



Joint Henley and Harpsden Neighbourhood Development Plan

Basic Conditions Statement

July 2015

Contents

1	INTRODUCTION	2
2	CONFORMITY WITH NATIONAL PLANNING POLICY	3
3	CONTRIBUTING TO SUSTAINABLE DEVELOPMENT	10
4	CONFORMITY WITH LOCAL PLANNING POLICY	16
5	MEETING EU OBLIGATIONS	37

1 INTRODUCTION

- 1.1 This Basic Conditions Statement has been prepared to accompany the Neighbourhood Development Plan for the parish areas of Henley on Thames and Harpsden, known as the Joint Henley and Harpsden Neighbourhood Plan (JHHNP).
- 1.2 Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that Neighbourhood Development Plans (NDP) must meet the following basic conditions:
- (i) the draft NDP must have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF);
 - (ii) the draft NDP must contribute to the achievement of sustainable development;
 - (iii) the draft NDP must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case South Oxfordshire District Council's (SODC) Core Strategy and saved policies from the Local Plan; and
 - (iv) the draft NDP must meet the relevant EU obligations.
- 1.3 This Basic Conditions Statement addresses these requirements in the chapters that follow.

2 CONFORMITY WITH NATIONAL PLANNING POLICY

2.1 The National Planning Policy Framework (NPPF) in sections 183 - 185 refers to Neighbourhood Plans and seeks that those plans have regard to the policies in the NPPF. The Joint Henley and Harpsden Neighbourhood Plan (JHHNP) has taken due regard to the NPPF and supporting National Planning Policy Guidance.

2.2 This section demonstrates that the JHHNP has regard to relevant policies within the NPPF in relation to:

- Building a strong, competitive economy
- Ensuring the vitality of town centres
- Promoting sustainable transport
- Delivering a wide choice of high quality homes
- Requiring good design
- Promoting healthy communities
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

Building a strong, competitive economy

2.3 The NPPF states in paragraph 19 that *'Planning should operate to encourage and not act as an impediment to sustainable growth...Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing. In drawing up Local Plans, local planning authorities should:*

- *set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth;*
- *identify strategic sites ... to meet anticipated needs over the plan period;*
- *support existing business sectors;*
- *identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and*
- *facilitate flexible working practices such as the integration of residential and commercial uses in the same unit.'*

2.4 The JHHNP aims to build a strong, competitive economy through a strategy focused on protection, enhancement and intensification of the Reading Road industrial area, alongside a general intensification of employment land to make the best use of limited developable space. To facilitate this, and accommodate housing requirements, a number of mixed use developments are allocated, some on existing low employment sites. The following policies deliver this strategy:

- E1: Supporting Henley's Economy
- E2: Former Wyevale Garden Centre, which is allocated for business activities that contribute to the local economy
- E4: Land at Newtown Road, allocated for light industrial workshop units
- TCE1: Henley Town Centre
- TCE2: Market Place Hub
- TCE3: Hotel and Bed Space
- TCE4: Employment and residential above shops
- TC37: Town Centre Action Plan
- SP1: Highlands Farm (Site M)
- SP3: Empstead Works/Stuart Turner (Site E)

Ensuring the vitality of town centres

2.5 The NPPF states in paragraph 23 that: ‘Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period.’ The NPPF goes on to set out the issues that Local Authorities should consider in drawing up Local Plans, and those of particular relevance to JHHNP are:

- *recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;*
- *define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations;*
- *promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;*
- *allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. It is important that needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability; and*
- *recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites.’*

2.6 The JHHNP includes the following policies that aim to ensure the vitality of Henley Town Centre:

- TCE1: Henley Town Centre
- TCE2: Market Place Hub
- TCE3: Hotel and Bed Space
- TCE4: Employment and residential above shops
- TCE6: 16-18 Hart Street (Former Latino’s Night Club) (Site AE)
- T1: Impact of Development on the transport network
- TC17: Town Centre Action Plan
- E1: Supporting Henley’s Economy
- SP3: Empstead Works/Stuart Turner (Site E)

2.7 The principles outlined in JHHNP aim to protect and enhance Henley’s town centre providing a thriving destination for residents and visitors. The policies outlines above meet the NPPF’s aims by:

- defining the town centre, and protecting its vitality and viability as a place residents want to work, socialise and live;
- identifying development sites and activities to support the town centre up to 2027;
- protecting existing retail activities and ensuring policies are in place to direct new retail options; and
- encouraging the allocation of residential uses above shops and the development of new residential areas to increase footfall.

Supporting a prosperous rural economy

2.8 There were no direct policies within the JHHNP that related to the rural economy and as such the NPPF requirements have not been directly addressed.

Promoting sustainable transport

2.9 The NPPF states in paragraph 29 that: ‘*The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.*’

- 2.10 The NPPF goes on to state in paragraph 35: *'Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people.'* The NPPF advises that, where practical, development should be located and designed to take a number of issues into account, including:
- *giving priority to pedestrian and cycle movements, and have access to high quality public transport facilities; and*
 - *creating safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones; and*
 - *incorporate facilities for charging plug-in and other ultra-low emission vehicles*
- 2.11 The NPPF also notes in paragraph 37 that *'Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.'*
- 2.12 The JHHNP's address's the above through the following policies:
- T1: Impact of Development on the Transport Network
 - T2: Cycling Routes
 - TCE5: Town Centre Car Park Management, which aims to reduce conflicts between traffic and cyclists or pedestrians.
- 2.13 Policy T1 outlines a transport strategy for the Neighbourhood Plan area which encourages the provision of high quality transport facilities in a number of ways. Notably, the provision of real time information, energy efficient bus services as well as facilities such as electric car charging points. There is also a clear steer to ensure that priority is given to pedestrian and cycle movement along key routes, as well as looking to reduce conflicts between traffic and cyclists or pedestrians.

Supporting high quality communications infrastructure

- 2.14 There were no direct policies within the JHHNP that related to the provision of communication infrastructure therefore the NPPF requirements have not been directly addressed.

Delivering a wide choice of high quality homes

- 2.15 The NPPF states in paragraph 47 that local authorities should *'identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15'*
- 2.16 The NPPF outlines that local authorities should aim to, *'Deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities'*. This should include:
- A Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community;
 - Identification of the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
 - Creating mixed and balanced communities where they have identified that affordable housing is needed. Such policies should be sufficiently flexible to take account of changing market conditions over time.
- 2.17 The following policies address these requirements:
- H1: Allocate Land for 450 New Homes
 - H2: Design Brief
 - H3: Type and Size of New Housing
 - H4: Provision of Facilities
 - H5: Infill and Self-Build Dwellings
 - DQS2: Low Carbon Sustainable Development
 - DQS3: Local Sourcing of Construction Materials and Labour
 - Section 7: Site Policies SP1-SP13

2.18 The JHHNP identifies a range of sites to deliver the 450 homes outlined by the South Oxfordshire Core Strategy that are required to be delivered by 2027. This is set out in policy H1 and the developable allocated sites are covered in the 'site policies' section of the JHHNP.

2.19 The requirement to provide high quality homes and mixed communities outlined in paragraph 50 of the NPPF are met in a number of policies including policies H2 and H3. Policy H2 outlines the community participation role that the community and local authority should take in the design of new development. Policy H3 ensures that the needs of different groups within the community are met, requiring a mix in the size of type and tenure of housing.

