

# Joint Henley and Harpsden **Neighbourhood Plan**

## Vision, Objectives and Options Consultation Results Report

February 2014

Joint Henley & Harpsden Neighbourhood Plan

# Vision, objectives and options Consultation Results

## Introduction

As a part of the Joint Henley and Harpsden Neighbourhood Plan, consultation took place between December 13th 2013 and January 13th 2014 on the following issues:

- An overall vision and thematic visions
- Thematic objectives
- Potential housing sites
- Housing site selection criteria

Views were also being sought on infrastructure priorities and retail and employment issues.

Questionnaires were available, along with consultation boards, at consultation events held at:

- Henley Town Hall, on Friday 13th December, 12pm – 8pm; and
- Saturday 14th December, 10am – 5pm.

These were advertised by:

- Advertisement in the Henley Standard promoting the events and a listing on the Henley Herald website
- Notices around the town square
- Updates on Twitter, Facebook and website www.jhhnp.co.uk
- Issues forms were available at all events, available to download from the website and an online questionnaire available for completion at www.**surveymonkey.com/s/jhhnp**. Responses could be sent to the Town Hall or emailed in.

By 13th December 2013, 495 questionnaires had been received. 76 of these were from outside of the Plan boundary area. The results of this report include all 495 responses however appendix one identifies the difference (in site responses) when those outside of the area are excluded. An analysis of the results of outside of the area indicates that these do not have a significant impact on the overall findings.

This report provides a summary of the information collated for each question.

Appendix 2 provides a series of maps which highlight site responses by postcode origin (green as supported, red as unsupported).

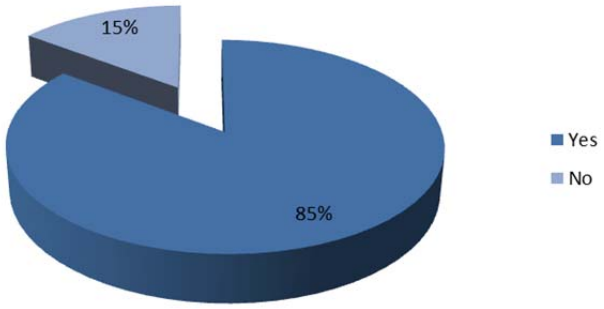
These results form part of the portfolio of information that will be used to consider policies and site allocations for the draft Neighbourhood Plan, which is anticipated for consultation in April 2014. All of the following will be considered in developing policies:

- Site assessments undertaken by the Housing Working Group
- Overall strategy for Henley and Harpsden including comments on site distribution made by the public at the September consultation
- Sustainability Appraisal
- Public consultation results
- Policies of South Oxfordshire Core Strategy and the National Planning Policy Framework

## 1. Do you broadly agree with the Overall 2027 Vision statement?

The majority of respondents (85%) stated that they broadly agreed with the vision:-

"*In 20 years' time, Henley on Thames and the surrounding village of Harpsden will be a sophisticated, vibrant and prosperous area. It will value its community, its business and retail capabilities, its sports, arts and festivals, providing people with a supportive and sustainable environment where people can live, work, rest and play. Pedestrians and cyclists will feel safe and traffic will be managed to minimise its impact. There will be a range of jobs and housing to support and maximise choices for residents, and excellent public services across education, healthcare and leisure for all residents. The green and blue environment will continue to be protected and cherished*".




No of responses 443

Comments included that there is a requirement for the infrastructure to be expanded/improved (30 respondents) if the vision was to become a reality and it was felt that is important to retain the character of Henley and Harpsden (13). Of the comments received, 22 respondents commented that although they agree with the vision, an explanation of how this is hoped to be achieved is required.

| Comment | No. | Comment | No. |
|---|---|---|---|
| Expanded infrastructure required | 30 | Performance art centre wanted | 5 |
| How will it be implemented | 22 | Pollution is a problem as a result of traffic | 4 |
| Retain character of Henley | 13 | Brownfield used as priority | 4 |
| Greenbelt | 11 | Vacant Shops | 3 |
| Not enough parking | 8 | Henley / Harpsden merge | 3 |
| Improved cycle/pedestrian facilities | 8 | Affordable Homes required | 3 |
| Another Bridge required | 7 | Further comments received, those with less than 3 common responses have not been included in the table | |

Comments received include:

*"The aspiration is laudable, but the town's infrastructure is unlikely to be able to accommodate the proposed no. of additional housing."*

*"What I think is missing from the vision is what Henley and Harpsden will NOT be. I think this is essential to ensure we know what it will be and what it will not be".*

*“I disagree fundamentally with a policy which stops us from including infill houses in people’s gardens etc in the quota of housing. Basically most building is infilling of a sort”*

*“Reassuring to see that of the top 3 priorities listed for use in consideration where development should be located, two of these are. Protecting the local environment and landscape and maintain the distinctive character of HH. For the JHHNP to leave a successful Legacy for future generations it will be essential that these priorities are given the weight that they deserve”.*

## 2. Do you broadly agree with the vision and objectives established for the following themes of the Neighbourhood Plan?

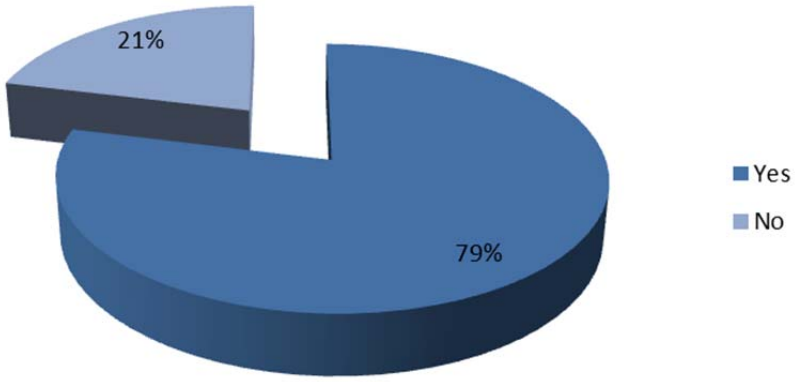
Respondents were asked if they agreed with a series of themes that have been established for the Neighbourhood Plan, a summary table of responses appears below.

| | Yes | | No | |
|---|---|---|---|---|
| | **Number** | **Percentage** | **Number** | **Percentage** |
| **Housing** | 308 | 79 | 79 | 21 |
| **Traffic and Transport** | 302 | 80 | 76 | 20 |
| **Retail, Town Centre and Economy** | 312 | 84 | 60 | 16 |
| **Social Infrastructure** | 314 | 85 | 54 | 15 |
| **Environment, Sustainability and Design Quality** | 327 | 88 | 46 | 12 |

### Theme 1: Housing

Over three quarters of people agreed with the vision:

*"A fuller range and quantity of housing that meets the needs of both current and future residents; that is mixed in type, well located and designed; and integrated into the settlement of Henley to minimise impact on the natural environment".*




No of responses 387

Comments received included agreement that affordable housing is required for Henley and Harpsden (20 respondents), although a further 5 respondents questioned whether there was enough demand for 40% of homes to be affordable. Other common themes that emerged included the need for brownfield sites to be used as a priority (14), the feeling that 400+ homes in Henley and Harpsden is too big a number for the area (12) and concerns over the impact development will have on traffic (11).

| Comment | No. | Comment | No. |
|---|---|---|---|
| Affordable housing required | 20 | Sustainable homes a priority | 4 |
| Brownfield used as priority | 14 | Flood Risk to be taken in account | 4 |
| High density / overdevelopment | 12 | Conservation Area | 3 |
| Traffic issues | 11 | No need to remain distinct areas | 3 |
| Protect ANOB | 8 | Expand / improve infrastructure | 3 |
| Retain character | 8 | Proximity to amenities | 3 |
| Protect local landscape | 6 | Greenfield left alone | 3 |
| Equal Distribution of development throughout Henley | 5 | Negative visual impact | 3 |
| 40% Affordable housing needed? | 5 | Further comments received, those with less than 3 common responses have not been included in the table | |

Comments received include:

*"Use brown field sites first. Henley in surrounded by amazing countryside which is enjoyed by its residents. It would be a terrible shame to build all over the wonderful fields and woods we have around the town".*

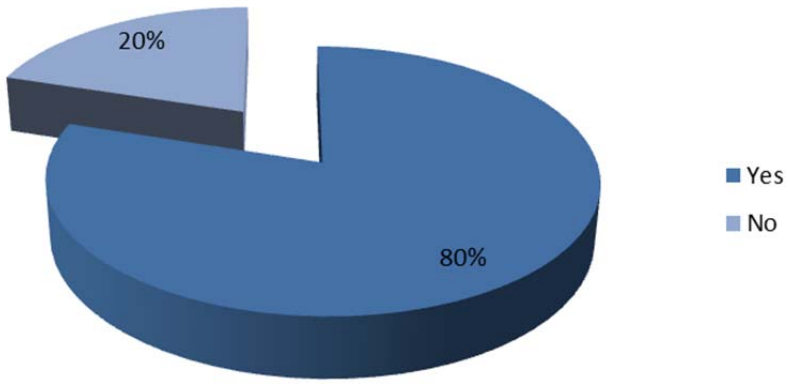
*"there is a need for low cost housing - but it must not affect AONB and there must be traffic and parking provision"*

*"All new housing built under these proposals should fall into a category of affordable housing, whether for sale or rent, and should comprise a mix of 1-3 bedroom dwellings; no larger properties should be allowed. Focus should be on first time/ younger buyers and retirees".*

## Theme 2: Traffic and Transport

Eighty per cent of respondents agreed with the vision:

*"A medieval market town which is accessible and safe for walking and cycling, has good public transport and a safe and efficiently functioning road network".*




No of responses 378

Comments received mentioned that Henley currently suffers from congestion and the introduction of further housing would exacerbate the matter (18 respondents). It was stated that the introduction of (further) cycle routes would be welcomed (24) and concern over the lack of parking available was raised by 16 respondents.

| Comment | No. | Comment | No. |
|---|---|---|---|
| Congestion a problem | 28 | More frequent trains | 7 |
| Cycle routes important | 24 | Cycle parking required | 6 |
| Poor parking in Henley | 16 | Fix traffic light phasing | 5 |
| Ban / restrict HGVs through Henley | 14 | Cycling / cycle routes not important issue | 5 |
| Better public transport | 12 | Underground parking needed | 5 |
| Tunnel or bridge for Thames | 9 | Congestion - Fairmile | 4 |
| Cycling Dangerous in Henley | 9 | Introduce park and Ride scheme | 4 |
| Improvement to footpath needed | 9 | Unattractive signage would be introduced | 3 |
| Pollution an issue | 9 | Further comments received, those with less than 3 common responses have not been included in the table | |
| Bypass needed | 7 | | |

Comments received include:

*"Traffic and transport is a key concern as the existing town is already exceeding capabilities and is frequently grid locked. Cycle routes and pathways with safe crossings are essential".*

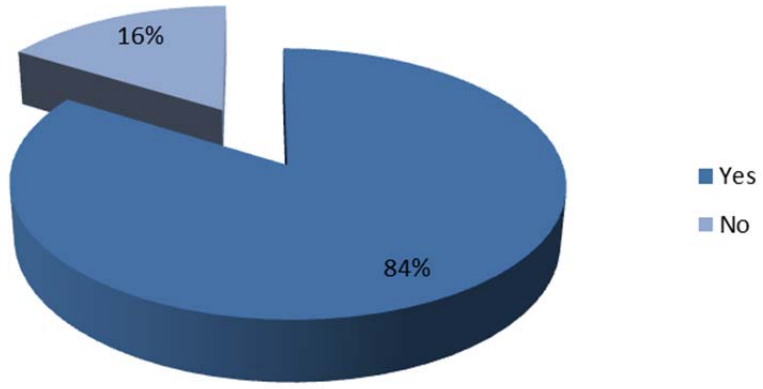
*"A park and ride would be a good addition to the town. Also another bridge over the Thames near Reading would help Henley. Cycle routes are key."*

*"More should be done to improve travel and transport, in particular traffic in town, parking and train before we extend further".*

## Theme 3: Retail, Town Centre and Economy

Over eighty per cent of respondents agreed with the vision:

*"A thriving market town economy with a year round offer, providing diverse and independent shopping in an accessible high quality town centre environment. To create a sustainable economy, providing varied employment opportunities for Henley and Harpsden's resident population".*




No of responses 372

Comments received mentioned that rents/rates for shops are currently too high (14 respondents). It was stated that there is no requirement for a discount food store (13) and also that a lack of available parking affected the performance of the town centre (8)

| Comment | No. | Comment | No. |
|---|---|---|---|
| Reduce high rents/rates | 14 | No small department store required | 6 |
| No discount food store required | 13 | Economic well-being | 5 |
| Lack of parking in the town centre | 8 | Too many coffee shops | 4 |
| Vacant shops | 7 | Retain character of market town | 4 |
| More variety of shops needed | 6 | Further comments received, those with less than 3 common responses have not been included in the table | |
| Congestion in town centre | 6 | | |

Comments received include:

*"Development / encouragement of small businesses cannot occur without a re-evaluation of business rates and services".*

*"More retail sites are not necessary but I would say that we need more variety of shops. We have far too many coffee shops, estate agents and restaurants".*

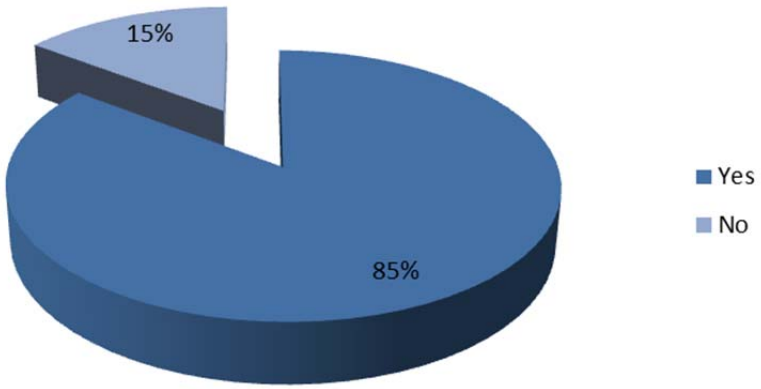
*"The parking is the main issue. People cannot just pop into town to buy anything because they cannot park".*

*"I agree that additional income and revenue would be a good thing for the town".*

## Theme 4: Social Infrastructure

Eighty five per cent of respondents agreed with the vision:

*"A historic market town with a range of high quality leisure, education and social facilities for all ages, making best use of the town's qualities and the energy of the community, ensuring that children can choose to walk safely to school".*




No of responses 368

The most popular comment received regarding this theme stated that infrastructure in general (health, education, etc) was required to support the housing numbers, rather than social infrastructure (15 respondents). Other comments received mentioned the need to update existing sports facilities (6) and that a radio station is not a requirement (5).

| Comment | No. | Comment | No. |
|---|---|---|---|
| Infrastructure required (health, education, etc) | 15 | Performing arts centre wanted | 4 |
| Upgrade existing 'Sport Facilities' | 6 | Better broadband connection required | 3 |
| Radio station not required | 5 | Multi-use community hall wanted | 3 |
| Not realistic | 5 | Keep school playing field | 3 |
| School places needed | 5 | Pensioner facilities | 3 |
| Build skate park | 4 | Tennis courts | 3 |
| Outdoor gym / sports equipment | 4 | Further comments received, those with less than 3 common responses have not been included in the table | |

Comments received include:

*"There was no mention in the social infrastructure vision of how to accommodate the sheer volume of extra children that would come with 400 homes. I note Shiplake Primary is said to be full but why is there no mention of the others - it's as though they have limitless capacity, when they do not".*

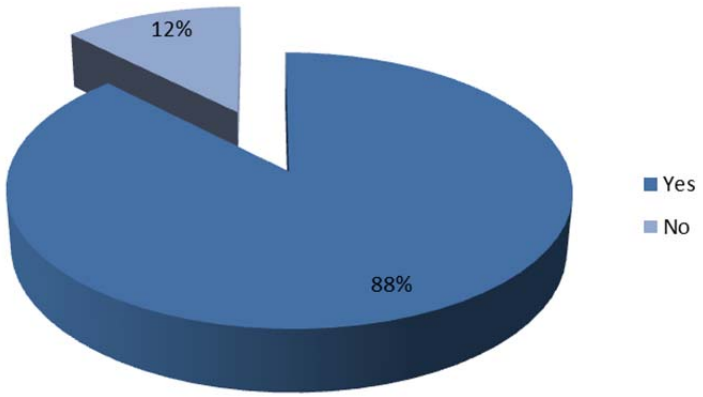
*"Strongly support the proposal to enhance the social infrastructure of the town by developing a performing art centre / multi-use community hall".*

*"'State of art' sports facilities near Gillotts so the school can use then easily. Outdoor gym is a really good idea".*

## Theme 5: Environment, Sustainability and Design Quality

Almost ninety per cent of respondents agreed with the vision:

*"A high quality environment with preserved historic town centre and outstanding natural landscape with a range of green spaces supporting people and wildlife".*




No of responses 373

Comments received included the need to protect the green spaces in Henley and Harpsden (8 Respondents). The need for high and imaginative design quality (7) and the fact that key views should be protected (7).

| Comment | No. | Comment | No. |
|---|---|---|---|
| Protect green spaces | 8 | Wildlife | 4 |
| High design quality | 7 | Flood zones | 3 |
| Protect key views | 7 | Sustainable design | 3 |
| Conservation area | 6 | Sympathetic design | 3 |
| Protect trees | 5 | Further comments received, those with less than 3 common responses have not been included in the table | |
| Pollution | 5 | | |

Comments received include:

*"Essential to protect AONBs, no to building on the flood plain. Protection should be given to the beautiful trees and entrance to the town e.g. Fairmile and its surrounds".*

*"the most important thing for me is to ensure that the green area is not affected and that new housing doesn't affect look and character of the town".*

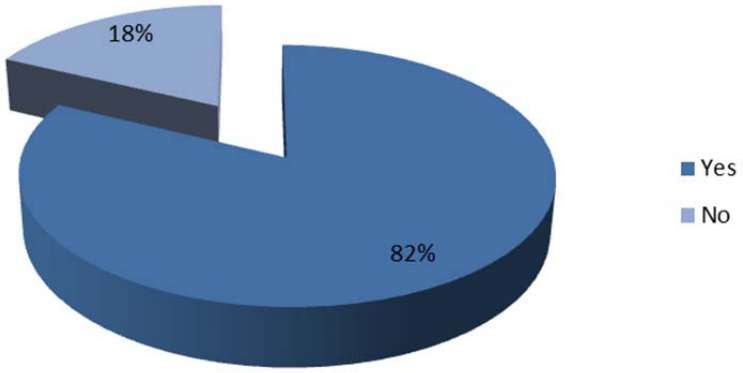
*"Done with care and imagination so that it doesn't result in resembling the worst of a 1970s brick entrance to a massive Tesco".*

## 3. Do you broadly agree with the site assessment criteria that have been establish?

| | Yes | | No | |
|---|---|---|---|---|
| | **Number** | **Percentage** | **Number** | **Percentage** |
| **1: Proximity and accessibility to facilities and services** | 317 | 82 | 69 | 18 |
| **2: Brownfield prioritised over greenfield** | 367 | 93 | 29 | 7 |
| **3: Vehicular traffic impact and related air quality** | 312 | 81 | 73 | 19 |
| **4: Integration with the built up area of Henley** | 143 | 70 | 60 | 30 |
| **5: Potential benefit to the town** | 304 | 80 | 75 | 20 |
| **6: Impact on the landscape including views and AONB** | 298 | 78 | 84 | 22 |
| **7: Impact on archaeology and heritage** | 294 | 77 | 89 | 23 |
| **8: Impact on ecology and wildlife** | 315 | 83 | 64 | 17 |
| **9: Flood risk** | 331 | 89 | 42 | 11 |

### Criteria 1: Proximity and accessibility to facilities and services

Over eighty per cent of respondents agreed with this criterion.




