themes, specifically the Green Belt and Rural Setting. It is stated that:
24. *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.*<sup>4</sup>
25. *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.*<sup>5</sup>
26. *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*

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<sup>2</sup> P23.

<sup>3</sup> Ibid.,

<sup>4</sup> P27.

<sup>5</sup> P15.

*south the Arden Recreation Centre sports ground and playing fields provide separation with the adjoining village of Wooten Wawen [sic]. The whole area is washed over by the West Midlands Green Belt.*<sup>6</sup>

27. **Questions:** Areas of Separation are currently referenced in the Housing theme. However presumably this is better situated in the Natural Environment theme?
28. Do we want to develop a distinct policy on Areas of Separation? If so, where might these be? Is this something to engage with the community on?

## **(5) Wildlife corridors**

29. The only direct reference to wildlife is in relation to the explanation of Policy C2 (Designated Local Green Space) within the Community theme. It states that:
30. *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.*<sup>7</sup>
31. **Questions:** We currently have a policy on Designated Local Green Space in the Community theme. Do we want to develop a distinct policy on Wildlife Corridors?
32. If so, where might these be? Is this something to engage with the community on?

## **(6) Biodiversity**

33. Biodiversity is referenced four times in the current NDP. This includes in relation to the Natural Environment. It is stated that:
34. *The NDP seeks to preserve and enhance the parishes [sic] 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.*<sup>8</sup>
35. Biodiversity is also referenced in relation to the Built Environment theme (Policy B1 – Design Quality). Here, it is stated that:
36. *Where appropriate, all new development within the Neighbourhood Area will be expected to:*

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<sup>6</sup> P48.

<sup>7</sup> P23.

<sup>8</sup> P14.

- (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;
- (e) protect, and enhance landscape and biodiversity by incorporating native landscaping consistent with the local character of the Special Landscape Area;

37. The explanation for this is, in part, because:

38. *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.*<sup>9</sup>

39. Policy B2 on the Reuse of Rural Buildings also refers to biodiversity. It states that:

40. *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.*

41. The explanation for this is because:

42. *The NDP seeks to preserve and enhance the parishes biodiversity [sic], 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.*<sup>10</sup>

43. **Questions:** Biodiversity is currently referenced more specifically in the Built Environment theme. However presumably it is better situated in the Natural Environment theme?

44. Do we want to develop a distinct policy on Biodiversity? If so, what might it encompass?

## **(7) Important views**

45. Policy N3 currently outlines existing 'Valued views' with further information provided for in Appendix 4<sup>11</sup>. The current valued views are: --

46. *Area of River Alne Flood Plains viewed from William James Way looking North East*

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<sup>9</sup> P29.

<sup>10</sup> P30.

<sup>11</sup> P47.

47. *Flood Plain Area looking South East from William James Way towards the Mount*
48. *Looking South East from William James Way towards the Mount*
49. *The Mount summit Looking North West over North Henley*
50. *The Mount summit Looking North over the Tree Plantation*
51. *View down to the Southern Entrance in Beaudesert Lane along the Heart of England & Millennium Way with May's wood on the horizon.*
52. The explanation is as follows:
53. *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.*
54. *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.*
55. *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.*
56. *For Henley, a number of valued landscapes and views into and out of the town have been identified ...<sup>12</sup>*
57. **Question:** Should we continue to include these views as valued views or add additional views?

## **(8) Trees and hedges**

58. Policy N2 currently outlines a policy on trees and hedgerows. This states that:
59. *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.*

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<sup>12</sup> P27.

60. *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.*

61. The explanation for this is that:

62. *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.*<sup>13</sup>

63. It is further stated that:

64. *The NDP seeks to preserve and enhance the parishes [sic] 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.*<sup>14</sup>

65. **Question:** Should we continue to include the current policy on trees and hedges?

66. If so, do we need to amend it?

## **(9) Conservation area / Heritage assets**

67. There is no policy which refers specifically to the Conservation Area alone. However, it is referenced throughout the document and a map is provided.<sup>15</sup>

68. It is stated that:

69. *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.*<sup>16</sup>

70. Furthermore, it is stated in relation to the Built Environment theme that:

71. *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.*<sup>17</sup>

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<sup>13</sup> P26.

<sup>14</sup> P14.

<sup>15</sup> P32.

<sup>16</sup> P8.

<sup>17</sup> P14.

72. The Conservation Area is also referenced in relation to the Housing theme via Policy H1 – Housing Growth. It is stated that:
73. *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.*<sup>18</sup>
74. Policy B4, in the Built Environment theme, does relate to Designated Heritage Assets. This states that:
75. *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.*
76. *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.*
77. The explanation for this is that:
78. *There is a significant number of listed buildings along the High Street (A3400) which is also covered by Conservation Area status ... and a Scheduled Monument.*
79. *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.*
80. *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.*<sup>19</sup>
81. Policy B1 (Design Quality), in the Built Environment theme, also relates to the Conservation Area and Designated Heritage Assets. It states that:
82. *Where appropriate, all new development within the Neighbourhood Area will be expected to:*
83. *c)conserve and enhance heritage assets and their settings including listed buildings and the designated conservation area*
84. *-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;*

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<sup>18</sup> P16.