Requiring good design

2.20 The NPPF places great importance on the design of the built environment and states in paragraph 56 that: *'Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.'*

2.21 The NPPF further states in paragraph 58: *'Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:*

- *function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*
- *are visually attractive as a result of good architecture and appropriate landscaping.'*

2.22 The NPPF is clear that design policies should avoid unnecessary prescription or detail, stating that: *'Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.'*

2.23 The following policies within JHHNP aim to address the need to deliver a high quality design of housing, without imposing specific architectural styles or tastes:

- H2: Design Brief
- H3: Type and Size of New Housing
- DQS1: Local Character
- DQS2: Low Carbon Sustainable Development

2.24 The JHHNP also includes policies that help to connect a sense of place within the neighbourhood plan area. Ensuring that housing provision is balanced with social and community facilities set in visually attractive and appropriate landscaping, through:

- SCI1: Provision of Social and Community Infrastructure
- SCI3: Renewal and Enhancement of Community Facilities
- EN2: New and Replacement Green Infrastructure and Public Open Space
- EN3: Improved Existing Green Spaces

- 2.25 In addition to these policies, site allocations in the ‘site policies’ section help to accommodate an appropriate mix of uses by encouraging the provision of public open space, local facilities and transport infrastructure (pedestrian, cycle routes included) where required.

Promoting healthy communities

- 2.26 The NPPF states in paragraph 69 that: *‘The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities’*. With paragraph 70 reiterating that *‘to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*
- *plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
 - *guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;*
 - *ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and*
 - *ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.’*
- 2.27 The following Policies within the JHHNP align with the need to deliver healthy communities:
- SCI1: Provision of Social and Community infrastructure
 - SCI3: Renewal and Enhancement of Community Facilities
 - H4: Provision of Facilities
 - E1: Supporting Henley’s Economy
- 2.28 The NPPF also states that *‘Local planning authorities should take a positive and collaborative approach to enable development to be brought forward under a Community Right to Build Order’*, which is catered for within policy SCI4: Community Right to Build.
- 2.29 Regarding schools, the NPPF indicates local authorities should *‘give greater weight to the need to create expand or alter schools’*. Policy SCI2 details the renewal of Gillotts School site and SCI5 outlines the support required to regenerate Henley College. Both site allocations and associated policies outline potential improvements to the education options and capacity in the area.
- 2.30 The NPPF also has clear guidance on the provision of protection and open space, stating that: *‘Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities’*. It also states that, *‘Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*
- *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
 - *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
 - *the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.’*
- 2.31 The JHHNP takes this into account within the following policies with regards to public open spaces and green infrastructure, in accordance with the South Oxfordshire District Council 2011 Green Infrastructure Strategy and Infrastructure Delivery Plan:
- EN2: New and Replacement Green Infrastructure and Public Open Spaces
 - EN3: Improve Existing Green Spaces

- 2.32 Any changes to open spaces and associated facilities (such as children's play areas) will be required to consult with local residents as outlined within policy 'H2: Design Brief'.

Protecting Green Belt land

- 2.33 The designated area for the JHHNP does not cover any land designated as Green Belt land as identified in the SODC Core Strategy.

Meeting the challenge of climate change, flooding and coastal change

- 2.34 Paragraph 93 of the NPPF states that *'Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure'* And that *'to support the move to a low carbon future, local planning authorities should:*

- *plan for new development in locations and ways which reduce greenhouse gas emissions;*
- *actively support energy efficiency improvements to existing buildings; and*
- *when setting any local requirement for a building's sustainability, do so in a way consistent with the Government's zero carbon buildings policy and adopt nationally described standards.'*

- 2.35 It also states in paragraph 95 that *'to help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. They should:*

- *have a positive strategy to promote energy from renewable and low carbon sources;*
- *design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts;*
- *consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure;*
- *support community-led initiatives for renewable and low carbon energy;*
- *identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems.*

- 2.36 The JHHNP has acknowledged the need to move towards a more sustainable, low carbon future that mitigates the impacts of climate change. The Plan includes the following policies that embody this:

- DQS2: Low Carbon Sustainable Development
- DQS3: Local Sourcing of Construction Materials and Labour
- DQS4: Community Energy Projects

- 2.37 Flooding is seen as a key issue within the JHHNP area. However no specific policies relating to flooding have been outlined due to conclusive adopted policies within the SODC Core Strategy. The allocation of sites for new development also takes flood risk into account, however none of the designated sites fall within the Zone 2 and 3 designated flood zones.

Conserving and enhancing the natural environment

- 2.38 Paragraph 109 of the NPPF states that *'The planning system should contribute to and enhance the natural and local environment by:*

- *protecting and enhancing valued landscapes, geological conservation interests and soils;*
- *recognising the wider benefits of ecosystem services;*
- *minimising impacts on biodiversity and providing net gains in biodiversity where possible;*
- *preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability;*
and

- *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.'*

2.39 The JHHNP has considered the NPPF in the allocation of development sites and ensured that any new development conserve and enhance the following features within the Neighbourhood Plan area.

- All watercourses, their banks and associated river corridors;
- Key viewing corridors as established in the Neighbourhood Plan;
- The Chilterns AONB and Harpsden Valley; and
- Existing and new open and green spaces.

2.40 Allocations for development need to protect and enhance the natural environment whilst also addressing other policy considerations such as access to sustainable transport. The following policies intend to support, conserve and enhance the natural environment within the JHHNP area:

- EN1: Environmental Protection
- EN2: New and Replacement Green Infrastructure and Public Open Space
- EN3: Improved Existing Green Spaces
- EN4: Biodiversity
- EN6: Contamination
- EN7: Water Resources

Conserving and enhancing the historic environment

2.41 The NPPF sets out in paragraph 126 that: *'Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment...In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take the following into account:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.'*

2.42 The vision for the JHHNP area intends to conserve and enhance the unique historic built environment assets of the area with the support of the appropriate policies and the site allocations process. The relevant policies within the Plan include:

- EN5: Historic Environment
- DQS1: Local Character

2.43 There are a number of Conservation Areas within the JHHNP area. There are also a number of key views that have sought to be protected within the Plan that have been reviewed in line with the SODC Henley Conservation Area Appraisal from 2004. The views and the associated corridors have been recognised in the plan, ensuring they are conserved and enhanced alongside the designated Conservation Areas and Listed Buildings.

Facilitating the sustainable use of minerals

2.44 Due to location and activities associated with the JHHNP area, the facilitated sustainable use of minerals section of the NPPF is not seen as an appropriate issue to address. Any issues of this nature should be addressed via the SODC Core Strategy.