Comments received mentioned that there is a lack of school places available (12 respondents), that the area suffers from congestion (11) and that health facilities are already full (7).

| Comment | No. | Comment | No. |
|---|---|---|---|
| Lack of school places | 12 | Accessibility more important | 3 |
| Congestion | 11 | Public transport too bad outside Henley | 3 |
| Health facilities are full | 7 | Large sites may mean new infrastructure | 3 |
| Criterion applies to all sites | 6 | Further comments received, those with less than 3 common responses have not been included in the table | |
| Fairmile too far from infrastructure | 5 | | |

Comments received include:

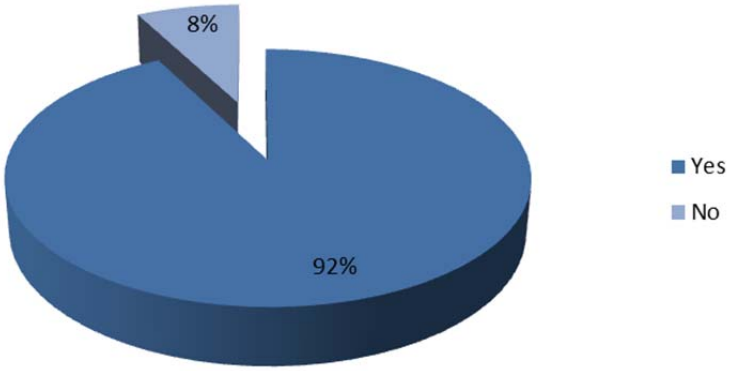
*"I agree principal, but every development cannot be close to key facilities and services. With a town the size of Henley none of the facilities and services will be out of reach".*

*"We should start from the centre and work out".*

*"Most housing should be near to existing facilities which in some cases will need to be increased e.g. more doctors".*

## Criteria 2: Brownfield prioritised over greenfield

More than ninety per cent of respondents agreed with this criterion.




Of comments received, the vast majority stated that this criterion is a priority, however, 5 respondents stated that unused green field sites could be considered for development.

| Comment | No. | Comment | No. |
|---|---|---|---|
| Priority / important | 42 | Protect green belt | 3 |
| Not necessarily – unused green field sites possible | 5 | Further comments received, those with less than 3 common responses have not been included in the table | |

Comments received include:

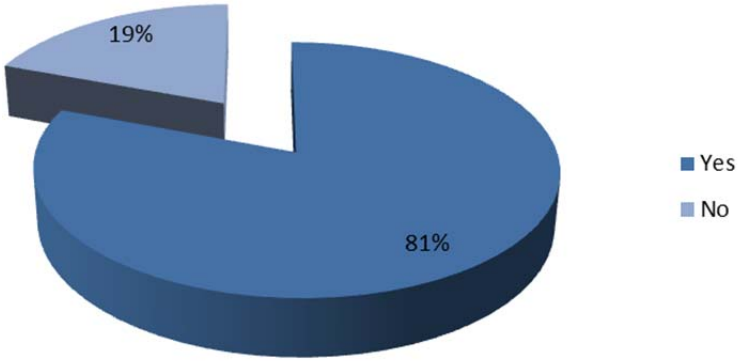
*"Prioritise brownfield and town centre development where there is possibility of more pedestrian movement".*

*"If we do have to build new houses, we are not convinced it is always right to intensify the existing built-up area instead of considering green field sites which are not used by the general public".*

*"Consideration should be given to providing incentives for more industrial businesses in the centre of Town re-locating to the business park sites, particularly along the Reading Road, so as to free up brownfield sites in the middle of Town".*

## Criteria 3: Vehicular traffic impact and related air quality

Just over eighty per cent of respondents agreed with criterion 3.




Comments made by respondents included, Henley already has a problem with congestion (13 respondents), poor air quality will result from more housing (12), it was also stated that the traffic situation would be exacerbated by 400 new homes (9).

| Comment | No. | Comment | No. |
|---|---|---|---|
| Congestion already a problem | 13 | Priority / very important | 3 |
| Poor air quality will result from more housing | 12 | Out of town sites to be used | 3 |
| Congestion will be made worse | 9 | Ban HGV's from Henley | 3 |
| Greys Road dangerous | 4 | Bypass | 3 |
| Close Henley off from through traffic | 4 | Further comments received, those with less than 3 common responses have not been included in the table | |

Comments received include:

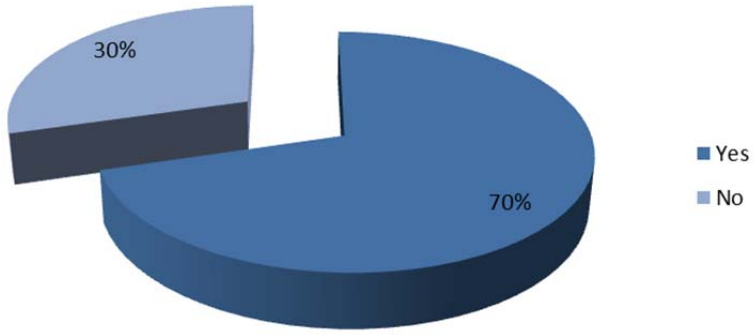
*"Traffic is a major problem for Henley and if nothing can be done to prevent through traffic, then flow must be managed to avoid air quality problems".*

*"Choice of sites should favour those on the roads into and out of Henley over those that would draw more traffic through existing residential area, in order to limit traffic impact".*

*"Not a dominant factor there will always be a lot of traffic whatever the scheme".*

## Criteria 4: Integration with the built up area of Henley

Seventy per cent of respondents agreed that new development should be integrate with the built up area of Henley.




The comments received stated that the plan should seek to avoid urban sprawl (6 respondents) and that town centre sites should be a priority for development (5). It was also mentioned that it is not necessary for development to be integrated with the built up area of Henley (4).

| Comment | No. | Comment | No. |
|---|---|---|---|
| Avoid urban sprawl | 6 | Priority / Important | 4 |
| Town centre sites | 5 | Congestion | 3 |
| Not necessarily integrated | 4 | Further comments received, those with less than 3 common responses have not been included in the table | |

Comments received included:

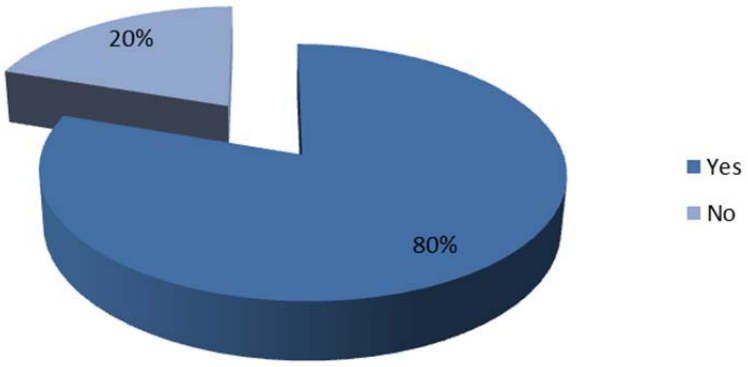
*"New housing should be spread over all areas with emphasis on brownfield being used first, followed by those proximity to road network or close to town centre".*

*"Sites do not necessarily need to integrate with existing built up areas. Some advantages such as traffic movement may be gained from separating new development such as Highlands Farm".*

*"Definitely aim to concentrate on built up areas".*

## Criteria 5: Potential benefit to the town

Eighty per cent of respondents agreed with criterion 5.




Comments made included the opinion that development would have no benefit to Henley and Harpsden (15 respondents). It was stated that school places would be needed (9) and that walking / cycling routes would be beneficial (7).

| Comment | No. | Comment | No. |
|---|---|---|---|
| No benefit | 15 | Walking cycling not essential / important | 4 |
| School places are required | 9 | Congestion | 3 |
| Walking / cycling of benefit | 7 | Further comments received, those with less than 3 common responses have not been included in the table | |
| keep playing fields | 4 | | |

Comments received included:

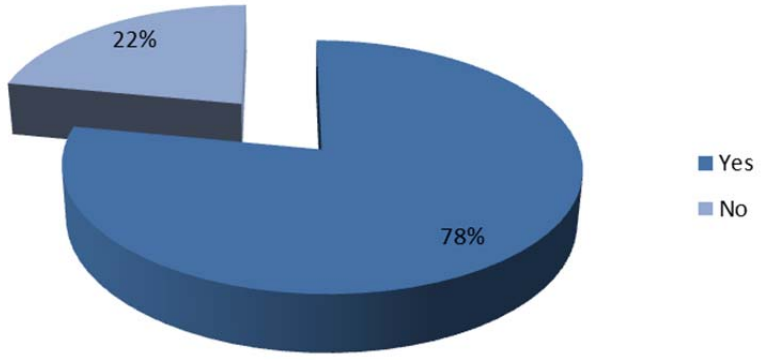
*"Note that new development could be a disadvantage to the town. i.e. schools would have to expand to accommodate new pupils or a new school built….."*

*"No benefit to town. Just take up of space, services, facilities added congestion and chaos".*

*"Cycling and walking network absolutely essential. The riverside is flat- perfect for bikes".*

## Criteria 6: Impact on the landscape including views and AONB

Nearly three quarters of respondents agreed with criterion 6




Of comments received regarding the impact on landscape, 16 respondents stated that this is a priority. It was also mentioned that AONB's need to be protected (13 respondents), while a further 9 respondents stated that all green spaces should be protected.

| Comment | No. | Comment | No. |
|---|---|---|---|
| Priority / Important | 16 | Detrimental to Fairmile | 4 |
| AONB to be protected / left untouched | 13 | Town centre sites used | 3 |
| Protect green space | 9 | Preserve key views | 3 |
| Detrimental impact to Henley | 7 | Further comments received, those with less than 3 common responses have not been included in the table | |

Comments received included:

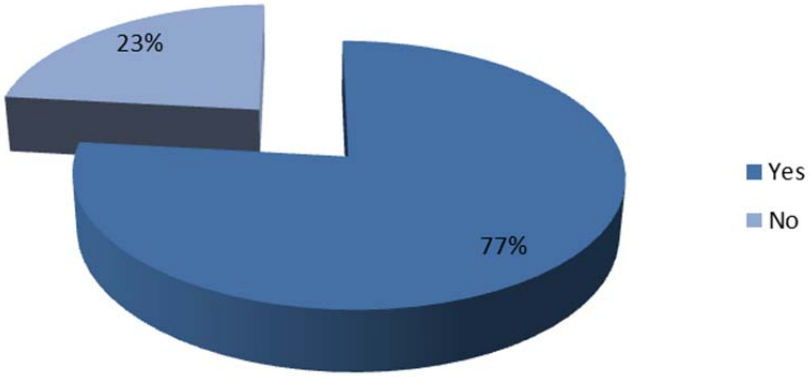
*"Critical, an opportunity to preserve the heritage my generation have enjoyed for the next and future generations".*

*"Nice idea but not always possible, must be mitigated by planting of trees".*

*"It is hard to understand how the impact on the landscape including views and AONB has been adequately taken into account, when 2 of the main greenfield sites are in prominent positions adjoining AONB and the views cannot avoid being adversely affected".*

## Criteria 7: Impact on archaeology and heritage

Just over three quarters of respondents agree with the criterion 7.




Comments received stated that the criterion relating to the impact on archaeology and heritage is a priority / important (16 respondents). It was also mentioned that development should not encroach on the conservation areas of Henley (5 respondents), the Fairmile conservation was singled out by a further 5 respondents.

| Comment | No. | Comment | No. |
|---|---|---|---|
| Priority / Important | 16 | Fairmile Conservation Area | 5 |
| Conservation Area | 5 | Essential for listed buildings | 4 |
| | | Further comments received, those with less than 3 common responses have not been included in the table | |

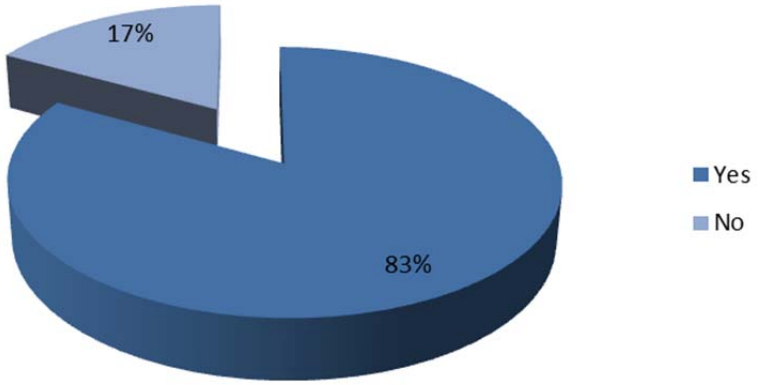
Comments received included:

*"Whenever possible with regards to archaeology. Essential for listed buildings".*

*"Although I agree with the impact of archaeology being important, I also feel that Highlands Farm is by far the best site for development. I do not think the development of Highlands Farm should be denied solely on archaeological grounds - if there are important artefacts buried, then these should be sensitively recovered and displayed locally……"*

## Criteria 8: Impact on ecology and wildlife

Over eighty per cent of respondents agreed with criterion 8.




Comments received regarding impacts on ecology and wildlife included the opinion that damage would be inevitable if houses are built (9 respondents). Seven respondents stated that this criterion was a priority / very important.

| Comment | No. | Comment | No. |
|---|---|---|---|
| Damage inevitable if houses built | 9 | Adverse effect on wildlife | 4 |
| Priority / important | 7 | Further comments received, those with less than 3 common responses have not been included in the table | |

Comments received include:

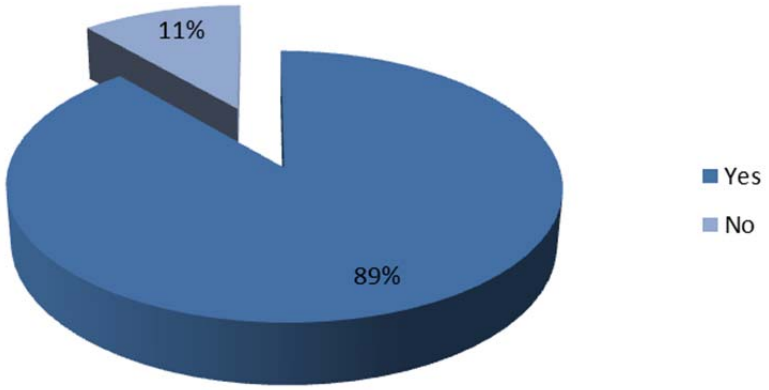
*"As long as recognised ecological status such as SSSI, nature reserve, not 'it looks quite pretty'".*

*"Current wildlife and ecology will be eradicated due to high density over development".*

*"There is nothing that can be done to protect ecology and wildlife when it is being ripped up and destroyed".*

## Criteria 9: Flood risk

Almost ninety per cent of respondents agreed with the criterion relating to flood risk.




Comments received stated that development should be avoided in flood zone areas (17 respondents), it was also noted that Henley is currently flooded due to recent adverse weather conditions (10), a further 8 respondents stated that mitigation measures would be necessary if development was to proceed.

| Comment | No. | Comment | No. |
|---|---|---|---|
| Flood zone to be avoided | 17 | Minimal flood risk | 4 |
| Currently flooded | 10 | Fairmile is a flood risk site | 4 |
| Mitigation measures required | 8 | More houses means more flooding | 3 |
| Priority/ Important | 7 | Further comments received, those with less than 3 common responses have not been included in the table | |
| Flood Risk | 7 | | |

Comments received include:

*"With the increased flooding due to change in weather pattern it is very important that this fact is taken into consideration".*

*"Current conditions show the problems that can occur from building in a flood plain however sites can be built to a greater height to prevent flooding".*

*"The only flood risk appears to be the Fair Mile where the risk is relatively small and could be mitigated".*

## 4. A number of sites have been put forward for residential development – more than are needed to meet minimum 400 required. What are your initial views on the suitability of these sites?

Respondents were asked whether or not they supported the development sites, a summary table is provided below.

Sites with 70% or more agreement include:

- Site U: Wilkins, Deanfield (87%)
- Site H: Mill Lane, Reading Road (86%)
- Site F: Chiltern's End (84%)
- Site E: Empstead Works (82%)
- Site M: Highlands Farm (81%)
- Site V: TA/RAR Centre, Friday Street (80%)
- Site J: Town Council (79%)
- Site P: Wyevale Garden Centre (78%)
- Site K: Parkside (70%)

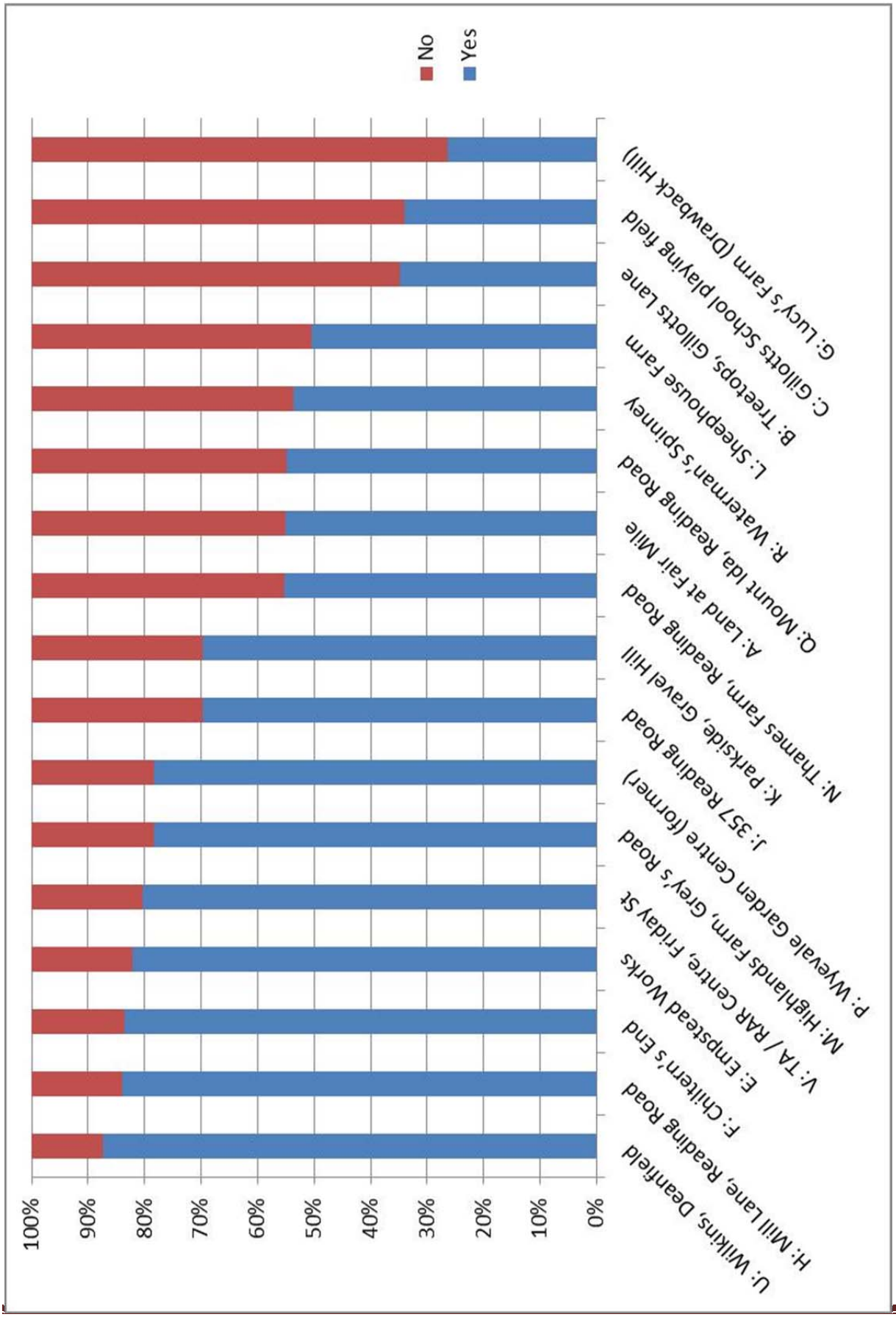
Site between 50 – 69% agreement:

