

Beaudesert and Henley in Arden
Joint Parish Council
NDP2 Housing Theme Group

Meeting #2 6th November 2024

Agenda item 4 Briefing paper #2

PROGRESS SINCE THE LAST MEETING:

ADVISORY PANEL

The Panel met on the 8th October and all theme groups had met and were following up a relevant agenda. One of the main concerns raised was that research surveys had been begun by different theme groups and might confuse the recipients. The Economy and Community groups have liaised to iron any overlaps or conflicts.

AECOM

The AECOM work has progressed very well on all fronts. In summary
Design Code – preliminary briefing held and visit took place successfully on 23rd October
Site Selection – preliminary briefing held and visit planned 13th November
Housing Needs Assessment – preliminary briefing held no visit needed.
All three project leaders have agreed
Housing Theme members have been involved in all sessions so far. Their reports are all fundamental to the interim work of the Housing Theme Group.

NPPF/SWLP

The most serious problem facing NDP2 at the moment is the lack of information from Central and Local Government. The NPPF was to have reported in December. This decision has been deferred until later next year. This of course affects housing numbers/affordability rules and green belt reform all of which are central to housing in Henley.
The SWLP Joint Executive meeting on 21st October also gave no updating information,. The next meeting of the SWLP is on 12th December and is due to include the report and recommendation of the preferred development option. This would include the housing numbers for Beaudesert/Henley and the surrounding Parishes. The current information void makes it more difficult for the JPC to decide its approach and for the Advisory Panel to recommend ways forward. This background must influence how we approach the next couple of months.

Key elements previously identified for discussion

The purpose of each Theme Group is to prepare the evidence and develop policies to build the detail to be contained within the Neighbourhood Plan Review documents.
The suggested Housing Theme Group topics are as follows:

- Tenures and type of housing;
- Affordable housing requirements;
- Conditions for windfall development;
- Residential allocations;
- Settlement Boundary.

The provisional housing targets for Stratford on Avon District

The housing targets in the approved NDP for Henley are derived from Stratford District Core Strategy. The figure in that plan was only 90 homes in 10 years and was easily exceeded by infill including Arden House. The proposed future housebuilding numbers for SDC show radical increases. Please note the figures below are annual and for the whole district.

TABLE 1 HOUSING TARGETS IN STRATFORD ON AVON 2025-50**				
DATE	SOURCE	ANNUAL TARGET	VAR FROM CORE STRATEGY	COMMENT
SWLP TARGET				
NOV 2022	SWLP HEDNA METHOD	868	+304	LARGEST INCREASE IN SOUTH WARKS
NATIONAL TARGETS				
JULY 2024	GOVT STANDARD METHOD (PROPOSED)	1098	+534	CONSULTATION CONTINUING

**Although the Local Plan has a 25 year time frame the reality is that the period 2025-2041 is the crucial stage delivering the plan. In all previous option appraisals Henley has been identified as a target area for major housing growth.

Developing a new vision for NDP2

The current NDP Vision is attached at annex 1

A report which proposed developing a new vision was approved at the AP meeting. That report is attached at Annex 2 to inform our discussion, it also includes some examples of visions from other NDPs. The housing group is invited to suggest general ideas for a new vision but also there are a few specific aspects which we should try to address in our response. Some of the issues which might inform a new vision are explored in the next section.

Developing the Housing chapter of NDP2: Issues and Questions

We are likely to be faced with the SWLP proposed housing numbers in December we will need to inform the Advisory panel of our views and prepare for a major public debate on the subject initial consideration to the following needs to be given

- Which sections of the population should any growth be aimed at?
- Releasing green belt/grey belt land for development
- is there any grey belt land in Henley which could be released?
- Are there any potential redevelopment sites in the town
- How can affordability be achieved in a high value area like Henley/Beaudesert?
- Which elements of infrastructure are highest priority/How far can developers be expected to pay
- There are some areas and pockets of very poorly designed and poor condition homes. How should NDP2 address these problems?

We will obviously not be able to answer many of these questions immediately. We should however attempt to indicate some of the principles we would want to work towards, where the AECOM work and other data sources will help the answers, and where additional work might be necessary. We might also share some of these issues with other themes. I suggest make an initial response to some of these issues by the next meeting.

Next Steps

- The theme group members need to submit ideas on a new vision to GK/RC by 13th November
- Very initial outline for Housing Chapter developed
- AECOM progress monitored
- Issues and concerns to be raised with the Advisory Panel/JPC and SDC identified
- Approach to 12th December SWLP meeting to be discussed

Proposed Date of Next Meeting

- w/b 2nd December agreed by availability

Richard Clark
November 4th 2024