National Planning Policy Guidance (NPPG)

- 2.45 The National Planning Policy Guidance (NPPG) refers to Neighbourhood Plans (Section ID: 41) and advises on the neighbourhood planning system including key stages and decisions including deciding neighbourhood areas, legal tests for neighbourhood plans, and the process of independent examination and referendum. The (JHHNP) has taken due regard to the NPPG (which was released in spring 2014, midway through the JHHNP process).
- 2.46 The JHHNP is deemed to meet the processes and conditions required to proceed to referendum as set out under paragraphs 065-068 (Ref: 41-065-20140306) of the NPPG.
- 2.47 The table below demonstrates that the JHHNP has regard to relevant guidance within the NPPG that references neighbourhood planning in relation to:
- Air Quality
 - Land Contamination
 - Open space, sports and recreation facilities
 - Water and Neighbourhood Planning
 - Viability

NPPG references	Summary of NPPG requirements	Relevant Neighbourhood Plan Policies	Commentary on Neighbourhood Plan compliance with NPPG
<p>Para: 003 Ref: 32-003-20140306</p> <p>Air Quality</p>	<p>Air quality concerns can be relevant to neighbourhood planning, and it is important to consider air quality when drawing up a Neighbourhood Plan or considering a Neighbourhood Development Order. The local planning and environmental health departments will be able to advise whether air quality could be a concern.</p>	<p>T1, T2</p>	<ul style="list-style-type: none"> i. Policy T1 requires new developments to assess and mitigate air quality impacts of vehicle traffic and provide mitigations through a Transport Assessment or within a separate Air Quality Assessment. ii. Policy T1 states that financial contributions from all sites allocated within Policy H1 will be sought for the preparation and implementation of the Air Quality Management Area Action Plan. iii. Policy T1 and T2 promotes alternative sustainable transport modes to help reduce air quality impacts.
<p>Para: 006 Ref: 33-006-20140306</p> <p>Land Contamination</p>	<p>Concerns about land contamination could be relevant to neighbourhood planning and it is important to consider the possibility of land being affected by contamination when drawing up a Neighbourhood Plan or considering a Neighbourhood Development Order. The local planning and environmental health departments should be able to advise on whether land contamination could be a concern.</p>	<p>EN6</p>	<ul style="list-style-type: none"> i. Policy EN6 requires all new development on brownfield sites to undertake initial risk assessments to test for contamination.
<p>Para: 002 Ref: 37-002-20140306</p>	<p>Local planning authorities are required to consult Sport England in certain cases where development affects the use of land as playing fields.</p>	<p>SCI2, SP11</p>	<ul style="list-style-type: none"> i. Policy SCI2 encourages the comprehensive renewal of Gillotts School. Sport England and the Secretary

<p>Open space, sports and recreation facilities</p>			<p>of State have both been consulted with regarding the loss of playing field space.</p> <p>ii. Policy SP11 'Gillotts School Field (Site C)' allocates up to 50 residential units. Sport England and the Secretary of State have both been consulted with regarding the loss of playing field space.</p> <p>iii. The submission version of the JHHNP has amended Policy SP11 to take account of Sport England's comments and to ensure NPPF compliancy.</p>
<p>Para: 005 Ref: 10-005-20140306</p> <p>Viability</p>	<p>Local Plans and Neighbourhood Plans should be based on a clear and deliverable vision of the area. Viability assessment should be considered as a tool that can assist with the development of plans and plan policies.</p>	<p>N/A</p>	<p>i. All landowners have written to Henley Town Council to confirm that they believe the site allocations are deliverable and viable.</p>
<p>Para: 015 Ref: 34-015-20140306</p> <p>Water and Neighbourhood Planning</p>	<p>Protecting and improving water bodies may be relevant when drawing up a Neighbourhood Plan or considering a Neighbourhood Development Order. It is always useful to consult the local planning department about whether water could be a concern.</p>	<p>EN1, EN7</p>	<p>i. Policy EN1 states that new development will conserve and enhance all watercourses, their banks and associated river corridors.</p> <p>ii. Policy EN7 states that new developments should seek to protect the water resources within the area and should not pose additional risks to the public water supply abstractions.</p>

<p><u>Para: 061 Ref: 7-061-20140306</u></p> <p>How should neighbourhood planning take account of flood risk?</p>	<p>Neighbourhood plans should:</p> <ul style="list-style-type: none"> • Ensure policies steer development to areas of lower flood risk • Ensure neighbourhood plans are informed by an appropriate assessment of flood risk • Ensure that any development in an area of flood risk would be safe for its lifetime taking account of climate change impacts • Demonstrate how flood risk will be managed, for example, through the use of sustainable drainage systems. 	<p>E3</p>	<ol style="list-style-type: none"> i. The Neighbourhood Plan draws on the district council's strategic flood risk assessment and Environment Agency maps. ii. No residential sites are proposed in flood zone 2 or 3. Flooding is one of the assessment criteria for housing sites. iii. Policy E3 allocates part of the Railway Station Car Park for employment / hotel development, which according to the district council's strategic flood risk assessment / Environment Agency map is within a flood risk area. The policy stipulates that proposals for this site should demonstrate how the proposed development has fully mitigated flood risk indicated to be present.
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3 CONTRIBUTING TO SUSTAINABLE DEVELOPMENT

3.1 The following sections outline how the JHHNP contributes to the achievement of sustainable development within the Neighbourhood Plan area as defined by the NPPF. In addition to the below, the JHHNP has been subject to Sustainability Appraisal (SA), and this has helped to ensure that the principles of sustainable development have been considered.

3.2 The NPPF states in paragraph 14 that a presumption in favour of sustainable development is at the heart of the NPPF and *'should be seen as a golden thread running through both plan-making and decision-taking.'* The JHHNP contributes to the achievement of sustainable development by:

- Delivering an appropriate range and mix of housing to achieve a balanced community
- Promoting walking, cycling and public transport as first choice modes for all residents with high quality safe routes to reliable and sustainable transport services.
- Delivering and maintaining “A historic market town with a range of high quality sports, leisure, education and social facilities to meet the needs of the whole population, making best use of the town’s qualities and the energy of the community, ensuring that children can choose to walk safely to school”.
- Encouraging mixed-use developments with employment, retail and housing uses. As well as providing a wider mix and variety of shops and services in the town centre.
- Protecting and enhancing urban and rural habitats, seeking to create new habitats to foster greater ecological diversity.
- Requiring new development to meet the challenge of climate change and flooding.
- Conserving and enhancing the unique historic built environment assets of the area.

Delivering Economic Sustainability

3.3 The NPPF defines the economic role of development as contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

3.4 The JHHNP objectives that contribute to economic sustainability are:

- Delivering an appropriate range and mix of housing to achieve a balanced community
- Encouraging mixed-use developments with employment, retail and housing uses and providing a wider mix and variety of shops and services in the town centre.
- Providing for the needs of a wide range of industries including start-ups and high tech companies as well as the hotel and retail sectors.
- Developing an up-to-date Henley Transport Strategy that helps to implement a range of innovative transport solutions in the JHHNP and surrounding areas, boosting accessibility and transport options for residents.