- Site A: Fairmile (55%)
- Site N: Thames Farm (55%)
- Site Q: Mount Ida (55%)
- Site R: Waterman's Spinney (54%)
- Site L: Sheephouse Farm (50%)

Sites under 49% agreement:

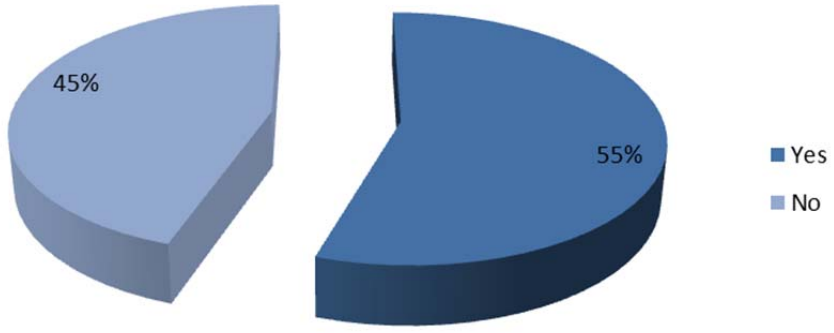
- Site B: Treetops (35%)
- Site C: Gillotts School Playing Field (34%)
- Site G: Lucy's Farm (26%)

| | Yes | | No | |
|---|---|---|---|---|
| | **Number** | **Percentage** | **Number** | **Percentage** |
| **A: Fairmile** | 221 | 55 | 180 | 45 |
| **B: Treetops** | 130 | 35 | 244 | 65 |
| **C: Gillotts School playing field** | 130 | 34 | 253 | 66 |
| **E: Empstead Works** | 301 | 82 | 65 | 18 |
| **F: Chiltern's End (care home)** | 301 | 84 | 59 | 16 |
| **G: Lucy's Farm (Drawback Hill)** | 92 | 26 | 258 | 74 |
| **H: Mill Lane, Reading Road** | 313 | 86 | 60 | 14 |
| **J: Town Council (changing facilities)** | 240 | 79 | 104 | 21 |
| **K: Parkside** | 243 | 70 | 106 | 30 |
| **L: Sheephouse Farm** | 170 | 50 | 167 | 50 |
| **M: Highlands Farm** | 291 | 81 | 80 | 19 |
| **N: Thames Farm** | 199 | 55 | 161 | 45 |
| **P: Wyevale Garden Centre (former)** | 292 | 78 | 81 | 22 |
| **Q: Mount Ida** | 181 | 55 | 149 | 45 |
| **R: Waterman's Spinney** | 180 | 54 | 155 | 46 |
| **U: Wilkins, Deanfield** | 319 | 87 | 46 | 13 |
| **V: TA / RAR Centre, Friday St** | 289 | 80 | 71 | 20 |


No
Yes
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
U: Wilkins, Deanfield
H: Mill Lane, Reading Road
F: Chiltern's End
E: Empstead Works
V: TA / RAR Centre, Friday St
M: Highlands Farm, Grey's Road
P: Wyevale Garden Centre (former)
J: 357 Reading Road
K: Parkside, Gravel Hill
N: Thames Farm, Reading Road
A: Land at Fair Mile
Q: Mount Ida, Reading Road
R: Waterman's Spinney
L: Sheephouse Farm
B: Treetops, Gillotts Lane
C: Gillotts School playing field
G: Lucy's Farm (Drawback Hill)

**Site A: Fairmile**

A little over half of all respondents felt that Fairmile would be a suitable site for development. Many concerns were raised regarding the Fairmile site, the greatest of which related to the increase in traffic that could be expected from development of the site (34 responses). Other major concerns included the site being partly within the conservation area (30), the site partly being within flood zone 3 (26) and that it is adjacent to an Area of Natural Beauty (AONB) (22)




| Comment | No. | Comment | No. |
|---|---|---|---|
| Would increase traffic | 34 | Too far to walk | 4 |
| Conservation area | 30 | Reasonable access | 4 |
| Flood Risk (zone 3) | 26 | Design will need to be sensitive | 4 |
| Adjacent to AONB | 22 | Not enough parking | 3 |
| An important gateway into Henley | 19 | Reduced air quality | 3 |
| Proposals supported if less dense | 14 | Historically important area | 3 |
| Previous planning refusals | 12 | Site fails to meet criteria | 3 |
| Greenfield | 12 | Development should be spread out | 3 |
| Access would be dangerous / poor | 10 | Good location | 3 |
| Wildlife and ecology affected | 10 | Extends the town boundary | 3 |
| High density | 8 | Development should be in keeping | 3 |
| Tree protection orders in place | 8 | Providing it doesn't affect existing homes | 3 |
| Infill Development (agree) | 8 | No access allowed from Luker Avenue | 3 |
| Don't spoil visual impact | 6 | Existing residential area, development acceptable | 3 |
| Development close to town | 6 | Further comments received, those with less the 3 common responses not counted in the table | |
| Developer plans misleading (footprint) | 5 | | |

Comments received include:

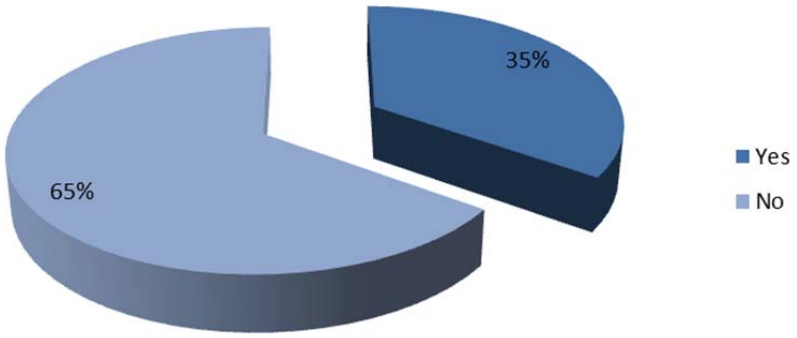
*"Fairmile is a conservation area and of historical interest, I feel this should be respected and that one should bear in mind that smaller developments around would fit in with the neighbour better".*

*"The site at the Fair Mile is particularly unsuitable considering the traffic problems at Northfield End and the long delays caused by existing traffic on the Fairmile".*

*"This site has good road access and adjoins existing housing".*

**B: Treetops**

Two thirds of respondents do not wish to see development on this site. Of comments made, the increase of traffic was the main issue (33 respondents) while a further 6 specifically stated that traffic on Greys Road would be problematic. Twenty respondents cited the fact that the site is in close proximity to AONB as reason why development should not occur. Access to the site (14) and the single track lane to the site (14) were also given as reasons against this site.




| Comment | No. | Comment | No. |
|---|---|---|---|
| Would increase Traffic | 33 | Protect views | 4 |
| Borders onto AONB | 20 | Tree Preservation orders / keep trees | 4 |
| Access restrictions to the site | 18 | Woodland Area | 4 |
| Single track lane | 14 | Archaeological Interest | 4 |
| Greenfield | 9 | Henley and Harpsden start to merge | 3 |
| Small development only | 9 | Traffic safety issues | 3 |
| Increased traffic on Greys Road | 6 | Too close to the school | 3 |
| Passing places likely to make problem worse | 4 | Further comments received, those with less than 3 common responses have not been included in the table | |

Comments received include:

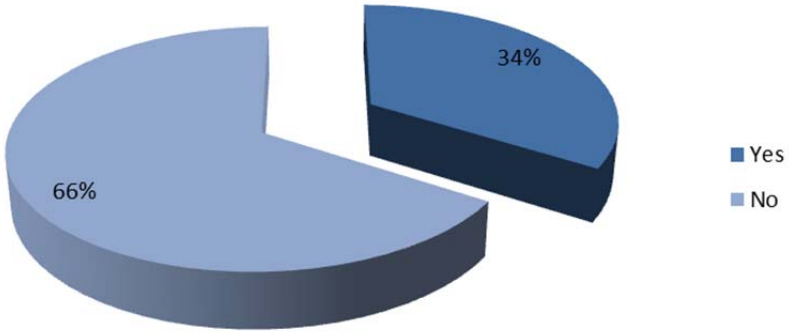
***"****Suitable only for a small development because any extra housing would generate increased traffic onto Greys Road".*

*"The sites near Gillotts lane I think are unsuitable because Gillotts Lane is too narrow and the proposed adding of passing places will not be sufficient to deal with the increased traffic".*

*"Greenfield site, wooded beautiful site threatening to destroy an AONB. Close to site of archaeological interest and ancient monuments".*

**C: Gillotts School playing field**

Two thirds of respondents did not believe that site C is suitable to be put forward for housing. Comments stated that the playing fields should be retained for their current purpose (51 respondents). The potential negative impact that development would have on traffic was raised by 31 respondents, whilst concerns were mentioned over access to the site (17). A further 15 respondents believe that the school are in need of the funds to make improvements.




| Comment | No. | Comment | No. |
|---|---|---|---|
| Retain playing fields | 51 | Not in conjunction with site G | 4 |
| Negative impact on traffic | 31 | Large site (good) | 4 |
| Access restrictions to the site | 17 | Negative impact on countryside | 3 |
| School needs the funds | 15 | Would create danger for children walking to school | 3 |
| Negative visual impact | 7 | Providing sports facilities remain adequate | 3 |
| Not brownfield site | 6 | Welcomed as extension of existing residential | 3 |
| Community could use fields out of hours | 5 | Proposal too dense | 3 |
| Keep trees | 4 | Creates urban sprawl | 3 |
| School may need to expand in future | 4 | Further comments received, those with less than 3 common responses have not been included in the table | |
| Good site / preferred | 4 | | |

Comments received include:

*"Gillotts school playing field should be retained as a playing field. What a wonderful asset for any school! To build on this land would be a disgrace…"*

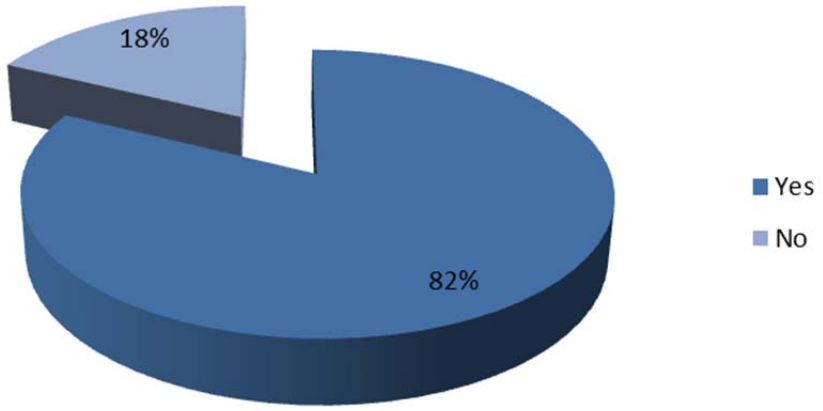
*"A shame to lose playing fields, but they are not being used, and retaining the land is not going to change the school's policy. Much better to raise money to improve facilities that the school will use".*

*"Excellent opportunity to meet housing need & support the upgrading of the school. Site should be maximised in number of dwellings which would support the financial contribution to increase the school capacity".*

*"DEFINITELY NOT! - Reducing space for children to play is unacceptable (especially when plans exist to extend the school too). It would increase traffic on narrow lanes and impact negatively on the countryside".*

**E: Empstead Works**

Over two thirds of respondents felt that site E would be suitable as a development site. Comments included that suitable relocation should be found for the current use (27 respondents), that it is suitable as Empstead Works is a brownfield site (26) and a further 15 respondents stated that the site is in a good location for development.




| Comment | No. | Comment | No. |
|---|---|---|---|
| Suitable relocation required | 27 | Close to amenities | 8 |
| Brownfield site | 26 | Ideal infill site | 5 |
| Good location | 15 | Local residents employed here | 3 |
| Remain as employment site | 11 | Should change to residential use | 3 |
| Suitable for mixed use development | 10 | Further comments received, those with less than 3 common responses have not been included in the table | |

Comments received include:

*"On proviso that alternative accommodation can be found for business on site to minimise loss of employment".*

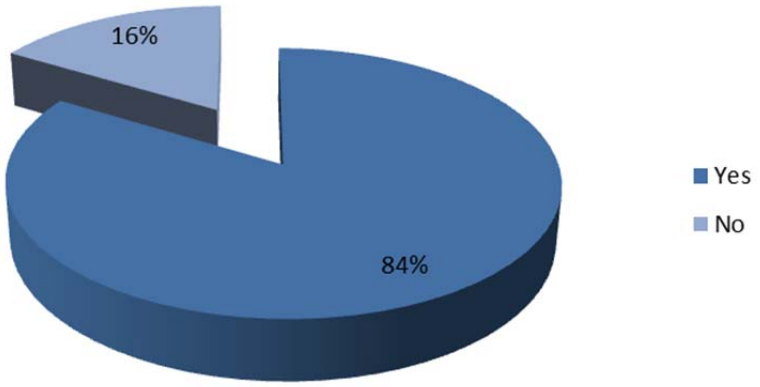
*"A suitable brownfield site. Development would improve the outlook for adjacent residents and remove an unsightly light industrial area. However, compensating measures to accommodate the affected businesses elsewhere in the town will be needed".*

*"This site is definitely suitable and should certainly be built on, possibly mixed housing and employment, say about 25 houses".*

*"A suitable brownfield site. Development would improve the outlook for adjacent residents and remove an unsightly light industrial area……"*

**F: Chiltern's End (care home)**

Just under 85% of respondents feel that site F would be suitable for redevelopment. The comments made include that is it a brownfield site, so therefore suitable for development (18 respondents). It was also stated that the care home must be relocated before development should occur (17).




| Comment | No. | Comment | No. |
|---|---|---|---|
| Brownfield site | 18 | On a bus route | 5 |
| Home to be relocated | 17 | Suitable for 25 units | 4 |
| Infill site | 9 | Would put pressure on school | 3 |
| Good site | 6 | No change | 3 |
| Site (only) available if current use moves to Townlands | 6 | Traffic impact | 3 |
| Close to amenities | 5 | Further comments received, those with less than 3 common responses have not been included in the table | |

Comments received include:

*"As long as the proposed relocation to a new Townlands development takes place".*

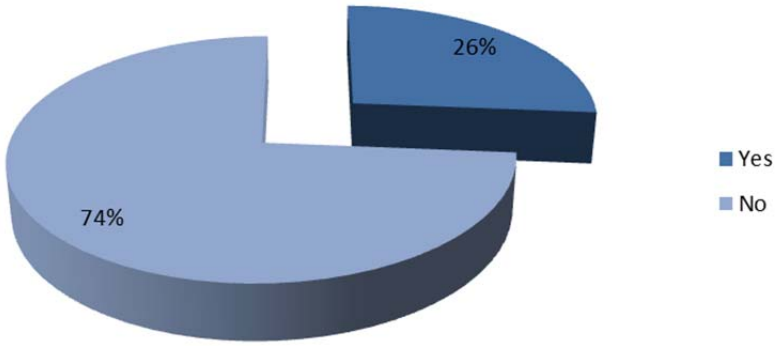
*"Seemingly highly desirable as it would integrate well with the remainder of the town"*

*"A suitable brownfield site. Proposed housing density is modest and acceptable.*

*"St Andrews road are busy enough now without hundreds more cars pouring up and down them. Perhaps a second exit from Lucy's Farm could be explored so that traffic to Reading could miss the centre of Henley".*

**G: Lucy's Farm (Drawback Hill)**

Just under three quarters of respondents do not think that the Lucy's Farm site is suitable for development. It was stated by 42 respondents that the area is beautiful / AONB and should not be built on. Access restrictions to the site (36) and the negative impact that traffic would have on the area (30) were also cited as reasons that development would be unsuitable.




| Comment | No. | Comment | No. |
|---|---|---|---|
| Beautiful area / AONB | 42 | Extends town boundaries | 5 |
| Access restrictions | 36 | Too big | 5 |
| Traffic impact | 30 | Henley and Harpsden would merge | 4 |
| Greenfield | 29 | Good site | 3 |
| Negative visual impact | 26 | Blandy Road access would be good | 3 |
| Smaller development (than proposed) | 10 | Further comments received, those with less than 3 common responses have not been included in the table | |
| Not both sites C and G | 6 | | |

Comments received include:

***"****NO,NO,NO. It would be the destruction of a beautiful valley".*

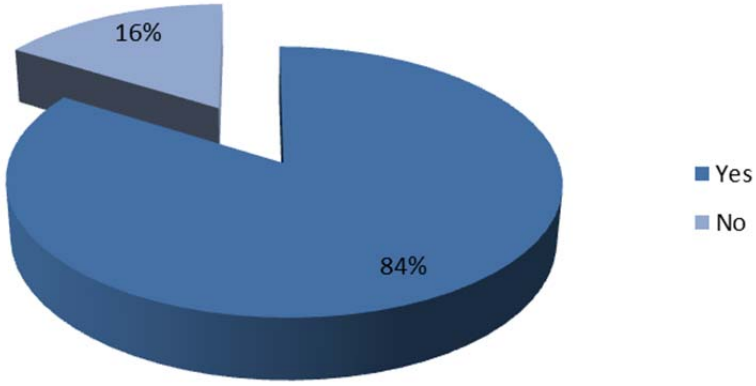
*"Very strongly object to using Drawback. This is a particularly beautiful spot and it would be criminal to see the Harpsden Valley destroyed when there are so many other viable options in and around the Henley area".*

*"Whilst there has been much local opposition to the development of the Lucy's Farm site, I believe the detailed proposals presented by the developers demonstrate that the impact on the AONB will be minimised. In terms of access then Blandy Road appears to have sufficient capacity. Of all the major greenfield sites being promoted, I believe Lucy's Farm is the most suitable for a significant development".*

*"large greenfield site. While it is only extending existing housing it would create large increase in traffic and is not near any existing facilities except leisure centre".*

**H: Mill Lane, Reading Road**

Just under 85% of respondents felt that site H is suitable for development. Of the comments received 20 respondents felt that it is suitable as it is a brownfield site, 19 respondents commented that it is a 'good site' for development. It was stated that the petrol station should be retained (16 respondents).




| Comment | No. | Comment | No. |
|---|---|---|---|
| Brownfield site | 20 | Close town centre | 5 |
| Good site | 19 | Good access | 5 |
| Retain petrol station | 16 | Smaller development than planned (dev) | 4 |
| Close to amenities | 10 | Good location for flats | 4 |
| Close to public transport | 10 | Reading Road development preferable | 3 |
| Eyesore | 8 | Infill site | 3 |
| Enhance approach | 8 | Further comments received, those with less than 3 common responses have not been included in the table | |
| Suitable for 15 units | 7 | | |

Comments received include:

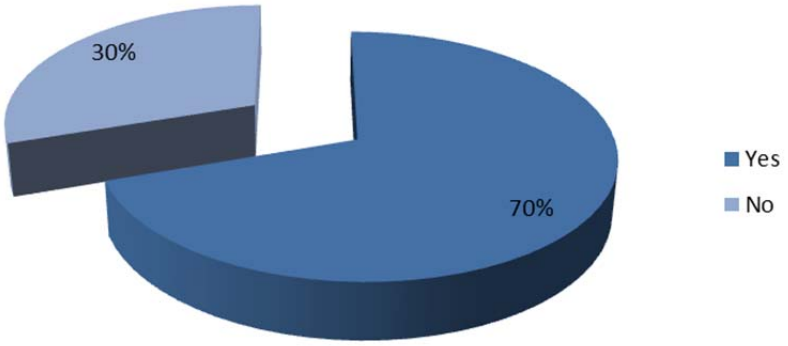
*"Sites off The Reading Road are within easy walking distance to already existing public transport, town centre, supermarket and health and training facilities and The Thames Path".*

"A site which is ripe for redevelopment, Essential to have a good visual aspect on a key entry route to Henley".