<sup>19</sup> P31.

85. *-g)where appropriate, be preceded by an archaeological survey where development is within or adjacent to the conservation area.*

86. The explanation for this is, in part, that:

87. *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.*<sup>20</sup>

88. There is potential overlap here with Policy E3, in the Economy theme, which is focused on Leisure and Tourism. This is because some designated Heritage Assets are likely to contribute to the tourism offer of the town.

89. Policy E3 states that: *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.*<sup>21</sup>

90. **Questions:** Is this for the Natural Environment theme or the Built Environment theme considering Designated Heritage Assets is currently referenced in the Built Environment part of the plan?

91. Wherever placed, do we need to a separate Designated Heritage Assets policy?

92. Wherever placed, do we need a specific policy on the Conservation Area as well as Designated Heritage Assets? If so, what should this state?

## **(10) Safeguarding of important buildings and structures**

93. The current NDP does not have a specific policy on the safeguarding of important buildings and structures. However, there is some crossover with policy related to Designated Heritage Assets and the Conservation Area.

94. There is, potentially, greater crossover with Policy C1 (Protecting and Enhancing Existing Community Assets/Facilities).<sup>22</sup>

95. Appendix 1<sup>23</sup> lists the current Community Assets/Facilities. These are:

- Heritage Centre
- Henley War Memorial Trust
- Guildhall and Court Leet
- Local Churches
- Henley Railway Station.

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<sup>20</sup> P29.

<sup>21</sup> P20.

<sup>22</sup> P22.

<sup>23</sup> P34-38.



96. **Questions:** Is this for the Community theme considering Protecting and Enhancing Existing Community Assets/Facilities is currently referenced in the Community part of the plan?
97. Wherever placed, do we need to create a separate Safeguarding of important buildings and structures policy?

## (11) Protection of cycle ways/paths

98. The only reference to cycling is in relation to the Built Environment theme.<sup>24</sup>
99. This states that:
100. *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.*
101. *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.*
102. **Questions:** Is this for Natural Environment theme or the Built Environment theme considering it is currently referenced in the Built Environment part of the plan?
103. Wherever placed, does this policy area refer just to cycling or to other forms of transport by foot (ie. footpaths etc)?

## (12) Flooding

104. Flooding is mentioned 22 times in the current NDP and water is mentioned 19 times.
105. The Vision Statement outlines that:
106. *The NDP should encourage opportunities to reduce the existing flood risks within the town through Natural Flood Risk Management interventions or other engineered options.*<sup>25</sup>
107. Policy B3 (Water Management) states that:
108. **Reducing Flood Risk** - *New developments for residential or commercial buildings,, [sic] 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*

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<sup>24</sup> P14.

<sup>25</sup> P13.

*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.*

109. *Developers are required to contribute towards the cost of any Flood Risk Management scheme proposed in the River Alne catchment.<sup>26</sup>*
110. **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.*
111. *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.*
112. The explanation for this is that:
113. *Some areas of Henley are vulnerable to flash flooding and alleviating flooding is a high priority for residents.*
114. *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.*
115. *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.*
116. *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.*
117. *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*

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<sup>26</sup> P30.

*the Environment Agency Flood Mapping for the River Alne and Surface Water Flood Mapping.*<sup>27</sup>

118. In relation to Housing policy, it is stated that:

119. *The benefits of open space to contribute to flood risk management by retaining water has been brought to our attention by the Environment Agency.*<sup>28</sup>

120. Also, that:

121. *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.*<sup>29</sup>

122. Further, that:

123. *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.*

124. **Questions:** Water Management is currently situated in Built Environment theme. However presumably this is better situated in the Natural Environment theme?

125. Wherever situated, does this policy remain right or does it need to be amended?

126. Do we want to include an additional policy on flooding in the Natural Environment theme?

### **(13) Energy Efficiency/renewable energy**

127. Policy N1 refers to renewable energy.<sup>30</sup> This states that:

128. *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.*

129. *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.*

130. The explanation for this is as follows:

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<sup>27</sup> P30.

<sup>28</sup> P15.

<sup>29</sup> Ibid.,

<sup>30</sup> P26.

131. *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*
132. *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.*
133. *Green energy schemes will be supported providing they are in line with the National Planning Policy Framework.*
134. Renewable energy is also referred to in general terms in relation to 'Natural Environment'. It is stated that:
135. *The NDP seeks to preserve and enhance the parishes [sic] 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.<sup>31</sup>*
136. Policy B1 on Design Quality also refers to renewable energy. This states that:
137. *Where appropriate, all new development within the Neighbourhood Area will be expected to: b) incorporate a high standard of energy efficiency in the design and build of the proposed dwellings and where practical be carbon neutral...<sup>32</sup>*
138. The explanation for this is that:
139. *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.<sup>33</sup>*

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<sup>31</sup> P14.

<sup>32</sup> P29.

<sup>33</sup> Ibid.,

140.      **Questions:** Should we continue to include the current policy on renewable energy?
141.      If so, do we need to amend it?