3.5 The relevant policies within the JHHNP that demonstrate this are:

- H1: Allocating Land for 450 New Homes
- H2: Design Brief
- H3: Type and Size of New Housing
- E1: Supporting Henley’s Economy
- TCE1: Henley Town Centre
- TCE2: Market Place Hub
- TCE3: Hotel and Bed Space
- TCE4: Employment and residential above shops
- TC37: Town Centre Action Plan
- DQS3: Local Sourcing of Construction Materials and Labour

Delivering Social Sustainability

- 3.6 The NPPF defines the role of development to facilitate social sustainability by supporting strong, vibrant and healthy communities, providing housing, accessible local services that reflect the community's needs and support its health, social and cultural well-being.
- 3.7 The JHHNP objectives that contribute to social sustainability are:
- Ensuring that the required health, education, leisure and community infrastructure is in place;
 - Ensuring that the health needs of the whole population are met and encourage community involvement in community facilities;
 - Improving public access to green space;
 - Requiring development to reflect the local character of the area;
 - Promoting walking, cycling and public transport as first choice modes in close proximity to local facilities; and
 - Providing appropriate levels of affordable housing for local residents.
- 3.8 The relevant policies within the JHHNP that demonstrate this are:
- H3: Type and Size of New Housing
 - H4: Provision of Facilities
 - T2: Cycling Routes
 - SC11: Provision of Social and Community infrastructure
 - SC13: Renewal and Enhancement of Community Facilities
 - TCE1: Henley Town Centre
 - DGS1: Local Character

Delivering Environmental Sustainability

- 3.9 The NPPF defines environmental sustainability as development that contributes to protecting and enhancing our natural, built and historic environment.
- 3.10 The JHHNP objectives that contribute to environmental sustainability are:
- The promotion of walking, cycling and public transport as sustainable modes of transport.
 - New development minimising congestion and air quality impacts of vehicle traffic.
 - Ensuring urban and rural habitats are protected and enhanced, particular local ANOB's, with new habitat being created to foster greater ecological diversity.
 - New development should meet the challenge of climate change and flooding.
 - Conserving and enhancing the unique historic built environment assets of the area.
- 3.11 The relevant policies within the JHHNP that demonstrate this are:
- T1: Impact of Development on the Transport Network
 - T2: Cycling Routes
 - EN1: Environmental Protection
 - EN4: Biodiversity
 - EN5: Historic Environment
 - EN6: Contamination
 - EN7: Water Resources
 - DGS1: Local Character
 - DQS2: Low Carbon Sustainable Development
 - DQS4: Community Energy Projects

4 CONFORMITY WITH LOCAL PLANNING POLICY

- 4.1 The SODC Core Strategy was adopted by the Council in December 2012. Under Regulation 6 of the Town and Country Planning (Local Planning) (England) Regulations 2012, the Core Strategy is a Local Plan and provides strategic planning policy up to the year 2027.
- 4.2 The table below summarises the links between the policies of the Core Strategy and the JHHNP. Thereafter, the following table sets out the links between the JHHNP and the saved policies of the 2011 Local Plan. The South Oxfordshire Local Plan 2011 was adopted by the Council in 2006. Following the adoption of the SODC Core Strategy in December 2012 a strike-through version of the Local Plan was published outlining the policies that are still applicable within South Oxfordshire's jurisdiction.

South Oxfordshire Core Strategy, adopted 2012

Core Strategy Policies	Summary of Core Strategy requirements	Relevant Neighbourhood Plan Policies	Commentary on Neighbourhood Plan compliance with Core Strategy
<p>CSHEN1 'Strategy for Henley-on-Thames'</p>	<p>Proposals for development in Henley-on-Thames should be consistent with the strategy which is to:</p> <ul style="list-style-type: none"> • identify land for 400 new homes; • allow housing on suitable infill and redevelopment sites; • strengthen commerce in the town centre through retail-led, mixed-use development and identify additional retail and leisure floorspace; • support housing and employment uses above shops; • enhance the town's environment; • improve the attraction of Henley for visitors; • improve accessibility, car parking, pedestrian and cycle links; • improve the stock of commercial buildings and the environment of the employment areas; • support Henley College, Gillotts School and Townlands Hospital to meet their accommodation needs. 	<p>H1, H5, TCE1, TCE3, TCE4, TCE5, TCE6, T1, T2, E1, E2, SP3, SCI2, SCI5</p>	<ul style="list-style-type: none"> i. Policy H1 allocates land for 450 homes. ii. Policy H5 supports suitable infill and redevelopment sites. iii. Policy TCE1 supports proposals for retail, leisure, hotel and office development in the defined town centre boundary. iv. Policy TCE1 seeks to enhance the town's environment. v. Policy TCE3 encourages hotel provision. vi. Policy TCE4 encourages residential and employment uses above shops. vii. Policy TCE5 encourages an enhanced town centre car park management system as part of the Henley Transport Strategy identified under Policy T1. viii. Policy TCE6 '16-18 Hart Street' is allocated for: A1 shopping, A3 Restaurants and Cafes, B1 office or D2 Assembly and Leisure. ix. Policy T1 seeks to increase pedestrian accessibility around the town and promote information on existing walking routes. x. Policy T2 supports and encourages the implementation of additional cycling routes in Henley as identified on the Key Diagram. xi. Policy E1 seeks to protect, intensify and physically improve employment premises within the Reading Road Industrial Estate. Allocated employment sites include Policy E2 Former Wyevale Garden Centre and Newton Road

			<ul style="list-style-type: none"> xii. Policy SP3, includes the provision of mixed use employment and retail in the town centre. xiii. Policy SCI2 supports the comprehensive renewal of Gillotts School. xiv. Policy SCI5 supports Henley College in meeting its accommodation needs.
<p>Policy CSS1 'The overall strategy'</p>	<p>Proposals for development in South Oxfordshire should be consistent with the overall strategy of:</p> <ul style="list-style-type: none"> • Supporting the roles of Henley, Thame and Wallingford by regenerating their town centres through measures that include environmental improvements and mixed-use developments and by providing new houses, employment, services and infrastructure. 	<p>H1, H5, TCE1, TCE2, TCE3, TCE4, TCE7, T1, E1, SCI1</p>	<ul style="list-style-type: none"> i. Policy H1 allocates land for 450 homes, including sites in the town centre. ii. Policy H5 supports suitable infill and redevelopment sites. iii. Policy TCE1 seeks to protect and enhance the town's environment. iv. Policy TCE2, TCE3 and TCE4 all aim to diversify and improve the mixture of activities in the town centre. v. Policy TCE7 seeks to establish an action plan for the town centre. vi. Policy T1 looks to consider the impact of development on the transport network, a critical issue in the town centre and policy T2 encourages the provision of cycle routes and alternative transport infrastructure. vii. Policy E1 seeks to intensify and physically improve employment premises such as office space provision in the town centre. viii. Policy SCI1 seeks to facilitate better services and social infrastructure.

<p>Policy CSM1 'Transport'</p>	<p>The Council will work with Oxfordshire County Council and others to:</p> <ul style="list-style-type: none"> • Support measures which enable modal shift to public transport, cycling and walking particularly where these support the network of settlements in the district; • Promote and support traffic management measures and environmental improvements which increase safety, improve air quality, encourage the use of sustainable modes of transport and/or make our towns and villages more attractive; • Adopt a comprehensive approach to car parking aimed at improving the attraction of our town and village centres; • Encourage the use of sustainable modes of transport; • Promote electronic communications allowing businesses to operate throughout the district and to provide services and information which reduce the need to travel and encourage sustainable modes of transport; and (x) cater for the needs of all users. 	<p>T1, T2, TCE1, TCE5</p>	<ol style="list-style-type: none"> i. Policy T1 seeks to ensure that the traffic management measures to improve environmental conditions are considered on significant new developments in Henley. ii. Policy T2 seeks to implement cycle routes and encourage more sustainable modes of transport. iii. Policy TCE1 seeks to protect and enhance the town's environment. iv. Policy TCE5 intends for a car parking management strategy to be developed for the town centre.
<p>Policy CSM2 'Transport Assessments and Travel Plans'</p>	<p>Proposals for new developments which have transport implications that either arise from the development proposed or cumulatively with other proposals will need to submit a transport assessment. Appropriate provision for works and/or contributions will be required towards providing an adequate level of accessibility by all modes of transport and mitigating the impacts on the transport network.</p> <p>The assessment should (notwithstanding OCC requirements):</p> <ul style="list-style-type: none"> • illustrate accessibility to the site by all modes of transport; 	<p>T1,T2, TCE1, TCE5</p>	<ol style="list-style-type: none"> i. Policy T1 seeks to ensure that the traffic management measures will improve and manage accessibility to the site. ii. Policy T2 intends to promote cycling in the Neighbourhood Plan area. iii. Policy TCE1 seeks to ensure that any proposal outside of the town centre is accessible to the town centre by all modes of transport (walking, cycling etc.). iv. Policy TCE5 intends for a car parking management strategy to be development for the town centre.