*"Good location for many affordable flats. Retain filling station".*

**J: Town Council (changing facilities)**

Seventy per cent of respondents thought that site J would be suitable for development stating, however that the Sports facilities should be re-located (20 respondents). A further 15 respondents felt that the facilities would be a great loss / should remain where they are. Other comments included that it is a brownfield site (13) and is close to amenities (8).




| Comment | No. | Comment | No. |
|---|---|---|---|
| Sports facilities to be relocated | 20 | Reading Road access | 3 |
| Retain sports facilities (as is) | 15 | Combine sites H & J | 3 |
| Brownfield site | 13 | New clubhouse | 3 |
| Close to amenities | 8 | Infill site | 3 |
| Good site | 8 | Encroaches onto countryside | 3 |
| Good access | 6 | Close to station | 3 |
| Close to town centre | 5 | Further comments received, those with less than 3 common responses have not been included in the table | |

Comments received include:

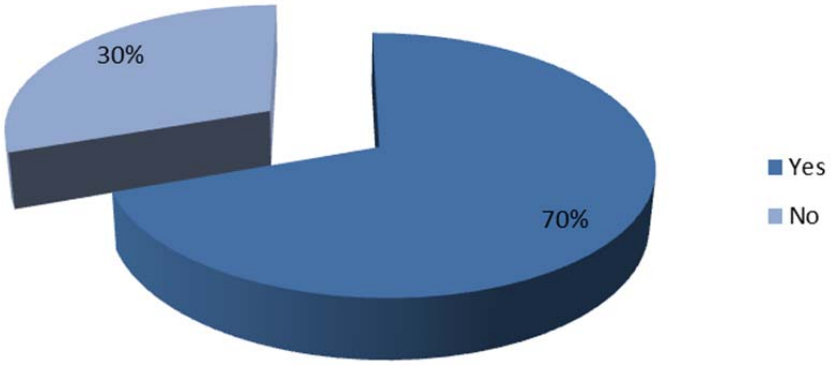
*"357 Reading Road is dependent on relocating the hockey club and others".*

*"Could be combined with H above if existing facilities can be successfully re-located elsewhere".*

*"Fully support. Could be partly used for retail or offices, Essential to replace football and hockey clubhouses and take the opportunity, at the same time, to build them on Jubilee Park itself, where the sports are actually played".*

**K: Parkside**

Seventy per cent of respondents state that they feel site K would be suitable. Comments made for this site include the woodland that shouldn't be disturbed (14 respondents), and the fact that it is a greenfield site (11). A further 10 respondents stated that the site is suitable due to its proximity to the town centre.




| Comment | No. | Comment | No. |
|---|---|---|---|
| Woodland on site | 14 | Dangerous / busy road | 7 |
| Greenfield site | 11 | Screened / minimal visual impact | 5 |
| Close town centre | 10 | No public transport | 5 |
| Infill site | 8 | Poor access | 4 |
| Development too small | 7 | Further comments received, those with less than 3 common responses have not been included in the table | |

Comments received include:

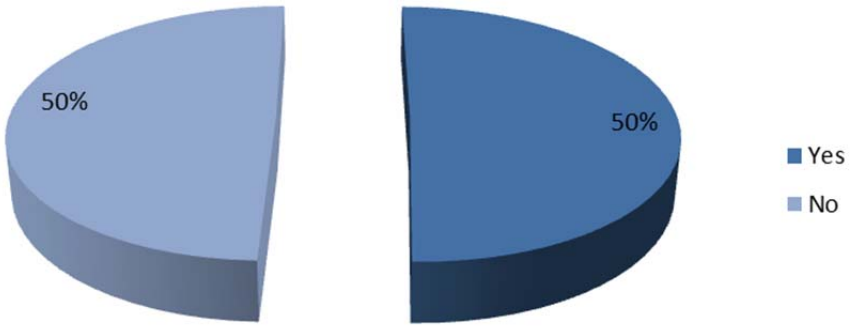
*"Although a green field site, tasteful development would not have an adverse impact on the small number of properties close by. Views from these properties must be taken into account".*

*"Excellent site with good road access, near to Tesco and easy walking distance of the town centre".*

*"On the very edge of town and in a rural setting. No public transport and far from amenities".*

**L: Sheephouse Farm**

Agreement with regards to this site is split precisely down the middle. Of the comments received, of most concern was the risk of the site flooding with 37 respondents expressing concern. Other comments received included that Sheephouse Farm is a greenfield site (14), that the site is too isolated (9) and that it creates the risk that Henley and Shiplake may merge into one (9).




| Comment | No. | Comment | No. |
|---|---|---|---|
| At risk from flooding | 37 | Negative Traffic impact | 4 |
| Greenfield site | 14 | Dangerous access | 3 |
| Site too isolated | 9 | Considered for non-residential use | 3 |
| Henley and Shiplake at risk of merging | 9 | Good site | 3 |
| Close to public transport | 5 | CTA – Close to amenities | 3 |
| Too far from town centre | 5 | Further comments received, those with less than 3 common responses have not been included in the table | |
| Good access | 5 | | |

Comments received include:

*"Greenfield site liable to flooding, creates ribbon development along Reading Road merging Henley with Shiplake".*

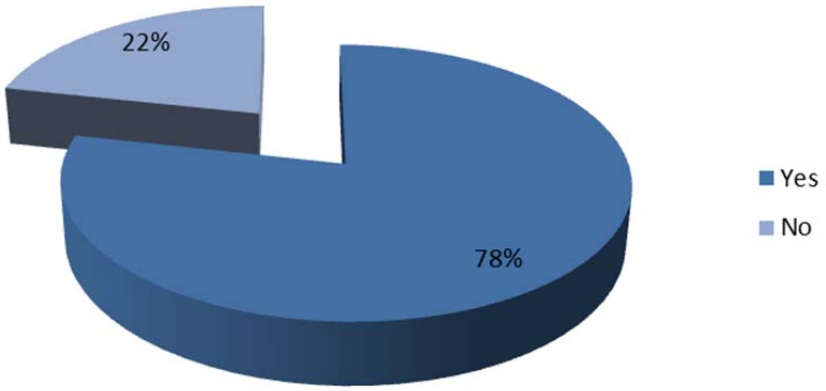
*"Extends sprawl outside suitable built up area and will encourage later/ infill".*

*"Has the merit of good access to Reading Road and BR without adding to Henley's traffic problems"*

*"Set well back from road and possibly serious threat of flood risk".*

**M: Highlands Farm**

Just over three quarters of respondents stated that the Highlands Farm site is suitable for redevelopment. Comments received with regards to this site included that it is suitable for use as it is a brownfield site (34 respondents) although a further 14 respondents stated that the greenfield area should not be used as part of the development. Other responses mentioned that development would cause a negative impact on traffic (19) and that currently, it is 'unsightly' (16).




| Comment | No. | Comment | No. |
|---|---|---|---|
| Brownfield site | 34 | Site could provide most of housing requirement | 5 |
| Negative traffic impact | 19 | Possible site for Townlands Hospital | 4 |
| Unsightly site | 16 | Mixed use development | 4 |
| Good site | 14 | Suitable for a larger development than proposed | 4 |
| Not on greenfield area | 14 | Lack of school places | 4 |
| New local amenities can/should be delivered | 13 | Small visual impact | 4 |
| AONB | 11 | Care village | 4 |
| Site is far from town centre | 10 | Maximum of 140 units | 3 |
| Should be a smaller development than proposed | 8 | Bus service to be provided to/from Henley | 3 |
| Good access | 8 | Further comments received, those with less than 3 common responses have not been included in the table | |
| Used for employment purposes | 6 | | |

Comments received include:

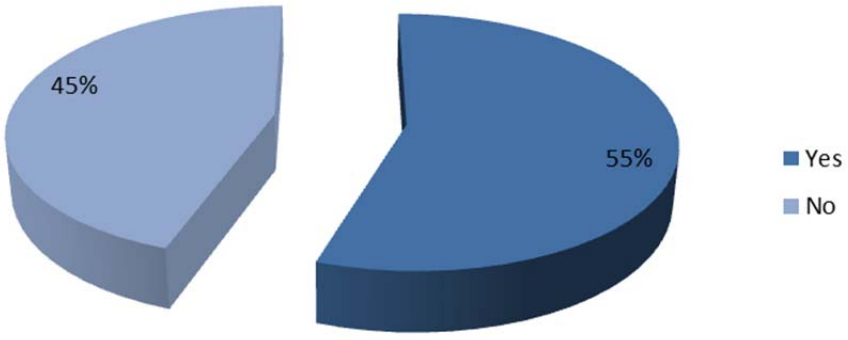
*"I would like to see the density of development at Highlands Farm increased to 250 homes plus. The site (as the only large brownfield site with immediate deliverability potential)has many advantages and a development of this scale would enable the developer to make a substantial S106 contribution for improved public transport, road improvements, cycle routes etc"*

*"Highlands farm is run down and could absorb a significant proportion of new homes. It is also set back which would minimise the impact on existing houses on Greys Road".*

*“although brownfield, too far out of town, will encroach on surrounding fields and area of AONB, It would also increase traffic on Greys Road and people would drive in to town to park or station access rather than walk or cycle”.*

**N: Thames Farm**

Just over half of respondents felt that this site would be suitable for development. Comments mentioned by respondents included, Thames Farm is a greenfield site (11 respondents), a previous planning application has already been refused for this site (7). It was stated that the site is too far from the town centre (7), but that it has good public transport (7) and it was also stated that a new school could be built or the current school extended to help with the lack of places (7).




| Comment | No. | Comment | No. |
|---|---|---|---|
| Greenfield site | 11 | Poor access | 5 |
| Previous planning application rejected | 7 | Risk of settlements merging | 4 |
| Too far to town centre | 7 | Low density development acceptable | 4 |
| Good public transport | 7 | Development screened | 4 |
| School could be built / extended | 7 | Negative traffic impact | 4 |
| Site part of Shiplake | 6 | Footpaths needed | 4 |
| Close to amenities | 6 | Site is an eyesore | 4 |
| Near to railway station | 6 | All schools in area full (not just Shiplake) | 4 |
| New (convenience) retail needed | 6 | Cycle route to Henley | 3 |
| Not if Wyevale also developed | 6 | Good access via Reading Road | 3 |
| Good access | 5 | Good location | 3 |
| Lack of school places | 5 | Further comments received, those with less than 3 common responses have not been included in the table | |
| Less traffic to town centre (out to Reading) | 5 | | |

Comments received include:

*"This is the hardest one to choose. It is greenfield but it well protected by mature trees and has easy access away from Henley. People could use the local shop, railway station and school (although this would need enlarging)"*

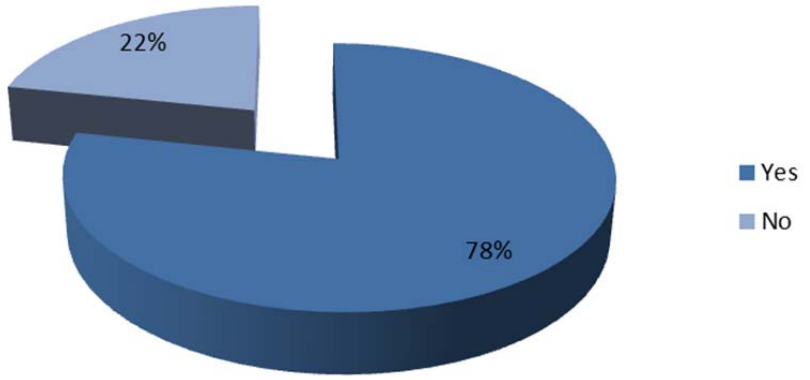
*"These sites are too far away from the centre of Henley. Thames farm has had its application for 110 houses turned down"*

*"Strongly no. Greatly increases obvious sprawl from Shiplake towards Henley along primary route".*

*"Has the merit of good access to Reading Road and BR without adding to Henley's traffic problems".*

**P: Wyevale Garden Centre (former)**

Just over three quarters of respondents agreed that the former Wyevale Garden Centre would be a good site for development. Of the comments received, 26 respondents stated that the site is suitable as it is brownfield, a further 18 mentioned that it is currently an eyesore. It was agreed by 17 respondents that this is a 'good site'




| Comment | No. | Comment | No. |
|---|---|---|---|
| Brownfield site | 26 | Loss of employment site | 5 |
| Currently an Eyesore | 18 | Cycle route to Henley required | 5 |
| Good site | 17 | Close to amenities | 5 |
| Close to rail link | 11 | Too far to town centre | 5 |
| Not suitable for residential | 7 | Low density | 4 |
| No capacity at schools | 7 | Henley and Shiplake would merge | 4 |
| School capacity not a problem | 7 | Site N or P, not both | 3 |
| Negative traffic impact | 7 | Improved access required | 3 |
| Needs redevelopment | 6 | Further comments received, those with less than 3 common responses have not been included in the table | |

Comments received include:

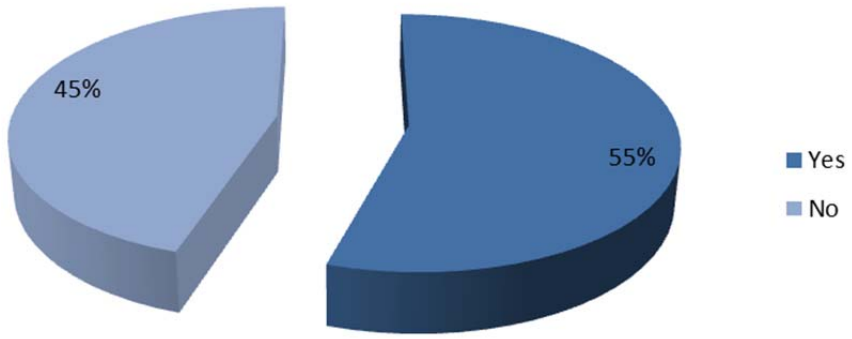
*"Wyevale should be re-developed. It is turning into an eyesore and could easily accommodate a decent proportion of the needed housing. Shiplake has existing services and infrastructure and local businesses in the village would benefit".*

*"A largely derelict site in urgent need of redevelopment. Maybe it could include provision of a new primary school."*

*"Brownfield site with uncertain future if not used for housing. However it creates ribbon development along Reading Road merging Henley with Shiplake and is too far from town for people to walk and Reading Road is too dangerous for cycling".*

**Q: Mount Ida**

Just over half of respondents thought that Mount Ida would be a suitable site for development. Comments made include, capacity of the nearby schools, a number of whom stated that Henley schools have the same issue as Shiplake Primary (10 respondents) and the impact development would have on traffic (9).




| Comment | No. | Comment | No. |
|---|---|---|---|
| School capacity issues | 10 | Far from town centre | 4 |
| Traffic impact | 9 | Area of landscape value | 3 |
| Part of Shiplake, not appropriate | 6 | High density | 3 |
| Brownfield | 5 | Extends existing development | 3 |
| Public transport | 5 | Negative visual impact for nearby homes | 3 |
| *Reading Road* sites preferable | 4 | Further comments received, those with less than 3 common responses have not been included in the table | |

Comments received include:

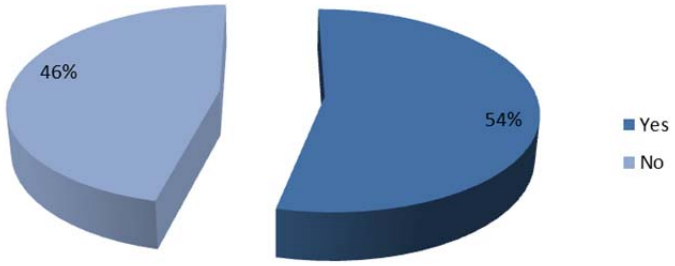
*"The Shiplake sites look promising and I think the comment about Shiplake school being full would apply to Henley schools too so I don't understand why Shiplake has been singled out for this restriction".*

*"It has a very awkward access up onto the road and houses there would impinge negatively on the houses below".*

*"Brownfield, well hidden, housing of suitable design could be added with limited impact on surrounding area".*

**R: Waterman's Spinney**

Only just over half of respondents felt that Waterman's Spinney would be a good site for development, citing the reason that it is a valuable woodland area (22 Respondents) and a greenfield site (13).




| Comment | No. | Comment | No. |
|---|---|---|---|
| Woodland area | 22 | Link the site with the allotments | 5 |
| Greenfield site | 13 | Allotments should not be sacrificed | 4 |
| Good site for development | 8 | Good road access | 4 |
| Suitable for affordable housing | 6 | Recreation area | 3 |
| Extends existing development | 6 | Extends town boundary | 3 |
| Close to amenities | 6 | Far from town centre | 3 |
| Impact on wildlife and ecology | 5 | Further comments received, those with less than 3 common responses have not been included in the table | |

Comments received include:

*"Waterman's Spinney and presumably the adjoining allotments have been cultivated and improved for a long period of time and are the recreational and productive work of a number of Henley people. These should not be sacrificed for building plots".*

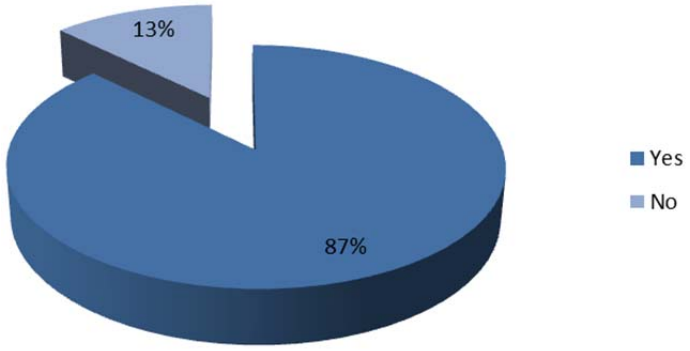
*"Although a greenfield site, tasteful development would not have an adverse impact on the small number of properties close by".*

*"Lovely area of local woodland. The trees are very important, contain bats and wildlife. It would be a sad loss if redeveloped".*

*"suitable site in existing residential area. Development could be screened by existing trees".*

**U: Wilkins, Deanfield**

Almost 90% of respondents felt that the Wilkins site would be suitable for development. Respondents stated that reasons for the sites suitability include, it is a brownfield site (24 respondents), the site is a good infill development (23) while others states that it is very close to the centre of town (15).




| Comment | No. | Comment | No. |
|---|---|---|---|
| Brownfield site | 24 | Close to amenities | 4 |
| Good (infill) site | 23 | Wilkins relocating | 4 |
| Close to town centre | 15 | Good location for flats | 4 |
| Youth centre a mess / should be moved | 6 | Close to Public Transport | 4 |
| Small site | 5 | Further comments received, those with less than 3 common responses have not been included in the table | |

Comments received include:

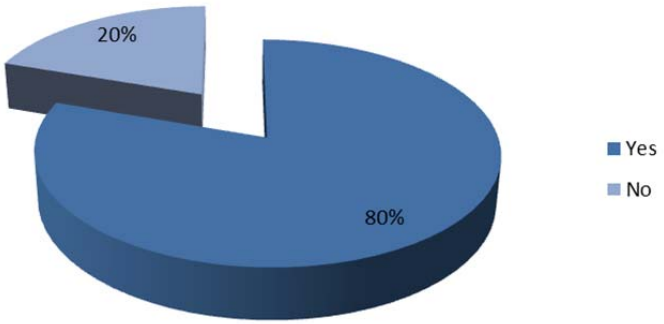
*"Ideal site. Housing would actually enhance the environment".*