	<ul style="list-style-type: none"> • show the likely modal split of journeys to and from the site; • detail the proposed measures to improve access by public transport, cycling and walking to reduce the need for parking and reduce transport impacts; • illustrate the impact on the highway network and the impact of proposed mitigation measures where necessary; and • include a travel plan where appropriate. <p>Travel plans will be required, implemented and monitored (notwithstanding OCC requirements):</p> <ul style="list-style-type: none"> • for all major developments comprising residential, employment, shopping or leisure uses or services; and • for other small developments comprising residential, employment, shopping, leisure, or education facilities which would generate significant amounts of travel. 		
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<p>Policy CSEM1 Supporting a successful economy</p>	<p>We will work with our business and education partners to provide an environment that positively and proactively encourages sustainable economic growth. We will do this by:</p> <ul style="list-style-type: none"> • providing a framework for innovation and enterprise through encouraging knowledge transfer, emerging technologies and innovative business development; • supporting measures that ensure young people leave education with the skills that the future economy needs, including the development of further education facilities at Didcot; • supporting measures that deliver sustainable transport solutions, home working, and a stronger link between local jobs and local labour supply; • taking advantage of the opportunities brought by the Oxfordshire Local Enterprise Partnership to meet key investment priorities including transport infrastructure; • seeking measures that support the development of the digital economy and the roll-out of high speed broadband across the district; • supporting the prosperity of the area’s tourism industry and recreation-based rural diversification where proposals are of a scale and type appropriate to their location. 	<p>E1, E2, E4, TCE2, TCE3, TCE4, TCE6, TCE7, SP3 (Site E)</p>	<ol style="list-style-type: none"> i. Policy E1 outlines supporting actions for Henley’s economy including the improvement of assets and the creation of new employment floorspace across a number of sites including the Town Centre. ii. Policy E2 outlines the Wyevale Garden Centre site (Site P) allocation. This recommends B1, B2 business activities and potentially D1 use for the site. iii. Policy E4 covers the land at Newtown Road (Site AD) which is allocated light industrial units for SME office accommodation. iv. Policy TCE2 outlines support for the Market Square, outlining the importance of the market as a focal hub. v. Policy TCE3 intends to support the tourist economy appropriately. vi. Policy TCE4 encourages employment uses above shops. vii. Policy TCE6 covers 16-18 Hart Street (Site AE) which is allocated for A1 shopping, A3 Restaurants and Cafes, B1 office or D2 Assembly and Leisure. viii. Policy TCE7 is an action plan for the town centre which encourages the use of vacant shops for ‘pop-up’ temporary uses to keep the town centre lively. ix. Policy SP3 (Site E), includes the provision of mixed use employment and retail floorspace in the town centre.
<p>Policy CSEM4: Supporting economic</p>	<p>Planning permission will be granted for:</p> <ul style="list-style-type: none"> • employment on identified allocated employment sites in accordance with the policy; 	<p>E1, TCE2, TCE3, TCE4, SP1 (Site M), SP3 (Site E),</p>	<ol style="list-style-type: none"> i. Policy E1 outlines supporting actions for Henley’s economy. Including the improvement of assets and the creation of new employment floor space across of a number of sites

development	<ul style="list-style-type: none"> the redevelopment of employment sites where this improves the quality and choice of business premises available; the reasonable extension of premises on existing sites; appropriate forms of working at home, where permission is needed; new premises or the conversion of existing buildings on suitable sites within the built-up area of settlements; the re-use of rural buildings where the proposals accord with other policies in the development plan. 	SP5 (Site J)	<ul style="list-style-type: none"> including the Town Centre ii. Policy TCE2 outlines support for the Market Square, outlining the importance of the market as a focal hub. iii. Policy TCE3 intends to support the tourist economy appropriately. iv. Policy TCE4 encourages employment uses above shops. v. Policy SP1 includes the redevelopment and intensification of the economic offer, including retail and business functions. vi. Policy SP3, includes the provision of mixed use employment and retail in the town centre.
Policy CSH1: Amount and distribution of housing	Policy CSH1 allocates a total of 400 homes to be allocated at Henley. A total of 11,487 houses are needed in the District between 2006 and 2027.	H1, H2	<ul style="list-style-type: none"> i. Policy H1 allocates land for 450 homes across Henley as identified in the Key Diagram of the JHHNP. ii. Policy H2 aims to address size, type and density of housing being provided which impacts the amount and distribution of housing on allocated sites within the Neighbourhood Plan area.
Policy CSH2: Density	On sites where housing development is acceptable in principle, a minimum density of 25 dwellings per hectare (net) will be required unless this would have an adverse effect on the character of the area.	H2	<ul style="list-style-type: none"> i. Policy H2 outlines that a design brief for all developments within the Neighbourhood Plan area must be undertaken to justify design choices, including information on building use, scale, height, density and massing. This should also take into account policy CS2 in the SODC Core Strategy. ii. Individual site allocations provide an indication of density. Where the density of housing is less than 25 dwellings per hectare this is justified due to the local context and character.

<p>Policy CSH3: Affordable Housing</p>	<p>Policy CSH3 states that 40% affordable housing will be sought on all sites where there is a net gain of three or more dwellings subject to the viability of provision on each site.</p> <ul style="list-style-type: none"> • In cases where the 40% calculation provides a part unit a financial contribution will be sought equivalent to that part unit; <i>f</i> • A tenure mix of 75% social rented and 25% intermediate housing will be sought; • With the exception of part units the affordable housing should be provided on site and the affordable housing should be mixed with the market housing; <i>f</i> • The housing should meet required standards and should be of a size and type which meets the requirements of those in housing need. 	<p>H3</p>	<p>i. Policy H3 expects that all sites allocated within policy H1 should provide on-site affordable housing provision in accordance with the affordable housing target requirements set out in Policy CSH3 of the SODC Core Strategy.</p>
<p>Policy CSH4: Meeting housing needs</p>	<p>A mix of dwelling types and sizes to meet the needs of current and future households will be sought on all new residential developments.</p> <ul style="list-style-type: none"> • At least 10 per cent of market housing on sites of 10 dwellings or more should be designed to meet current Lifetime Homes standards. • In the case of affordable housing all ground-floor properties should be designed to meet current Lifetime Homes standards. • The provision of dwellings for people with additional special needs will be sought as part of the overall 	<p>H1, H2 and H3</p>	<p>i. Policy H1 allocates land for 450 homes. ii. Policy H2 sets a brief to ensure housing proposals appropriately meet local needs. iii. Policy H3 ensures that development proposals providing 10 or more net additional dwellings meet the criteria listed in Policy CSH4 of the SODC Core Strategy.</p>

	<p>affordable housing percentage.</p> <ul style="list-style-type: none"> Specialist accommodation for older people should be provided in the new greenfield neighbourhoods identified in this strategy and will be permitted at other suitable locations. 		
<p>Policy CST1: Town centres and shopping</p>	<p>The district's town and village centres will be supported and strengthened to ensure that they continue to be the focus of communities. Initiatives which safeguard and enhance their role and function will be supported.</p> <p>Henley is identified in Policy CST1 as a town centre serving a local and wider catchment area.</p> <p>To achieve the long term success of our centres development proposals will be permitted which:</p> <ul style="list-style-type: none"> Provide further retail and leisure uses within the town and larger village centres through infill development and small scale redevelopment; Diversify the town centres to provide uses which are complementary to retail, while not undermining the town's retail role, including where appropriate mixed-use developments, uses which contribute to the evening economy, community facilities and upper floor residential and office uses; Reinforce the local distinctiveness of our market towns, improve their vitality and viability and encourage more visits. 	<p>TCE1, TCE2, TCE3, TCE4, TCE6, TCE7, E1, SP3</p>	<ul style="list-style-type: none"> i. Policy TCE1 supports proposals for retail, leisure, hotel and office development in the defined town centre boundary. ii. Policy TCE2 outlines ways to protect the local identity of the Market Square. iii. Policy TCE3 encourages hotel provision, supporting tourism in the town. iv. Policy TCE4 encourages residential and employment uses above shops. v. Policy TCE6 '16-18 Hart Street' is allocated for: A1 shopping, A3 Restaurants and Cafes, B1 office or D2 Assembly and Leisure. vi. Policy TCE7 sets out an action plan to promote retail and economic activity in the town centre. vii. Policy E1 seeks to increase provision of office space within the town centre viii. Policy SP3, includes the provision of mixed use employment and retail in the town centre.
<p>Policy CSEN1: Landscape</p>	<p>The district's distinct landscape character and key features will be protected against inappropriate development and where possible enhanced.</p>	<p>H2, EN1, EN2, EN3, DQS1</p>	<ul style="list-style-type: none"> i. Policy H2 ensures that design briefs are submitted for new housing to ensure they are appropriate proposals. ii. Policy EN1 outlines environmental protection

	<ul style="list-style-type: none"> • Where development is acceptable in principle, measures will be sought to integrate it into the landscape character of the area. • High priority will be given to conservation and enhancement of the Chilterns and North Wessex Downs Areas of Outstanding Natural Beauty (AONBs) and planning decisions will have regard to their setting. Proposals which support the economies and social wellbeing of the AONBs and their communities, including affordable housing schemes, will be encouraged provided they do not conflict with the aims of conservation and enhancement. • The landscapes and waterscapes of the River Thames corridor will be maintained and where possible enhanced as will the setting and heritage of the river for its overall amenity and recreation use. 		<p>requirements to protect the landscape within the Neighbourhood Plan area as well as key views and corridors.</p> <ul style="list-style-type: none"> iii. Policy EN2 seeks to ensure that developments over 10 dwellings should contribute to green infrastructure and public open space. iv. Policy EN3 ensures that existing green spaces within the Neighbourhood Plan area is protected and outlines a number of spaces for improvement. v. Policy DQS1 outlines that new development should be sensitive and make a positive contribution to the local character of the area
<p>Policy CSEN3: Historic Environment</p>	<p>The district's designated historic heritage assets, both above and below ground such as:</p> <ul style="list-style-type: none"> • nationally designated assets including listed buildings, historic parks and gardens, historic battlefields and Scheduled Ancient Monuments; • conservation areas; and • their settings will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place. This will be carried out through: <ul style="list-style-type: none"> ○ conservation area appraisals/reviews; ○ management plans; ○ designating new conservation areas where appropriate; ○ the determination of planning, listed building consent and other relevant applications. 	<p>H2, EN5, DQS1 and DQS3</p>	<ul style="list-style-type: none"> i. Policy H2 ensures that design briefs are submitted for new housing to ensure they are appropriate proposals. ii. Policy EN5 outlines the importance of historic assets and seeks to conserve and enhance their historic significance and their important contribution to local distinctiveness. iii. Policy DQS1 seeks to ensure that all new development makes a positive contribution to the local character of the area. iv. Policy DQS3 favours the use of local construction materials.

	Proposals for development that affect non-designated historic assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset.		
Policy CSQ1: Renewable Energy	Proposals for development for the generation of energy from renewable resources will be permitted provided any adverse impact on the landscape, heritage and biodiversity of an area, traffic generation or the amenities of local communities is outweighed by wider environmental, social, economic or other benefits.	DQS2, DQS4	<ol style="list-style-type: none"> i. Policy DQS2 outlines that new residential developments should meet higher levels of energy efficiency and building performance, taking into account climate change. ii. Policy DQS4 encourages proposals to deliver community energy projects in line with the Government Community Energy Strategy 2014.
Policy CSQ2: Sustainable Design and Construction	<p>Proposals for new development, including the construction of new buildings and the refurbishment of existing building stock, will be acceptable where:</p> <ul style="list-style-type: none"> • For developments of 10 or more dwellings or 1,000 m² or more of non-residential floor space, 20% of the energy demand is secured from decentralised (on or near site) and renewable or low carbon energy sources (including the use of Combined Heat and Power where appropriate), where this would be viable. • For developments of 200 dwellings or more, it can be demonstrated that the proposal will achieve at least Code Level 4 of the Code for Sustainable Homes. • For new residential development of less than 200 dwellings, it can be demonstrated that the proposal will achieve at least Code Level 3 of the Code for Sustainable Homes. From April 2013, proposals will need to demonstrate that at least Code Level 4 will be achieved. • For the refurbishment of existing residential buildings, it can be demonstrated that the proposal will achieve at least EcoHomes 'Very Good' standard*. From 2013, 	H2, DQS1, DQS2, DQS4	<ol style="list-style-type: none"> i. Policy H2 ensures that design briefs are submitted for new housing to ensure they are appropriate and sustainable proposals. ii. Within the Design Brief, Policy DQS1 requires new development to provide a statement demonstrating how the development responds to local character, in terms of design, materials and colour. iii. Policy DQS2 outlines that new residential developments should meet higher levels of energy efficiency and building performance, taking into account climate change. iv. Policy DQS4 encourages proposals to deliver community energy projects in line with the Government Community Energy Strategy 2014.