*"Small, non-controversial site, current use more suited to non town centre location"*

*"Possibly acceptable for 10 houses but even more parking problems in what is already a seriously congested part of town".*

**V: TA / RAR Centre, Friday St**

Over three quarters of respondents felt that development would be suitable on this site. As for the previous site, respondents stated that reasons for the sites suitability include, it is a brownfield site (18 respondents), the site is a good infill development (18) while others state that it is very close to the centre of town (17).




| Comment | No. | Comment | No. |
|---|---|---|---|
| Brownfield site | 18 | Suitable relocation required | 3 |
| Good infill site | 18 | Traffic impact | 3 |
| Close to Town Centre | 17 | Retain character of area | 3 |
| Not enough parking | 6 | Proposals too dense | 3 |
| Sensitive design required | 5 | Considered for office use | 3 |
| Site too small to consider | 4 | Protect tree / hedges | 3 |
| Considered for a community use | 4 | Further comments received, those with less than 3 common responses have not been included in the table | |
| Close to amenities | 3 | | |

Comments received include:

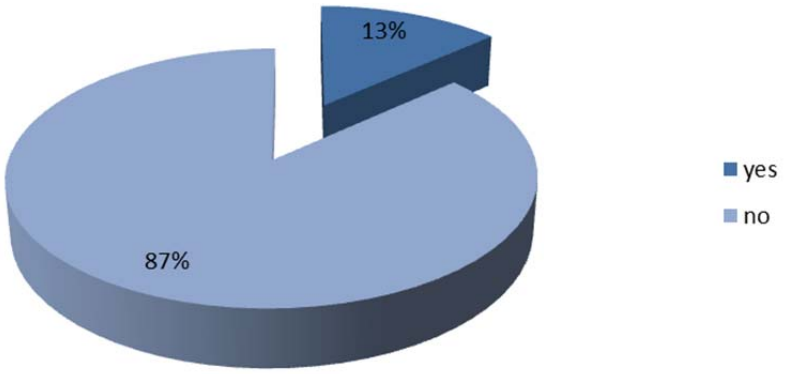
***"****We are concerned as close neighbours about the proposed Friday Street TA Centre development. It is important that it is done in a manner sympathetic to the Conservation Area in which it is situated. In particular it should not change the road frontage unnecessarily and especially not damage the remaining green hedges etc…."*

*"Perhaps suitable for a small, very sensitively planned development, in order to preserve the medieval character of this area of town".*

*"Another logical infill for residential"*

## 5. Is additional land needed for shopping in Henley?

When respondents were asked if land was required for shopping in Henley just over ten per cent of people stated that it was. Comments received included that Henley already has a large proportion of vacant shops (72 respondents), the lack of parking available in the town centre was cited as an issue (23), while the high rents/rates for traders was also mentioned (20).




| | Number | Percentage |
|---|---|---|
| **Yes** | 50 | 13 |
| **No** | 324 | 87 |

Number of respondents 374

| Comment | No. | Comment | No. |
|---|---|---|---|
| Vacant shops | 72 | Better use of existing land | 8 |
| Not enough parking available | 23 | New development may require convenience stores | 8 |
| High rents for shops | 20 | Encourage independent traders | 6 |
| More choice of shops needed | 14 | Market Place development not happened (lack of demand) | 4 |
| Already have an out of town supermarket | 10 | New supermarket wouldn't be beneficial | 3 |
| Too many coffee shops | 9 | Further comments received, those with less than 3 common responses have not been included in the table | |
| Internet shopping means more shops not required | 9 | | |

Comments received included:

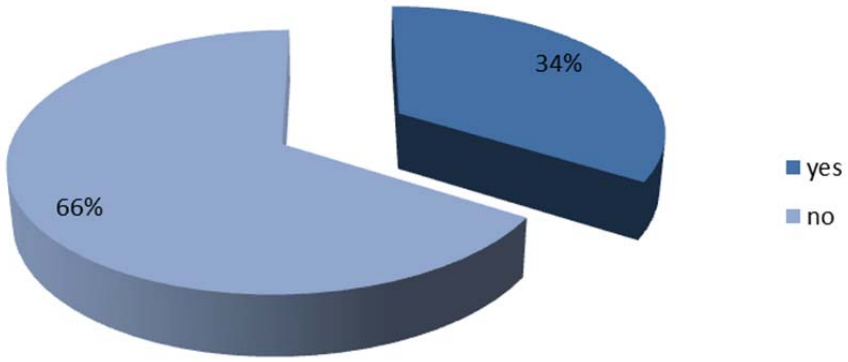
"*There is not adequate parking for the existing businesses. There are empty retail premises in the centre of town, some are long term empty".*

**"***There are several empty shops in Henley as of now. With the increase in online shopping there will be less, rather than more, requirement for retail outlets".*

*"The number of shops closing is a concern and some close after being open a very short time. Business Rates and rents appear to be the main problem but problems with parking and easy access to the town centre cannot help".*

## 6. Is additional land needed for employment in Henley?

When asked if additional land was required for employment in Henley, two thirds of respondents said no. Twelve respondents stated that employment units are currently available, 10 respondents wrote that employment should be located on brownfield sites (11) while 10 respondents stated that better use could be made of current employment sites. A number of the site were given as suggestions as to where employment could be based if required including Highlands Farm (9), Wyevale (8) and development at the station (7).




| | Number | Percentage |
|---|---|---|
| **Yes** | 113 | 34 |
| **No** | 221 | 66 |

Number of respondents 334

| Comment | No. | Comment | No. |
|---|---|---|---|
| Units currently available | 12 | Would be supported by new homes | 6 |
| Locate on brownfield sites | 11 | Locate new employment out of town | 5 |
| Make better use of existing sites | 10 | Too much traffic already to accommodate more employment | 4 |
| Enough employment opportunities currently in Henley | 9 | Small office space for start ups | 4 |
| Suggested site – Highlands Farm | 9 | Some shops/businesses should be relocated out of town | 3 |
| Suggested site - Wyevale | 8 | Evidence required for the need for employment space (and type) | 3 |
| Suggested site – land at station | 7 | Not enough parking to accommodate this | 3 |
| Retain Empstead as employment | 7 | Plenty employment in nearby towns, retain Henley as is | 3 |
| Use vacant shops for offices | 6 | Further comments received, those with less than 3 common responses have not been included in the table | |

Comments received included:

"*Not more land, but creative use of existing land and buildings…*"

*"Clearly yes as we should encourage any ways of creating more employment however, serious consideration must be given towards the lack of parking and the obvious increase".*

## 7. What priority do you think the community infrastructure projects listed below should be given?

Respondents were asked to prioritise seven community infrastructure projects as essential, important, desired or not a priority.

The project that was considered to be the most essential was for a package of measures to reduce town centre congestion, this scored 68% of votes from respondents, with no other item receiving strong consideration for 'essential'.

Of importance to respondents is an improved / new youth centre (43%); improved sports pitch and recreation provision (40%); strategic cycling route investment (38%); and town centre environmental enhancement (35%). The police drop in facility and performing arts centre / multi use community hall faired best in the 'desired' category.

A performing arts centre / multi use community hall was most likely to be considered as 'not a priority', scoring 28%, followed by a police drop in facility scoring 23%.

| | Essential | | Important | | Desired | | Not a priority | |
|---|---|---|---|---|---|---|---|---|
| | **No.** | **%** | **No.** | **%** | **No.** | **%** | **No.** | **%** |
| **1: A package of measures to reduce town centre congestion** | 267 | 68 | 93 | 24 | 26 | 7 | 9 | 2 |
| **2: Strategic cycling route investment** | 80 | 20 | 149 | 38 | 105 | 27 | 58 | 15 |
| **3: Improved sports pitch and recreation provision** | 50 | 13 | 153 | 40 | 136 | 36 | 41 | 11 |
| **4: Improved / new youth centre** | 42 | 11 | 163 | 43 | 139 | 37 | 36 | 9 |
| **5: Performing arts centre / multi use community hall** | 37 | 10 | 87 | 23 | 143 | 38 | 106 | 28 |
| **6: Town centre environmental enhancements** | 47 | 13 | 133 | 35 | 137 | 36 | 59 | 16 |
| **7: A police drop in facility** | 46 | 13 | 97 | 27 | 138 | 38 | 83 | 23 |

## 8. Do you consider there to be other priorities not listed here?

Respondents were asked to identify any further priorities for Henley and Harpsden that were not listed in the questionnaire. Comments received stated that improved sports facilities were a priority (28 respondents) 23 of these respondents further singled out the Henley Rugby Club for improvement. The issue of a need for more car parking was mentioned by 12 respondents. The idea of a performing arts centre was welcomed by 11 respondents.

| Comment | No. | Comment | No. |
|---|---|---|---|
| Sports facilities improved | 28 | Cycle routes | 7 |
| Improvement to Henley Rugby Club | 23 | Health facility | 7 |
| Car parking required | 12 | Youth facilities | 6 |
| Performing arts centre required | 11 | Ban HGVs from Henley | 4 |
| Impact on schools / school places | 10 | Park and ride | 3 |
| Funding for Kenton theatre | 8 | Further comments received, those with less than 3 common responses have not been included in the table | |
| Congestion | 7 | | |

Comments received include:

*"A performing arts centre would be a huge asset to Henley and is badly needed. There are no venues in the town, even churches, where large groups can perform and where an audience of 500 can sit comfortably and be able to see……"*

*"Upgrade of facilities at Henley Rugby Club to further increase the community use of the facility for both rugby playing members and for non-members to make more use of facilities……"*

*"Better parking facilities - the town is always choked with people trying to get in".*

## 9. Do you have any other comments?

Respondents were asked if they had any further comments to make. The most repeated comment was regarding the levels of congestion that Henley has to cope with (32 respondents). Other issues of concern to people within the Neighbourhood Plan area include parking (14), the infrastructure that would be required to support such development (13) and the retention of character of the Henley and Harpsden area (13)

| Comment | No. | Comment | No. |
|---|---|---|---|
| Congestion | 32 | Extend / new school | 3 |
| Parking required | 14 | High business rates | 3 |
| Infrastructure required | 13 | Invest in sports facilities | 3 |
| Retain character | 11 | Residents unaware of the survey | 3 |
| River crossing needed | 11 | Why is police drop-in needed | 3 |
| Affordable housing needed | 10 | Fix roads | 3 |
| Bypass required / stop through traffic | 8 | Flood risk | 3 |
| Against Fairmile site | 7 | Town centre sites should be used | 3 |
| Protect green belt | 6 | Wrong time for consultation (over Christmas) | 3 |
| Sympathetic design | 6 | More public transport | 3 |
| Use brownfield sites | 5 | Cycle route alongside railway | 3 |
| Avoid urban sprawl | 5 | Air pollution | 3 |
| Spread development throughout Henley | 5 | Infill numbers should count | 3 |
| Elderly people to 'downgrade' out of large family houses | 4 | Footpaths required | 3 |
| Is development of 400 homes needed? | 4 | Further comments received, those with less than 3 common responses have not been included in the table | |
| Don't spoil Henley | 3 | | |

Comments received include:

*"Henley built up as a small market time by over development without considering the necessary impact on traffic is very short sighted. Henley can't really cope with the number of residents it currently has to accommodate".*

*"I feel that the NP should look again at the possibilities of preventing through traffic from using Henley. These should also be consideration of the possibility of multi-storey car parking at the station, with the shuttle transport into and out of town".*

*"Extra housing =Larger population, therefore provision must be allowed for extra schools, surgeries, parking, traffic flow, sewerage, waste disposal"*

*"Just to thank all the volunteers and councillors who give up so much time to make this consultation a truly valued exercise. You are much appreciated even if it doesn't feel like it sometimes!"*

**Other:**

Items also received through the consultation period:

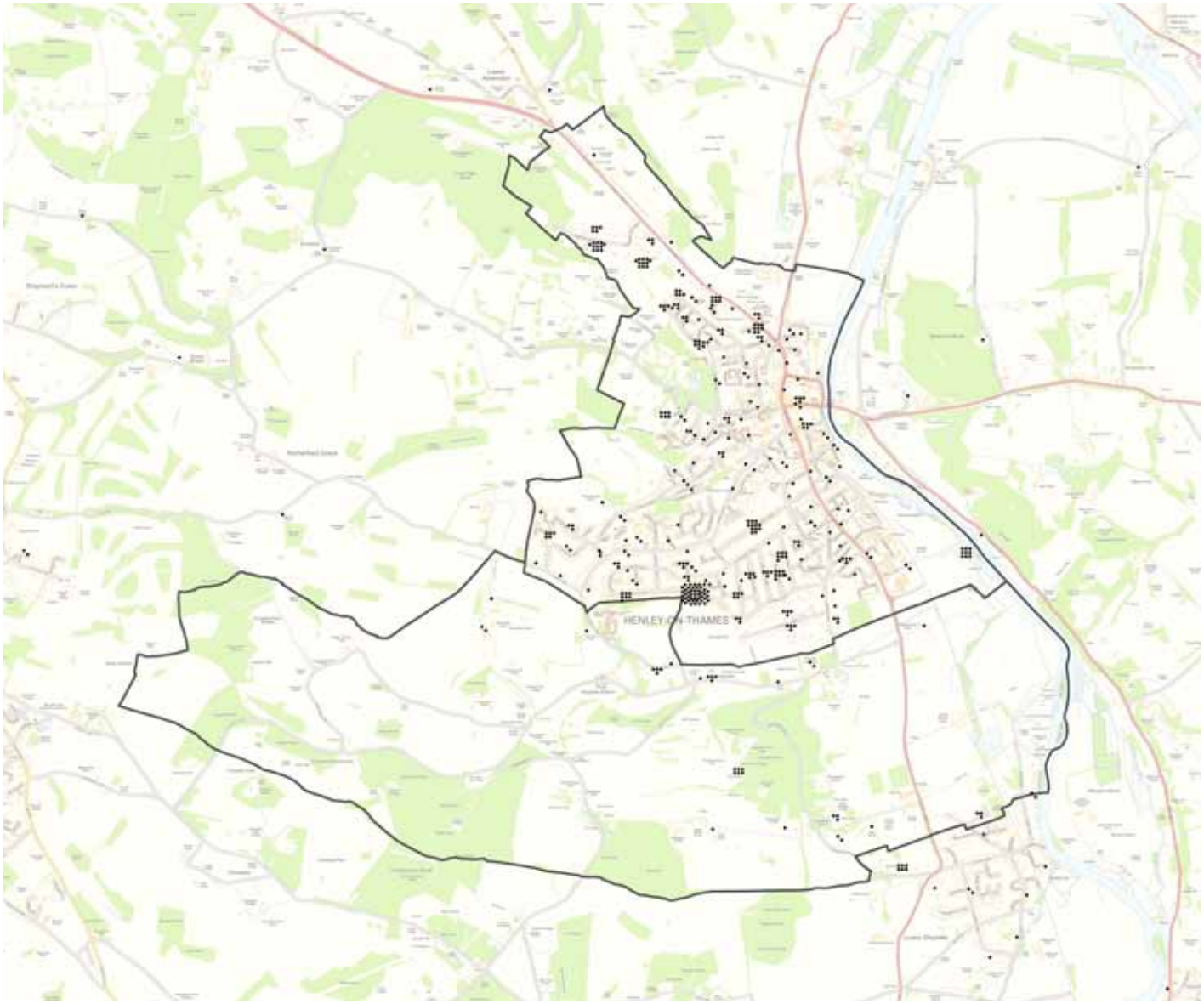
- Petition against housing development at Lucy's Farm from Henley Golf Club (118 signatures)
- Petition from Bowling Court Retirement complex against development on Land at Fairmile (20 signatures)
- Heritage Statement regarding Land at Fairmile

## Appendix one: Responses outside of JHHNP area

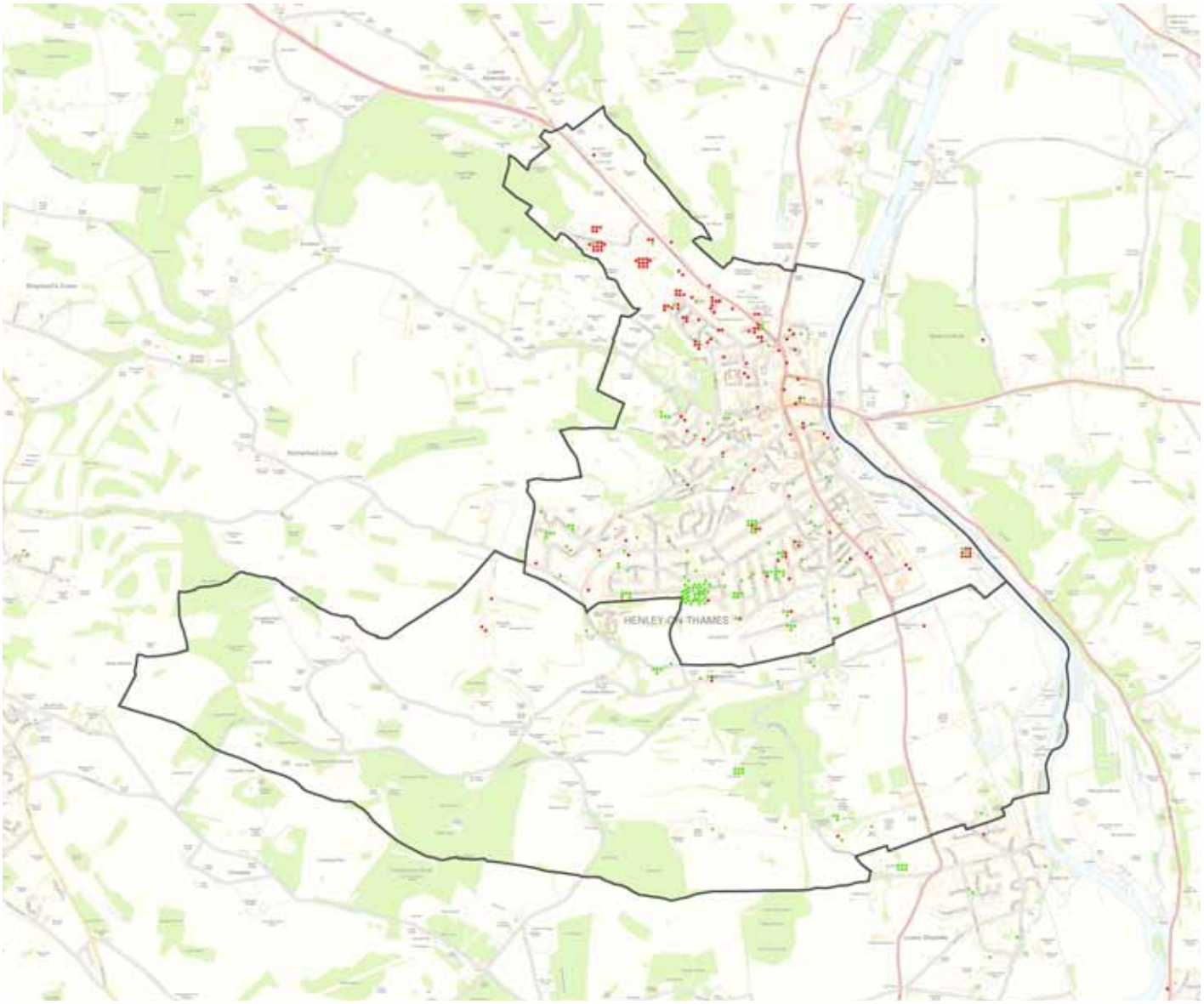
| | INCLUDING ALL ADDRESSES | | EXCLUDING ADDRESSES OUTSIDE JHHNP BOUNDARY | | |
|---|---|---|---|---|---|
| | **Yes** | **No** | **Yes** | **No** | **CHANGE** |
| **A: Fairmile** | 55 | 45 | 55 | 45 | None |
| **B: Treetops** | 35 | 65 | 32 | 68 | 3% no |
| **C: Gillotts School playing field** | 34 | 66 | 34 | 66 | None |
| **E: Empstead Works** | 82 | 18 | 81 | 19 | 1% no |
| **F: Chiltern's End (care home)** | 84 | 16 | 84 | 16 | none |
| **G: Lucy's Farm (Drawback Hill)** | 26 | 74 | 24 | 76 | 2% no |
| **H: Mill Lane, Reading Road** | 86 | 14 | 84 | 16 | 2% no |
| **J: Town Council (changing facilities)** | 79 | 21 | 71 | 29 | 8% no |
| **K: Parkside** | 70 | 30 | 71 | 29 | 1% yes |
| **L: Sheephouse Farm** | 50 | 50 | 51 | 49 | 1% yes |
| **M: Highlands Farm** | 81 | 19 | 76 | 24 | 5% no |
| **N: Thames Farm** | 55 | 45 | 60 | 40 | 5% yes |
| **P: Wyevale Garden Centre (former)** | 78 | 22 | 82 | 18 | 4% yes |
| **Q: Mount Ida** | 55 | 45 | 57 | 43 | 2% yes |
| **R: Waterman's Spinney** | 54 | 46 | 55 | 45 | 1% yes |
| **U: Wilkins, Deanfield** | 87 | 13 | 87 | 13 | none |
| **V: TA / RAR Centre, Friday St** | 80 | 20 | 81 | 19 | 1% yes |