	<p>proposals will need to demonstrate that at least 'Excellent' standard* will be achieved.</p> <ul style="list-style-type: none"> • For proposals for non-residential development up to 500 m2 floor space, it can be demonstrated that the proposal will achieve at least BREEAM 'Very Good' standard. For proposals for non-residential development above 500 m2 floor space it can be demonstrated that the proposal will achieve at least BREEAM 'Excellent' standard. • For all new development SUDS are implemented where appropriate taking into account current policy and good practice guidance, and the emerging national SUDS standards. • All new developments incorporate measures that address issues of adaptation to climate change taking account of best practice. These include resilience to increasing temperatures and heavy rainfall events and the need for water conservation and storage. 		
<p>Policy CSQ3: Design</p>	<p>Planning permission will be granted for new development that is of a high quality and inclusive design that:</p> <ul style="list-style-type: none"> • responds positively to and respects the character of the site and its surroundings, particularly the historic significance and heritage values of the historic environment, enhancing local distinctiveness and ensuring that new development is of a scale, type and density appropriate to the site and its setting; • improves the quality of the public realm with well-designed external areas, and, where appropriate a clear structure of open spaces; <i>f</i> • provides and/or links into green infrastructure where available; 	<p>H2, EN5, DQS1, DQS2, DQS3,</p>	<ul style="list-style-type: none"> i. Policy H2 ensures that design briefs are submitted for new housing to ensure they are locally appropriate and sustainable proposals. ii. Policy EN5 outlines the importance of historic assets and seeks to conserve and enhance for their historic significance and their important contribution to local distinctiveness. iii. Policy DQS1 seeks to ensure that all new development makes a positive contribution to the local character of the area. iv. Policy DQS2 outlines that new residential developments should meet higher levels of energy efficiency and building performance, taking into account climate change. v. Policy DQS3 requires new developments to

	<ul style="list-style-type: none"> • is designed to create safe communities and reduce the likelihood and fear of crime; • creates a distinctive sense of place and is easy to understand through the use of vistas, landmarks and focal points; • ensures high levels of accessibility and ease of use by all modes of transport both within the site and with the wider area, also making sure that any new development is properly integrated with existing development ensuring accessibility to local services; and • is adaptable to changing requirements and constructed with materials appropriate to the area. <p>All proposals for new development should be accompanied by a design and access statement to show how they have responded to the above criteria.</p>		<p>maximise opportunities for sourcing local construction materials.</p>
<p>Policy CSQ4: Design briefs for greenfield neighbourhoods and major development sites</p>	<p>Proposals for housing allocations and major development sites must be accompanied by a design brief.</p>	<p>H2</p>	<p>i. Policy H2 ensures that design briefs are submitted for new housing to ensure they are appropriate and sensitive to the existing character and sustainable.</p>

<p>Policy CSG1: Green infrastructure</p>	<p>A net gain in green infrastructure including biodiversity will be sought through developer works, developer contributions and the targeted use of other funding sources. Proposals for new development must demonstrate that they have taken into account the relationship of the proposed development to existing green infrastructure. Where appropriate, proposals will be required to contribute to the delivery of green infrastructure and/or the improvement of existing assets including Conservation Target Areas in accordance with the standards in the South Oxfordshire Green Infrastructure Strategy and Didcot Natural Greenspaces Study. A net loss of green infrastructure including biodiversity through development proposals will be avoided.</p>	<p>EN1, EN2, EN3, EN4, SP1 (Site M), SP12 (Site M1)</p>	<ol style="list-style-type: none"> i. Policy EN1 outlines requirements to conserve and enhance key green infrastructure features in the Neighbourhood Plan area, including: <ul style="list-style-type: none"> • Watercourses; • Key views; • AONBs; and • Open and green spaces. ii. Policy EN2 seeks to require residential developments over 10 dwellings to contribute to green infrastructure and public open space. iii. Policy EN3 aims to protect existing green spaces and that where loss of open/green space is unavoidable that certain spaces within the neighbourhood area are enhanced. iv. Policy EN4 details that development will protect and enhance existing urban and rural biodiversity. Seeking to ensure that new habitats are created, existing ones are enhanced and ecological management plans are in place. v. Policies SP1 and SP12 ensure that green infrastructure is incorporated and reinforced in new development for these sites.
<p>Policy CSB1: Conservation and improvement of biodiversity</p>	<p>A net loss of biodiversity will be avoided, and opportunities to achieve a net gain across the district will be actively sought.</p> <p>Opportunities for biodiversity gain, including the connection of sites, large-scale habitat restoration, enhancement and habitat re-creation will be sought for all types of habitats, with a primary focus on delivery in the Conservation Target</p>	<p>EN1, EN4</p>	<ol style="list-style-type: none"> i. Policy EN1 outlines requirements to conserve and enhance key green infrastructure features in the Neighbourhood Plan area, including: <ol style="list-style-type: none"> a. Watercourses; b. Key views; c. AONB's; and d. Open and green spaces. ii. Policy EN4 details that development will protect and enhance existing urban and rural biodiversity. Seeking to ensure that new

	<p>Areas.</p> <p>The highest level of protection will be given to sites and species of international nature conservation importance (Special Areas of Conservation and European Protected Species).</p> <p>Damage to nationally important sites of special scientific interest, local wildlife sites, local nature reserves, priority habitats, protected or priority species and locally important geological sites will be avoided unless the importance of the development outweighs the harm and the loss can be mitigated to achieve a net gain in biodiversity.</p>		<p>habitats are created, existing ones are enhanced and ecological management plans are in place.</p>
<p>Policy CS11: Infrastructure provision</p>	<p>New development must be served and supported by appropriate on- and off-site infrastructure and services. Planning permission will only be granted when infrastructure and services to meet the needs of the new development, including that set out in the Infrastructure Delivery Plan, and/or mitigate the impact of the new development is already in place or will be provided to an agreed timescale. Infrastructure and services required as a consequence of development, and provision for their maintenance, will be sought from developers and secured by the negotiation of planning obligations, by conditions attached to a planning permission, and/or other agreement, levy or undertaking, all to be agreed before planning permission is granted.</p>	<p>T1, SCI1, EN2, EN3, EN4</p>	<ul style="list-style-type: none"> i. Policy T1 aims to ensure that the potential impact on transport infrastructure is considered where new services and dwellings are being developed within the Neighbourhood Plan area. ii. Policy SCI1 seeks to ensure that, in accordance with the JHHNP Infrastructure Delivery Strategy that all new developments will contribute to the full range of services required in the Neighbourhood Plan area, on-site or through financial contributions as appropriate. iii. Policy EN2 seeks to require residential developments over 10 dwellings to contribute to green infrastructure and public open space on site in first instance and off site contributes where it is evident that on site delivery is inappropriate or unviable. iv. Policy EN3 aims to protect existing green infrastructure in a similar way to EN2. v. Policy EN4 outlines that green infrastructure

			should be considered in conjunction with play pitches and the facilities to support them.
Policy CSC1: Delivery and Contingency	Sites are anticipated to be developed in the timescales set out in Table 18.1. If sites or other policies are not delivered in accordance with Tables 18.1 and the housing trajectories, the contingency measures set out in Table 18.2 will apply. If the Authority's Monitoring Report shows that allocated development sites and/or neighbourhood plans are not coming forward in a timely manner, then appropriate action will be taken.	H6	i. Policy H6 sets out contingency measures that are embedded in the neighbourhood plan that will be followed to ensure delivery.