## Appendix two: Mapped responses

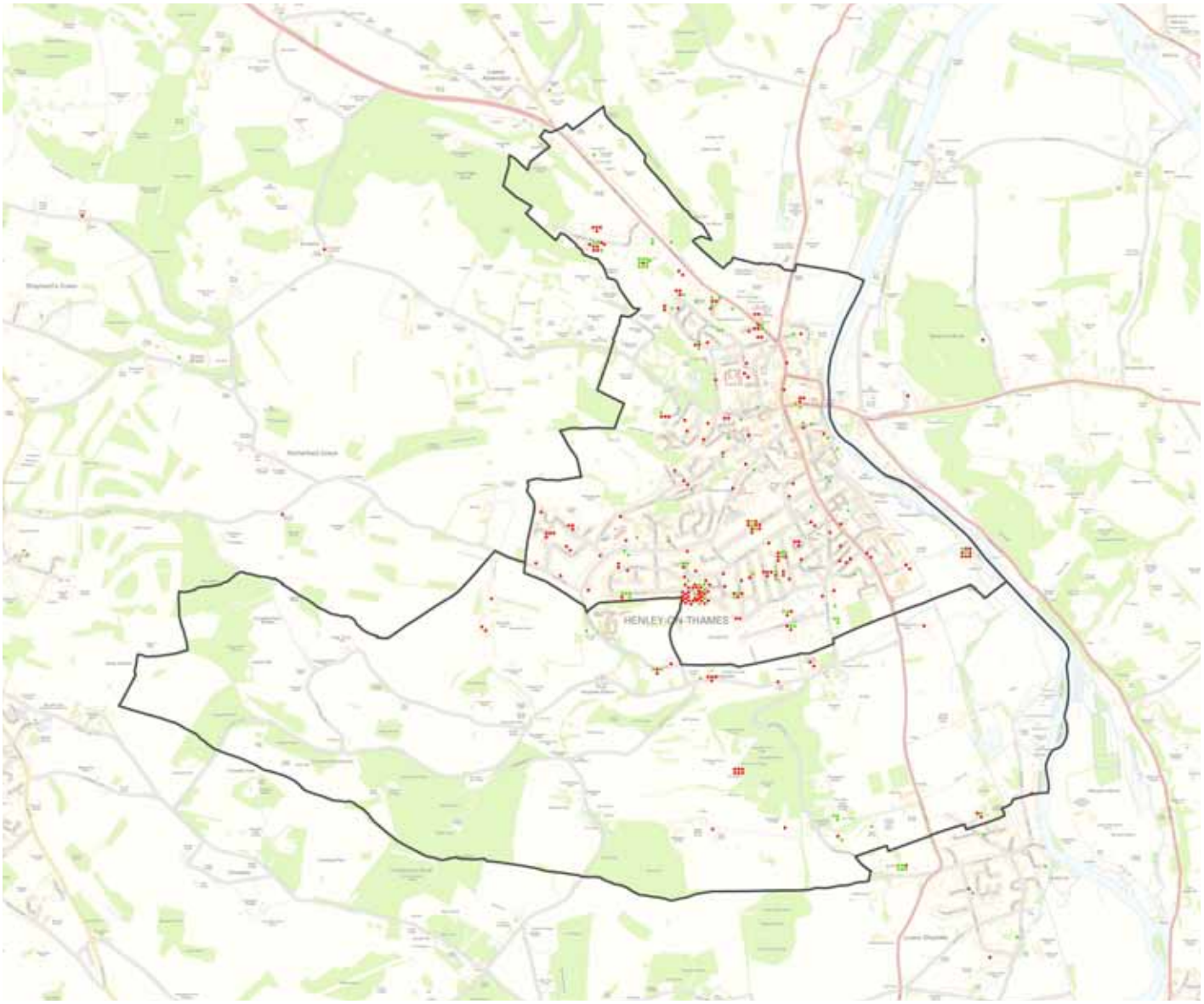
**All responses received**



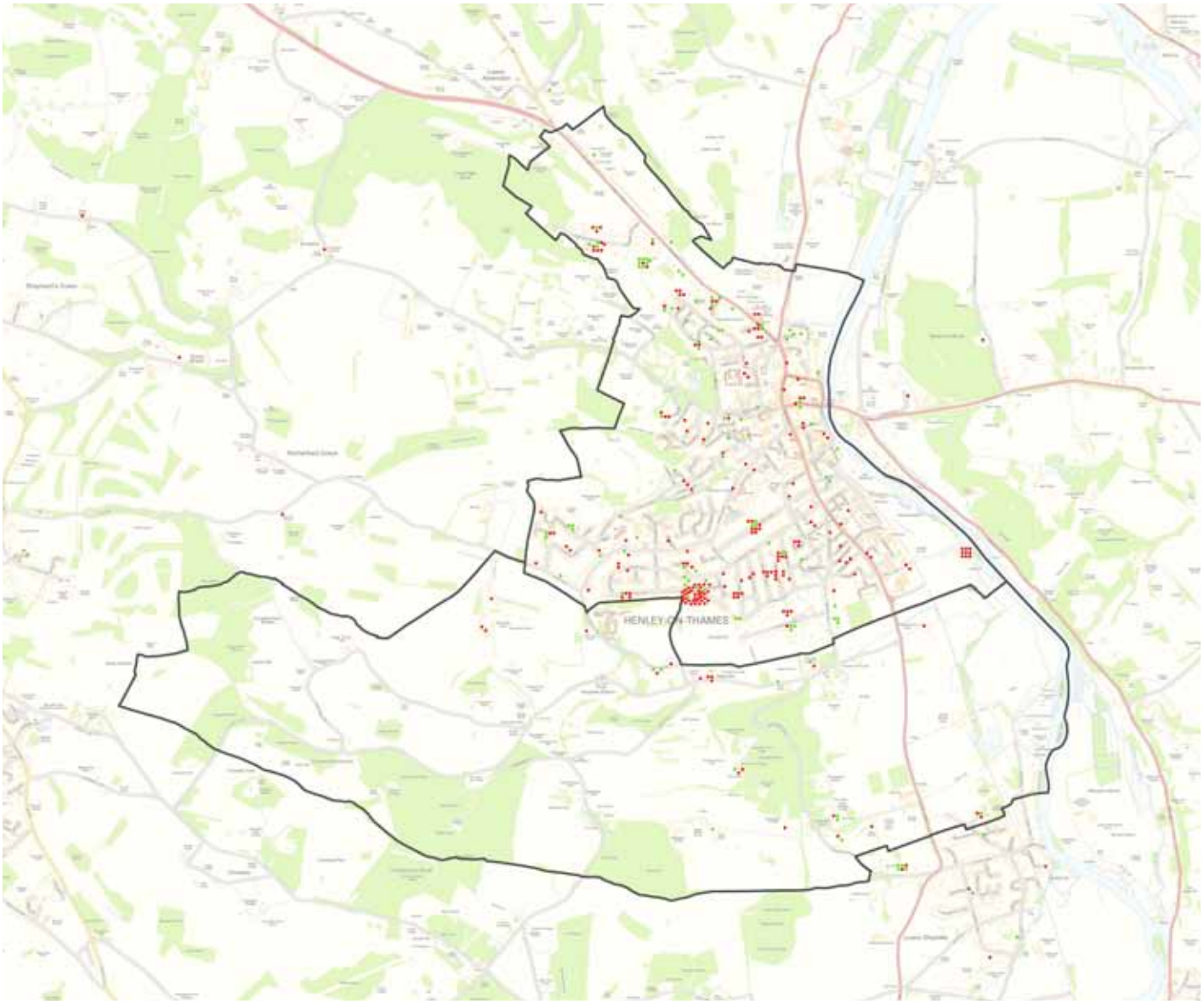
**Site A: Fairmile**



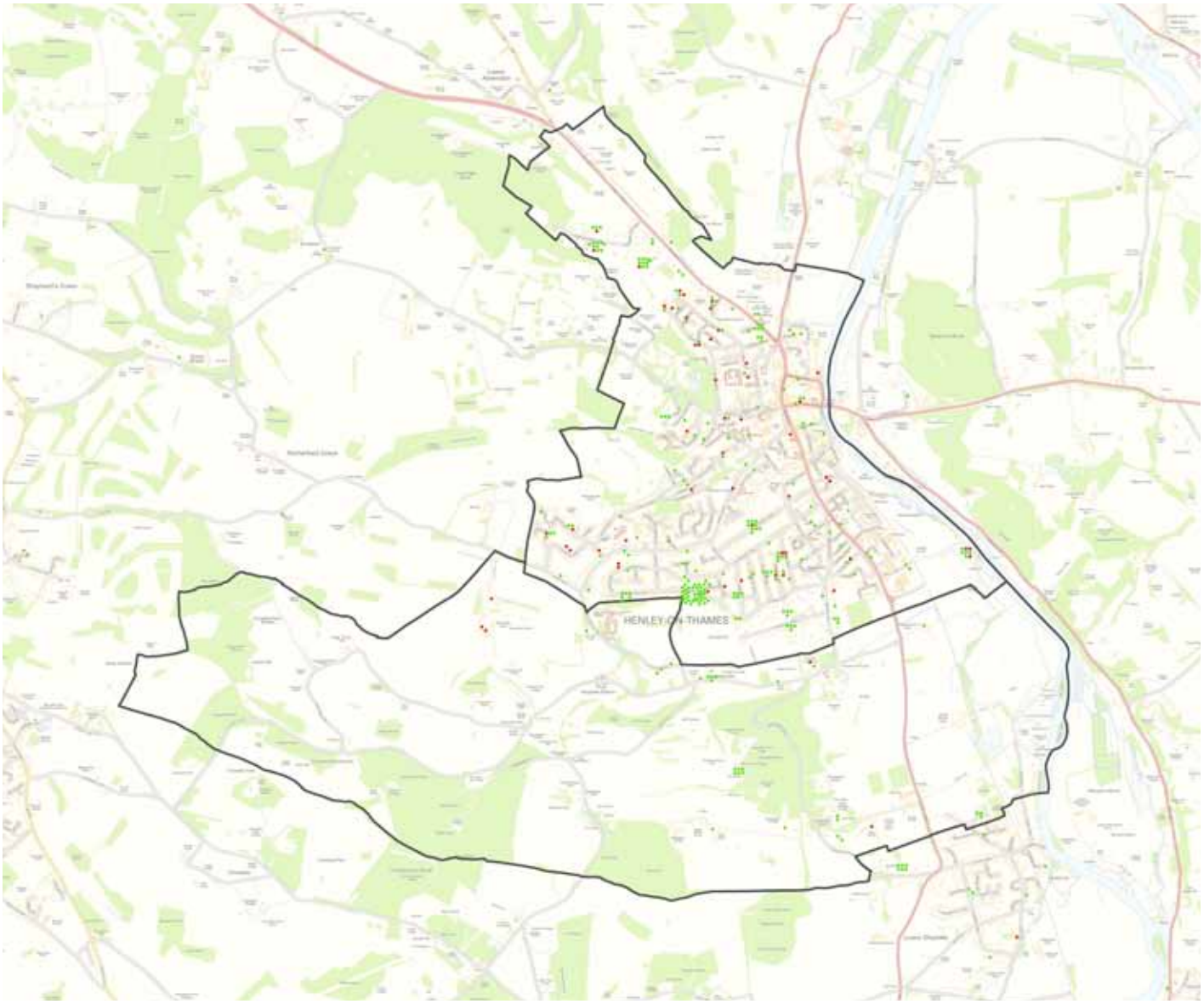
**Site B: Treetops**



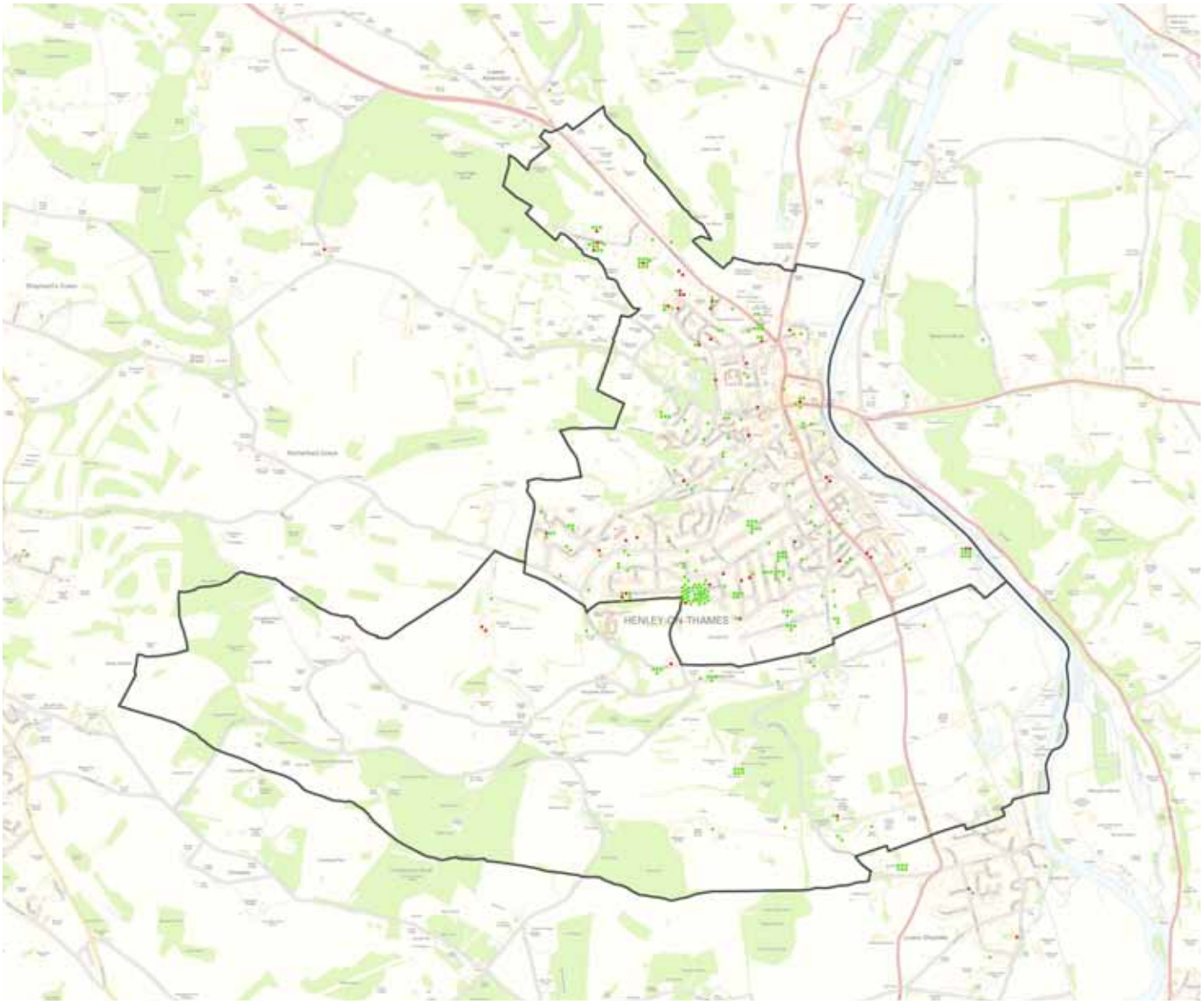
**Site C: Gillotts School Playing Field**



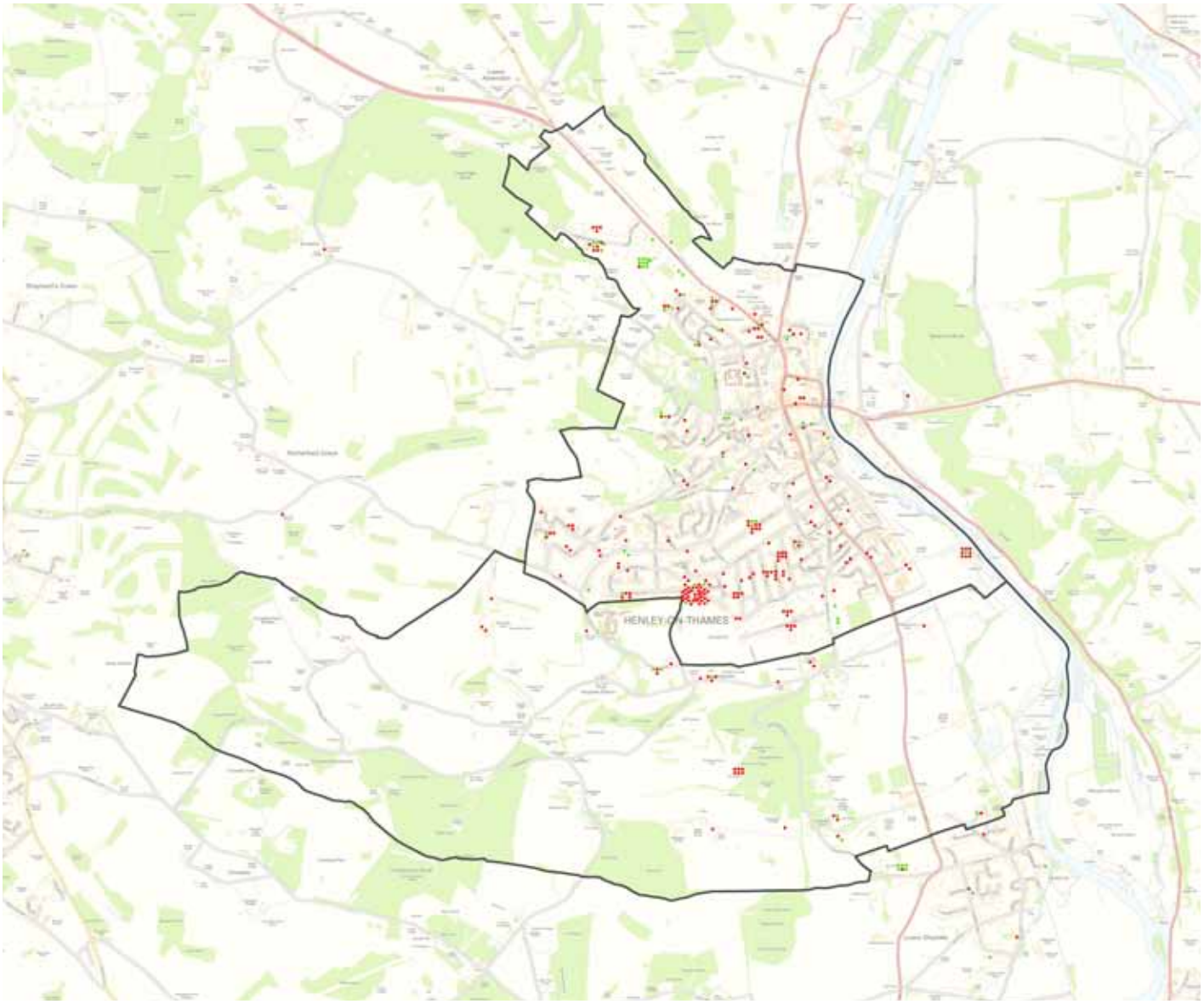
## Site E: Empstead Works



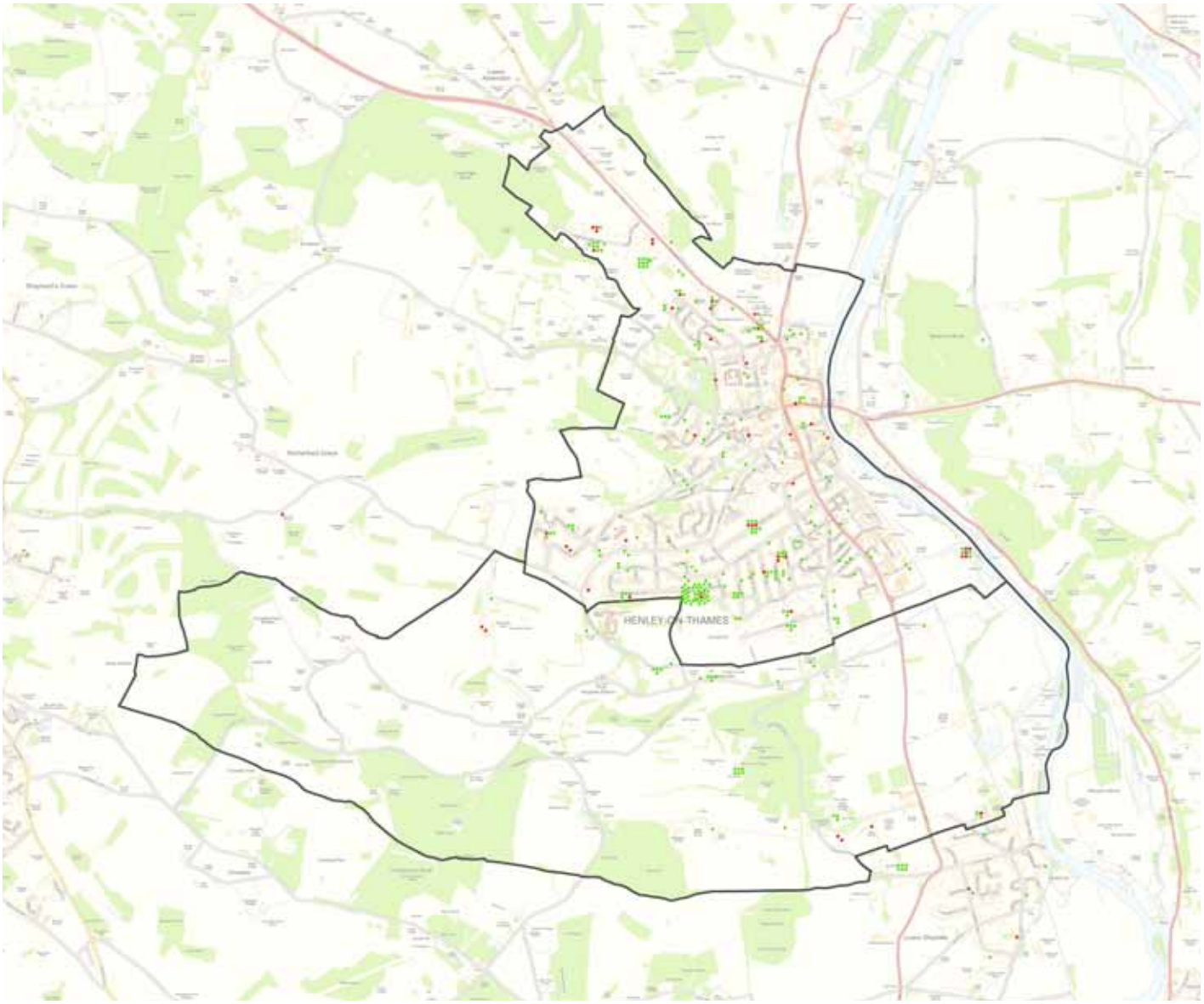
**Site F: Chiltern's End**



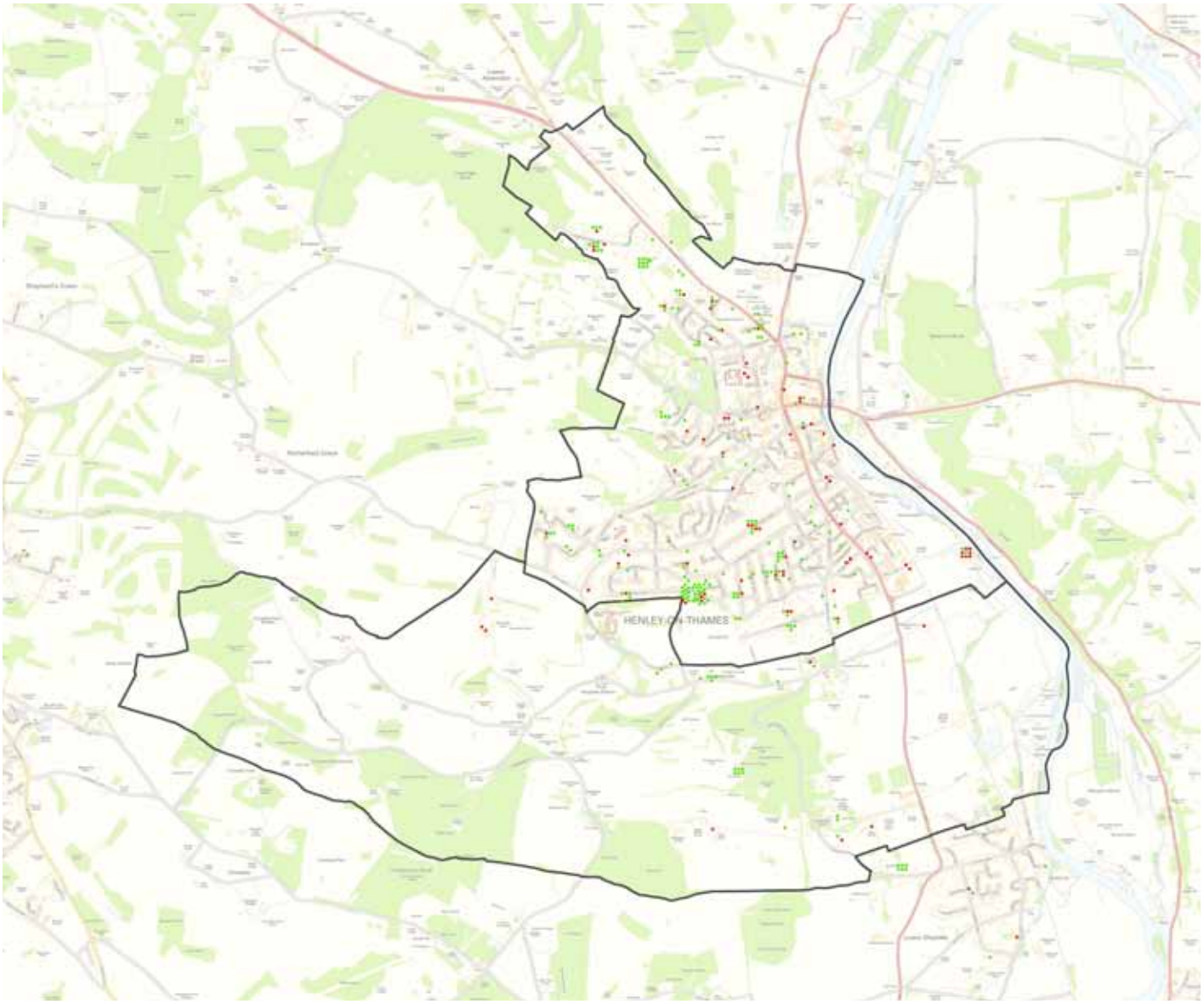
**Site G: Lucy's Farm**



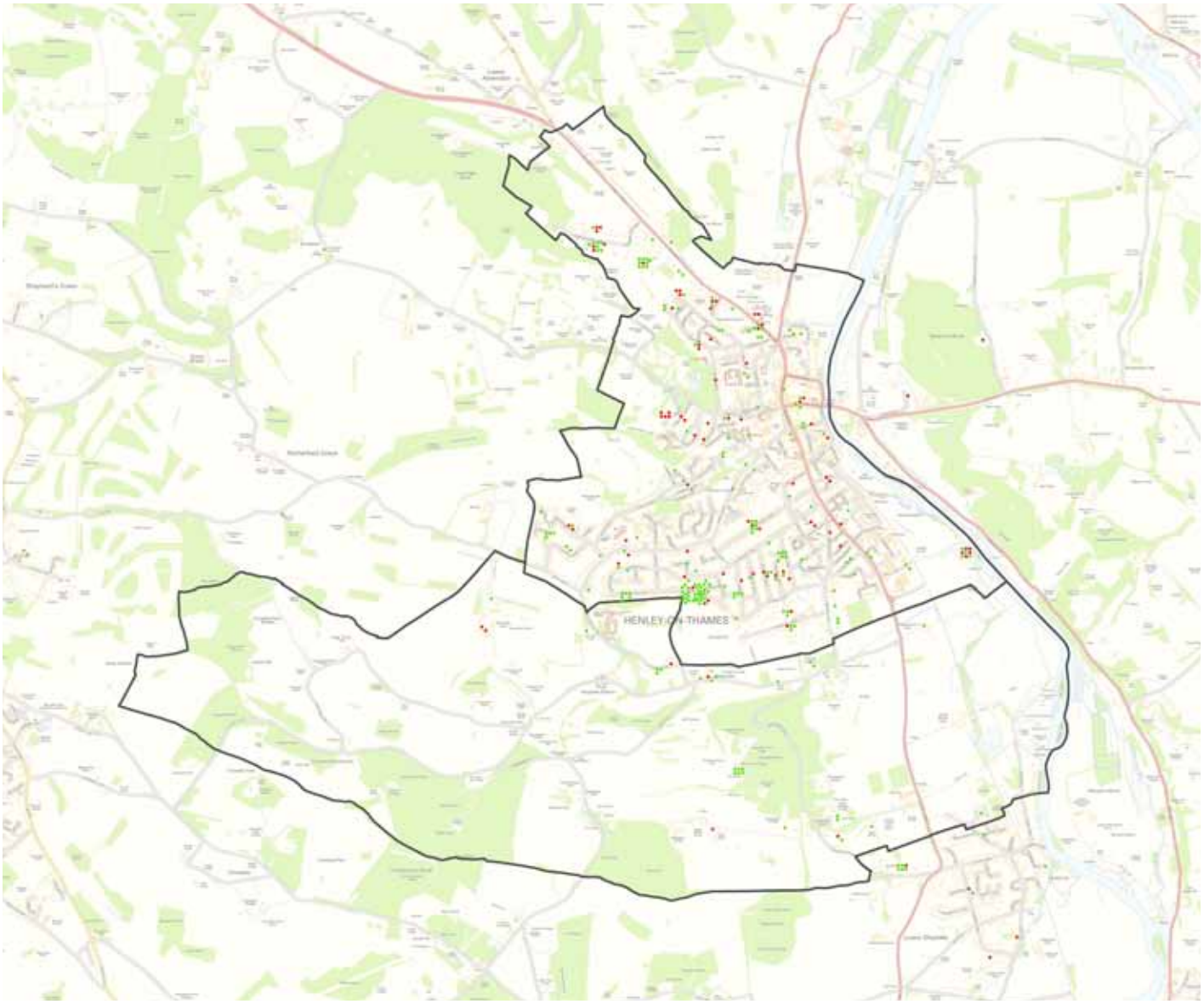
**Site H: Mill Lane, Reading Road**



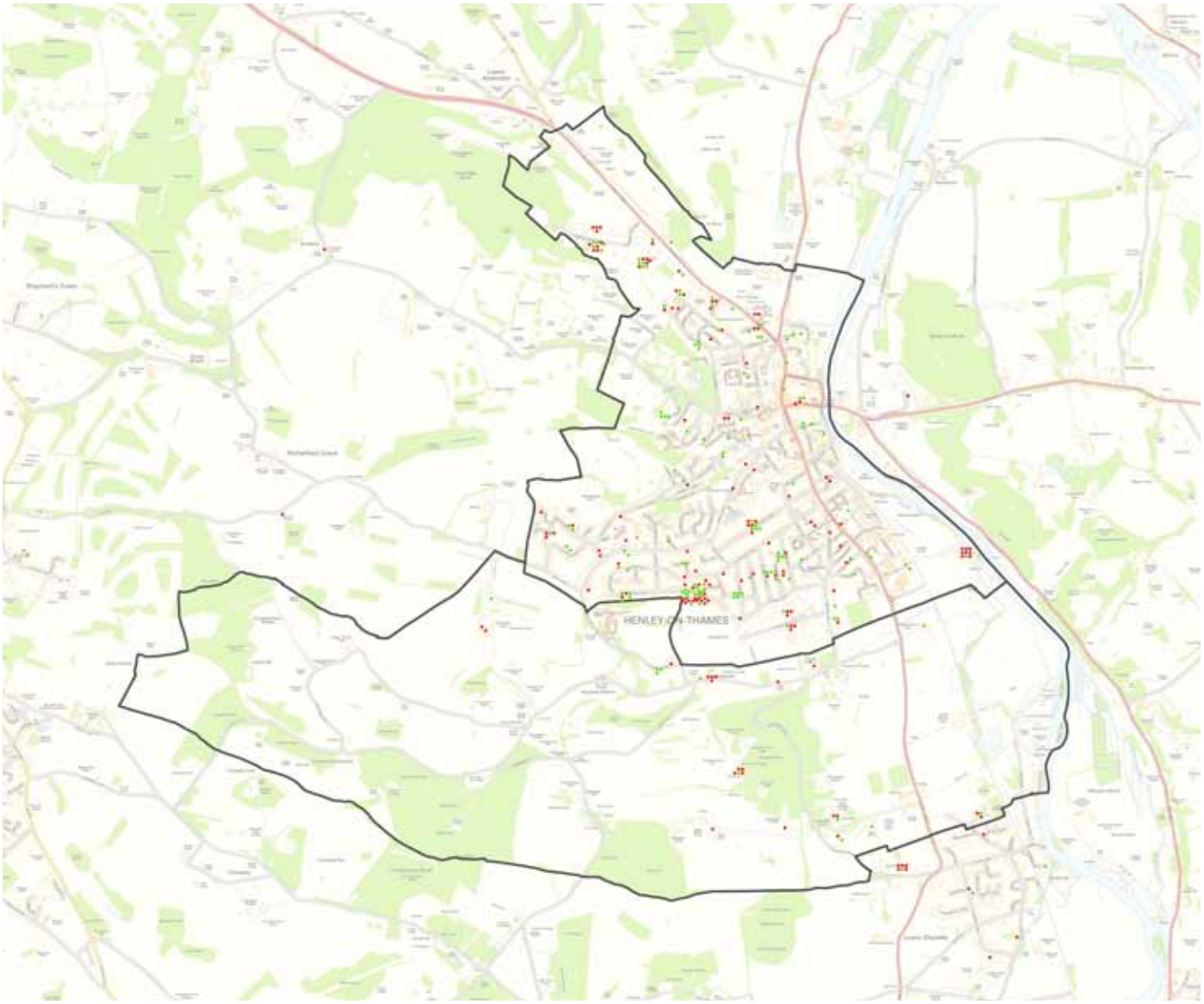
**Site J: Town Council**



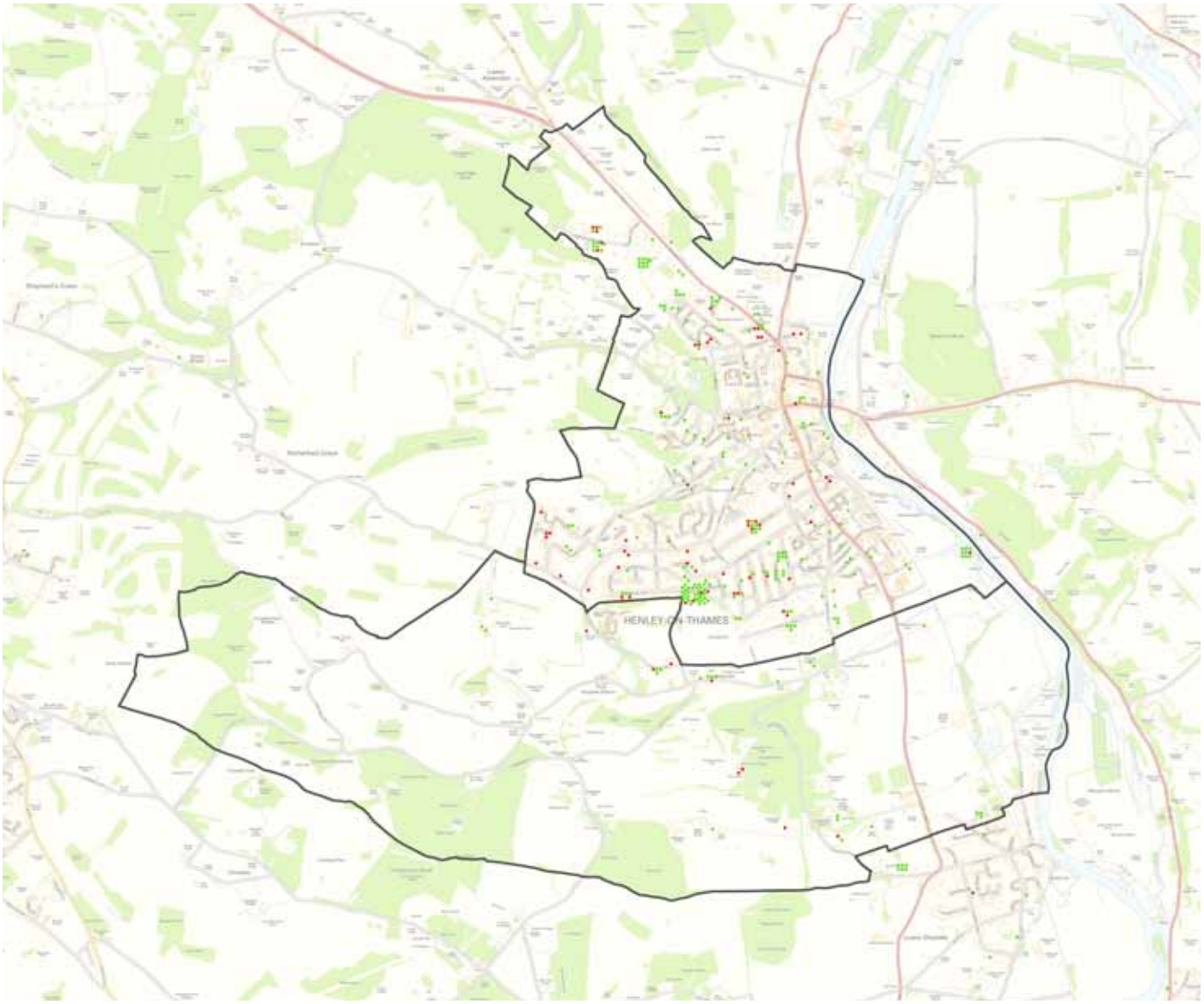
**Site K: Parkside**



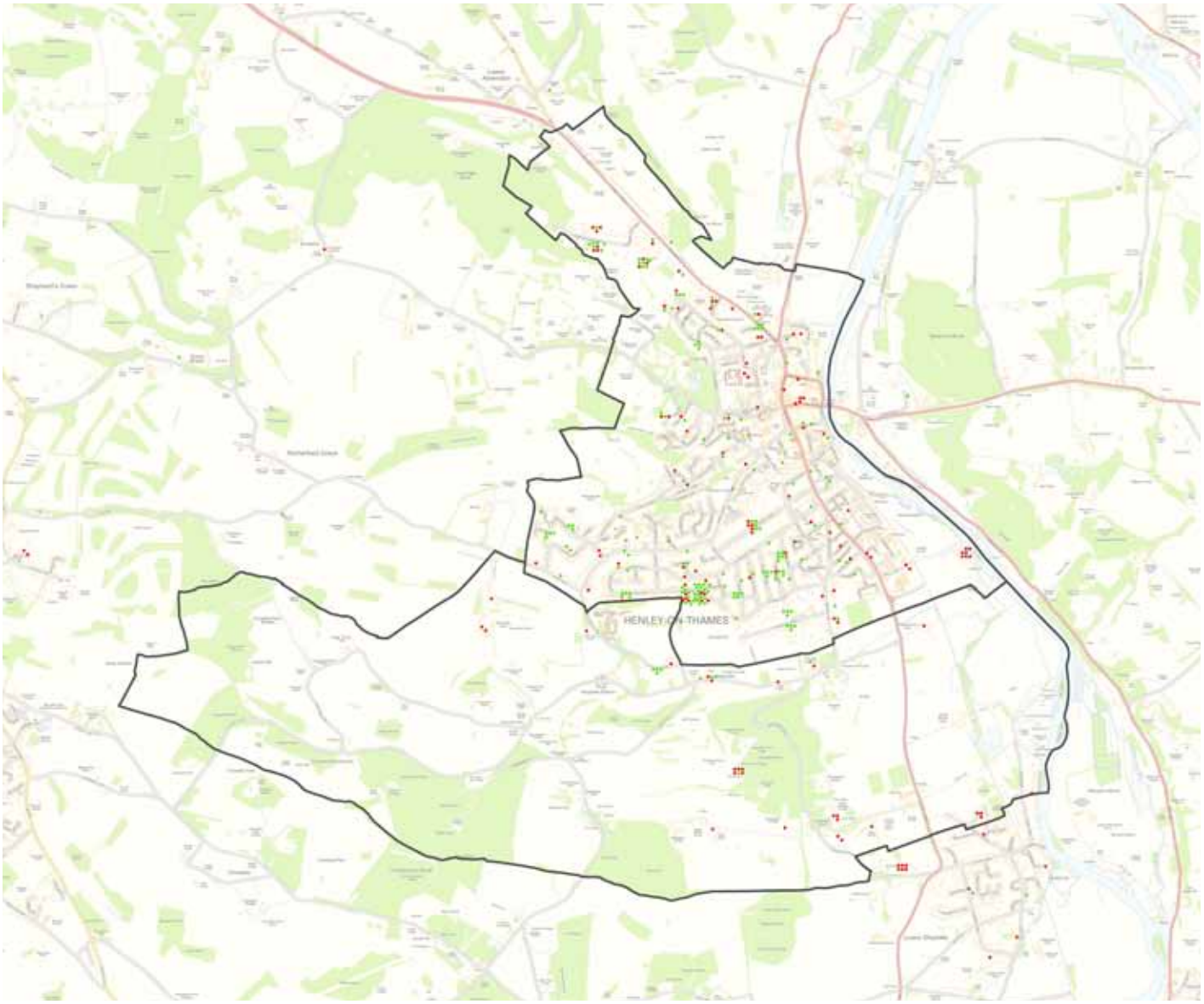