South Oxfordshire Local Plan 2011, adopted 2006

Saved Local Plan Policies	Summary of requirements	Relevant Neighbourhood Plan Policies	Commentary on Neighbourhood Plan compliance with Core Strategy
Policy G2	The district's countryside, settlements and environmental resources will be protected from adverse developments.	H2, T1, EN1, EN4, EN7	<ul style="list-style-type: none"> i. Policy H2 outlines requirements for new housing developments to have a design brief which ensures they respond to their context. ii. Policy T1 ensures that transport impacts are suitably mitigated. iii. Policy EN1 establishes the principal of conserving and enhancing the environmental resources in the area. iv. Policy EN4 outlines how biodiversity will be protected and enhanced in Henley and Harpsden. v. Policy EN7 seeks to protect water resources in Henley and Harpsden.
Policy G3	Development that would give rise to a significant increase in traffic generation in relatively inaccessible or isolated rural locations will not be permitted.	T1	<ul style="list-style-type: none"> i. Policy T1 ensures that transport impacts are suitably mitigated.
Policy G4	The need to protect the countryside for its own sake is an important consideration when assessing proposals for development.	EN1, EN4, EN5, EN7	<ul style="list-style-type: none"> i. Policy EN1 seeks to conserve and enhance the environmental resources in the area ii. Policy EN4 outlines how biodiversity will be protected and enhanced in Henley and Harpsden. iii. Policy EN5 looks to protect historic buildings in the Neighbourhood Plan area. iv. Policy EN7 seeks to protect water resources in

			Henley.
Policy G5	In considering development proposals within the built-up areas of settlements the best use of land and buildings will be sought, in terms of the type and density of development, in order to reduce the need for development of greenfield sites, or of sites in non-sustainable locations. Priority will be given to the release of previously-developed sites within the four towns over greenfield sites or sites in less sustainable locations. In seeking to make the best use of land regard will be had to the role and importance of open space within settlements.	H1, H2, H3, EN2, EN3	<ul style="list-style-type: none"> i. Policy H1 outlines the provision and location of homes within the Neighbourhood Plan area, the majority of which are brownfield. ii. Policy H2 outlines design brief requirements demonstrating appropriate development proposals. iii. Policy H3 ensures that the type and size of housing is appropriate. iv. Policy EN2 discusses the provision of new and replacement green spaces. v. Policy EN3 seeks to improve existing green spaces.
Policy H4	Proposals for housing on sites within the built-up areas of the 4 main towns of the district and within the built-up areas will be permitted provided that: <ul style="list-style-type: none"> (i) an important open space of public, environmental or ecological value is not lost, nor an important public view spoilt; (ii) the design, height, scale and materials of the proposed development are in keeping with its surroundings; (iii) the character of the area is not adversely affected; (iv) there are no overriding amenity, environmental or highway objections; and (v) if the proposal constitutes backland development, it would not create problems of privacy and access and would not extend the built limits of the settlement. 	H2, H3, EN1, EN2	<ul style="list-style-type: none"> i. Policy H2 outlines design brief requirements demonstrating appropriate development proposals. ii. Policy H3 ensures that the type, scale and size of housing is appropriate. iii. Policy EN1 outlines environmental protection in the Neighbourhood Plan area. iv. Policy EN2 looks to protect and enhance open space provision.

Policy TSM1	<p>The prosperity of the area's tourist industry will be supported through encouragement for enterprises which are based on the conservation and enjoyment of the inherent qualities and heritage of the area, provided that there are no overriding amenity, environmental or highway objections.</p>	TCE3, E1, EN5, DSQ1	<ul style="list-style-type: none"> i. Policy E1 intends to support Henley's local economy, of which Tourism is a key part. ii. Policy TCE3 encourages the provision of hotel and bed space to support Henley as a tourist destination. iii. Policy EN5 outlines the protection of the historic environment, including listed buildings. iv. Policy DSQ1 states that all new development should be sensitive and make a positive contribution to the local character of the area.
Policy TC2	<p>Within the town centre boundaries as shown on the Proposals Map, planning permission will be granted for proposals involving:</p> <ul style="list-style-type: none"> (i) the extension of existing buildings to facilitate the expansion of the uses specified in Policy TC1; (ii) the infilling of small gaps in existing street frontages; and (iii) the small-scale redevelopment of existing premises in street frontages to accommodate the uses specified in Policy TC1; Provided that in each case the site is well integrated with the primary shopping frontages proposed in accordance with Policy TC8 and that there are no overriding amenity, design, environmental or traffic problems or conflicts with other policies in this plan. 	TCE1, TCE2, TCE3, TCE4, TCE6, TCE7, E1, SP3	<ul style="list-style-type: none"> i. Policy TCE1 sets out a town centre first approach to relevant development types. ii. Policy TCE2 outlines requirements for the market square hub. iii. TCE3 encourages the provision of hotel and bed spaces within the town centre. iv. TCE4 encourages mixed use activities within the town centre through the provision of residential use above retail. v. TCE6 outlines infill redevelopment of a site in the town centre (Site AE). vi. TCE7 outlines an action plan for development within the town centre boundary. vii. Policy E1 intends to support Henley's local economy, protecting retail activity in the town centre. viii. Policy SP3 includes the provision of mixed use employment and retail in the town centre.

<p>Policy TC6</p>	<p>Within the town centre boundaries shown on the Proposals Map, office uses will be permitted in upper floor accommodation above existing commercial premises provided that:</p> <ul style="list-style-type: none"> (i) the viability of any ground floor shop use would not be adversely affected; (ii) that no viable or potentially viable, dwelling would be lost (see Policy TC5); (iii) the site is well integrated with the primary shopping frontages; and (iv) there is no conflict with the policies for business uses in Section 6 of this plan and for the control of alterations and changes of use to listed buildings in Section 3 of this plan. 	<p>E1, TCE4, TCE1, TCE6, Policy SP3</p>	<ul style="list-style-type: none"> i. Policy E1 supports the provision of more office space within the town centre. ii. Policy TCE1 outlines that proposals for new office spaces should be found within the town centre boundary. iii. Policy TCE4 supports both employment and residential activity above shops. iv. TCE6 outlines infill redevelopment of a site in the town centre (Site AE). v. Policy SP3 includes the provision of mixed use employment and retail in the town centre.
<p>HEN3</p>	<p>Proposals for the redevelopment of under-used land on the southern part of Reading Road Industrial Estate for Class B1 and B8 uses will be permitted where they:</p> <ul style="list-style-type: none"> (i) include measures to enhance the appearance of the area; (ii) make adequate provision for car parking and where possible, improve existing arrangements; and (iii) would not significantly worsen peak hour congestion on the Reading Road. 	<p>E1, E2</p>	<ul style="list-style-type: none"> i. Policy E1 intends to support Henley's local economy, including improvement of industrial premises on Reading Road. ii. Policy E2 allocates B1 and B2 activities on Site P along Reading Road and requests design responses to suit the sensitive rural nature of the location and adjacent village of Lower Shiplake.

5 MEETING EU OBLIGATIONS

- 5.1 The Plan includes housing site allocations within the Area of Outstanding Natural Beauty and a Strategic Environmental Assessment (SEA) was therefore required by South Oxfordshire District Council.
- 5.2 No screening was undertaken, with an SA Scoping Report being the first stage. This was submitted to the statutory environmental bodies and made available via the JHHNP website. Consultee comments were taken on board in adjusting the scope of the SA.
- 5.3 A Sustainability Appraisal was produced and updated throughout the plan-making process, published alongside the first pre-submission consultation (May 2014) and then updated and published alongside the February 2015 pre-submission consultation.
- 5.4 The Sustainability Appraisal meets the requirements of SEA and remains available on the JHHNP website www.jhhnp.co.uk/evidence-base/.
- 5.5 The SODC Core Strategy has undertaken a Habitats Regulations Assessment (HRA). There are no European sites that would be affected by the proposals within the JHHNP area, and therefore a HRA was not necessary.