**Site L: Sheephouse Farm**



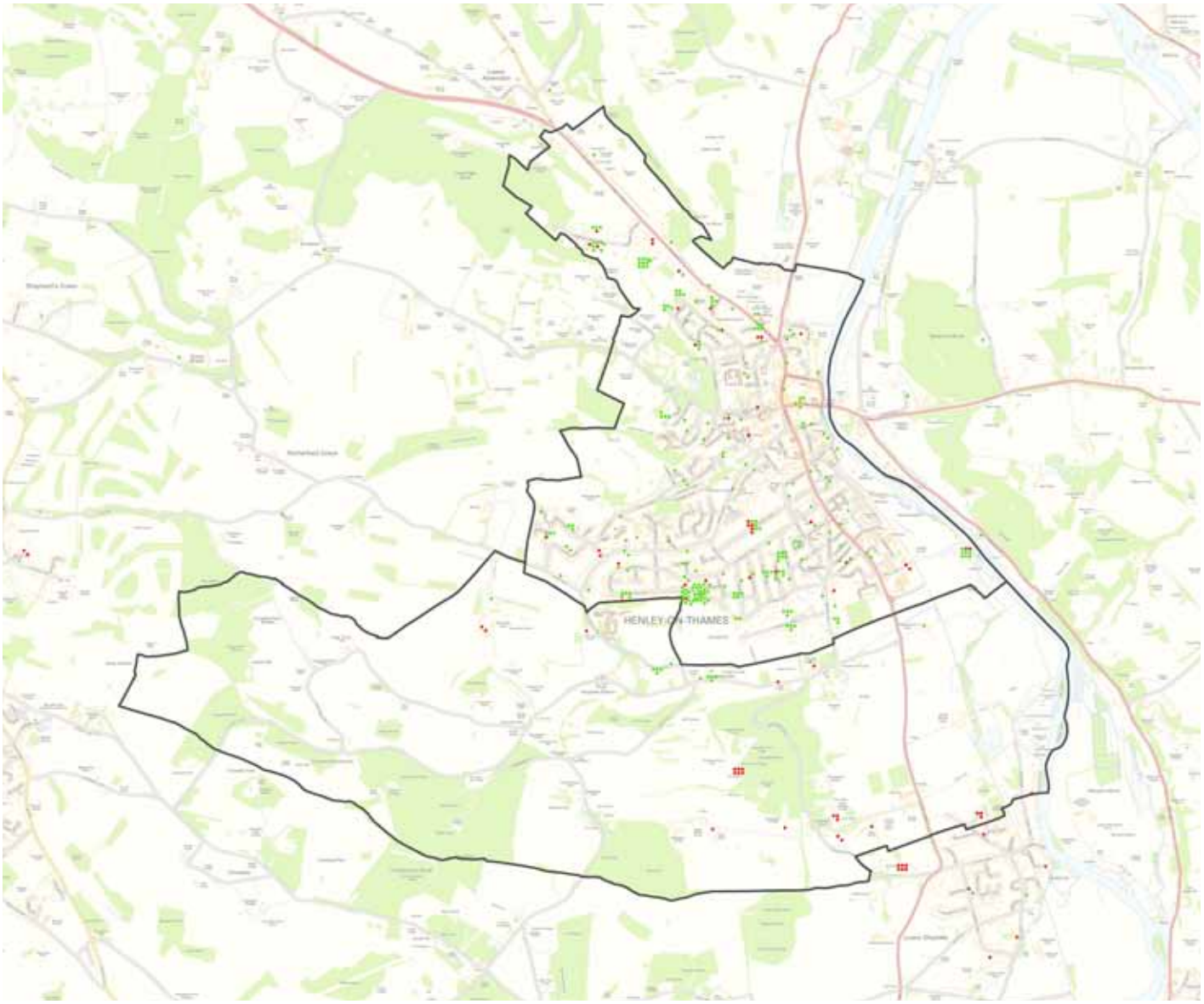
**Site M: Highlands Farm**



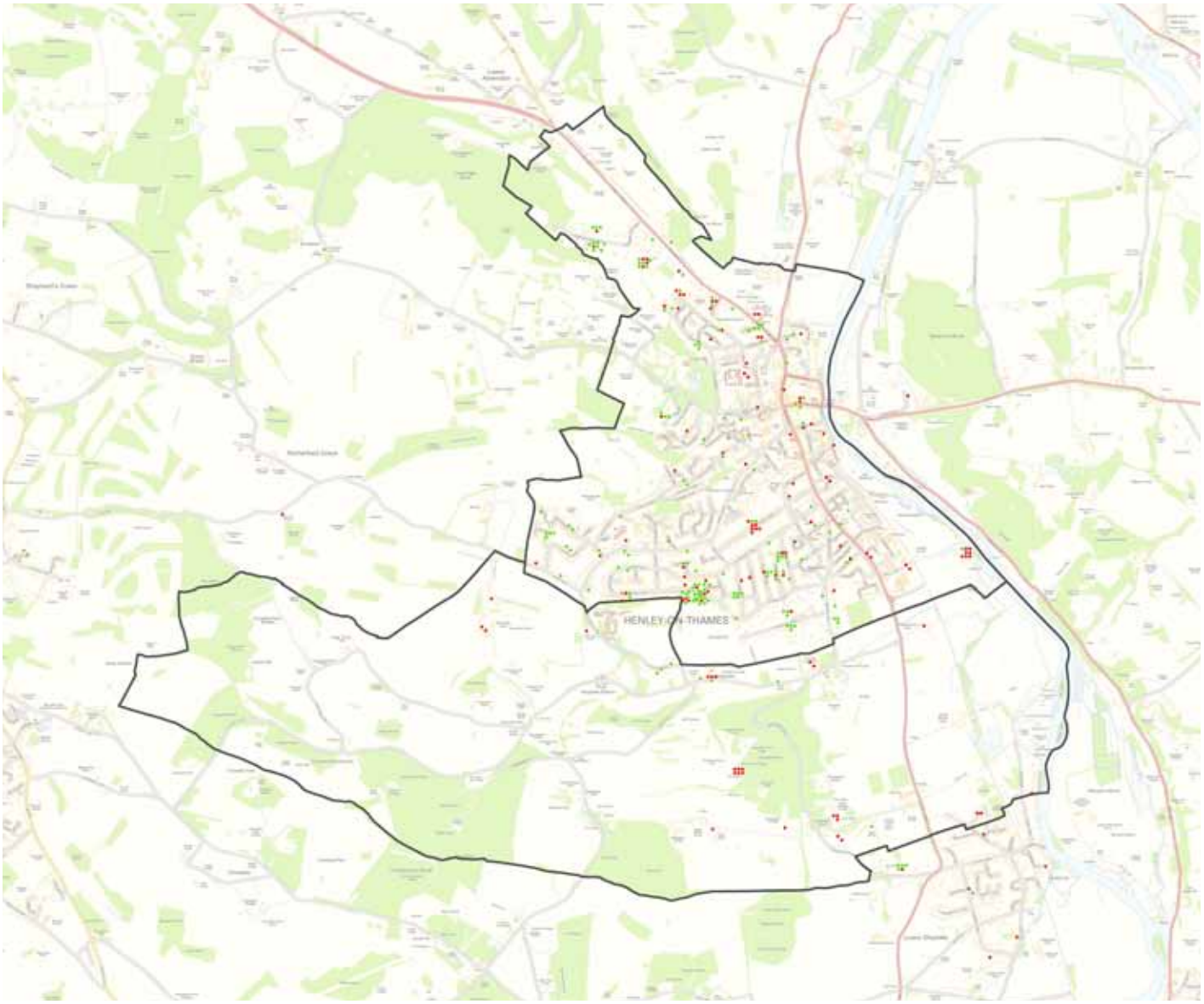
**Site N: Thames Farm**



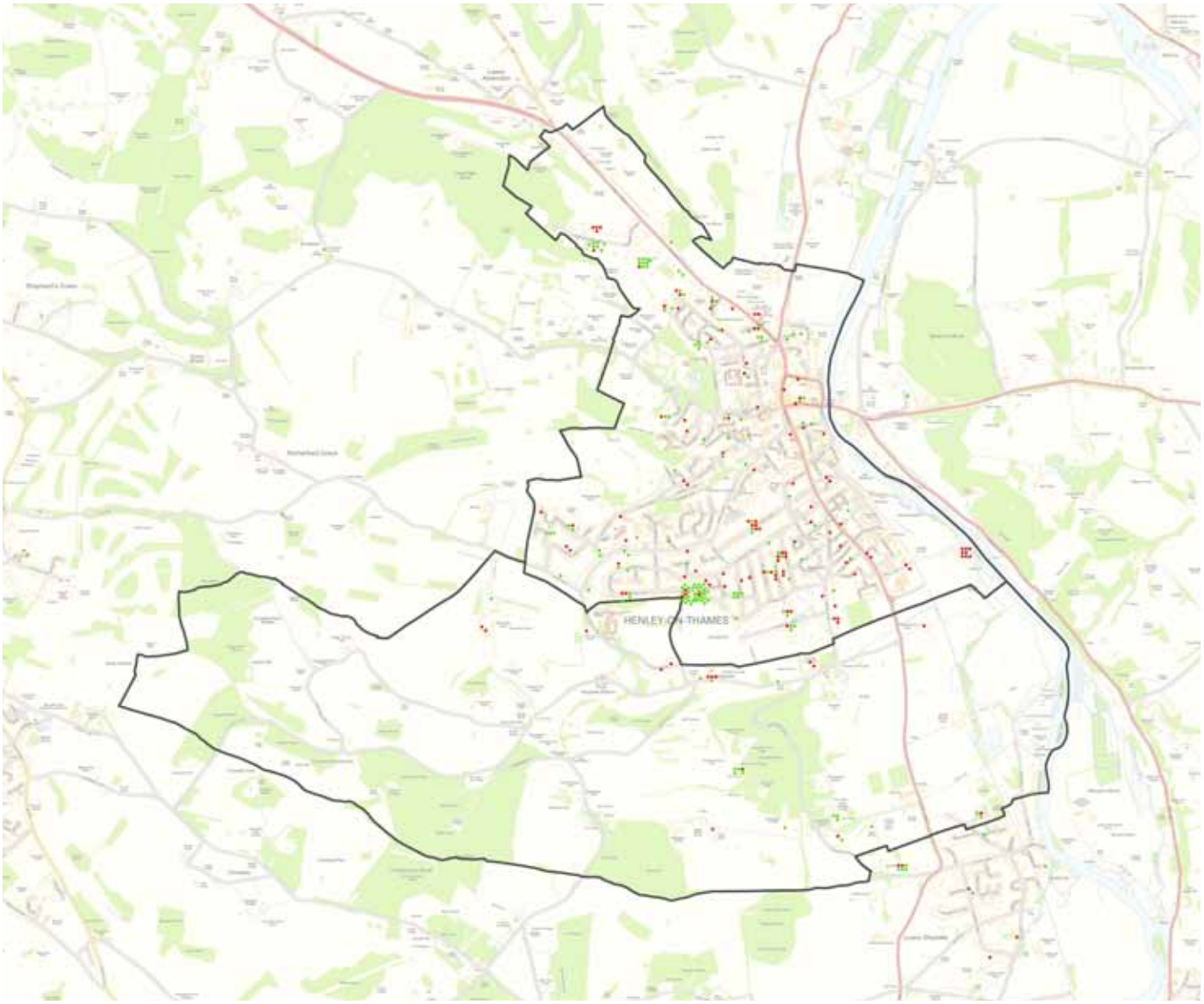
## Site P: Wyevale Garden Centre



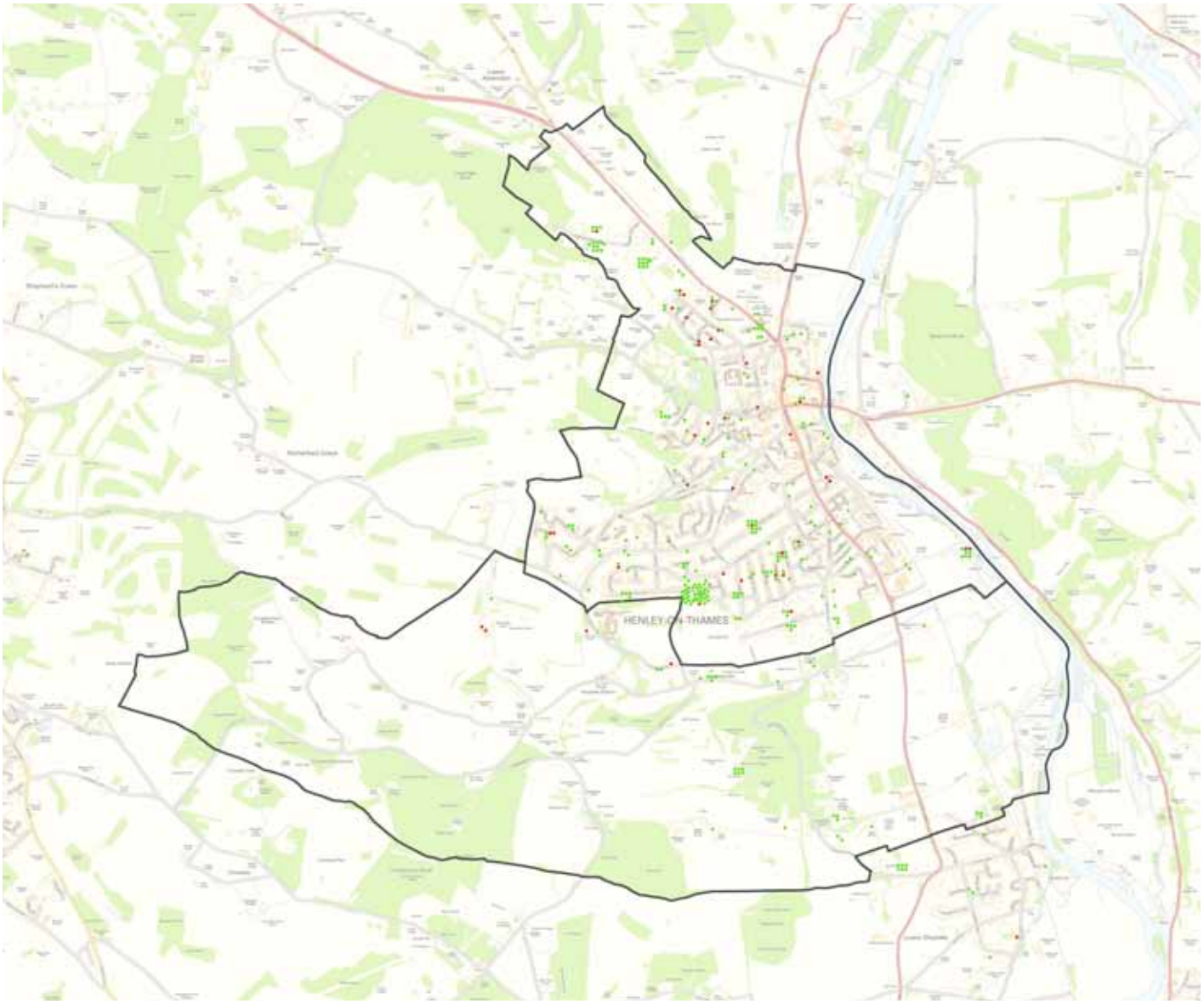
## Site Q: Mount Ida



**Site R: Waterman's Spinney**



**Site U: Wilkins, Deanfield**



**Site V: TA / RAR Centre, Friday Street**

