

Proposal HEN.1 ~ Requirements

Henley-in-Arden

Location	This site is located to the north and west of the existing settlement of Henley-in-Arden, primarily utilising land at the current Henley-in-Arden Golf Club. A new Country Park is also proposed as part of the Masterplanned site at Beaudesert Mount, to the north-east of the town.
Site Size	125.3ha (excluding land proposed for new Country Park at Beaudesert Mount).
Summary	Land within this allocation will be developed to deliver a comprehensively masterplanned development of a minimum of 2,084 homes, 3.3 hectares of employment land (research, development and office uses). In addition, land within this allocation will be used for community and leisure uses including a two-form entry primary school, medical centre, allotments, sports and leisure, Public Open Space and new country park at Beaudesert Country Park. A new link road to connect the site through from the A3400 Birmingham Road to the A4189 Henley Road will be provided, incorporating a vehicular rail bridge over the railway line. Improved pedestrian access and cycling routes will be provided to the town centre and Henley Railway Station.
Timescale	2029/30 - 2044/45.
Key Development and Land Use Requirements	<u>Residential</u> • A minimum of 2,084 dwellings, to be provided within four phases (earliest phases to be provided closest to the existing settlement). • Provision of dwellings must accord with housing mix and affordable housing policies. • 9 pitches for Gypsies and Travellers, to be located in accordance with the accompanying Masterplan. <u>Employment</u> • 3.3ha. of employment provision a part of an innovation hub for research, development and office uses (Use Class E(g)(i and ii)). <u>Education</u> • 2FE primary school to be provided on-site, with the potential for expansion to 3FE to accommodate population growth. • Expansion of existing secondary school and provision of sixth-form at Henley-in-Arden School. <u>Community</u> • Allotments to be provided on-site. • Sports pitches and play areas. • Care home. • Local shops. • Town square. • Health and community centre. • Neighbourhood centre. • Country park with a network of walking and cycling routes, visitor centre and visitor parking facilities.

Infrastructure Funding Requirements	<u>Transport</u> • Link road connecting the site from north-east to south-west to enable traffic travelling from/to Redditch direction to bypass Henley-in-Arden town centre. • Improvements to Henley rail station. • Proposed new bridge over railway line to be provided through BAPA with Network Rail. • Junction upgrades to A3400, A4189, Mays Hill and Ullenhall Road. • Active travel improvements from site to town centre and the train station. <u>Education</u> • Contributions will be required to ensure the expansion of the existing Henley-in-Arden School and provision of a new sixth form centre. • A 2FE primary school will be provided on-site, with the potential to expand to 3FE for future pupil demand from population growth. <u>Green Infrastructure, Public Open Space and Flood Alleviation</u> • Flood alleviation works including SuDS, attenuation basin and potential for related flood alleviation infrastructure. • River corridor restoration and buffer zones. • Green and blue infrastructure and open space to be provided throughout site. • Allotments and community growing areas to be provided on-site. • Play areas and sports pitches to be provided. • New Country Park with network of walking and cycling facilities and visitor centre. <u>Health care and Community</u> • Community centre to be provided on-site within reopened golf clubhouse. • Primary contribution to be made or on-site health hub to be provided. • Care home to be provided on-site. • Local shops to be provided within neighbourhood centre. • Contributions to be made towards leisure facilities.
--	---

Urban Design Principles	• Development will include a strong landscape buffer to provide a defensible Green Belt boundary. • The proposed Country Park will be linked to the wider site with a network of walking infrastructure. • Proposals will be expected to demonstrate how they have accounted for the strategic design principles set out in Policy DS.19 (including Design Codes). • Active frontages to be provided to neighbourhood centre and town square • Public open space and green infrastructure to be integrated throughout the site, ensuring accessibility for all residents • Pedestrian and cycle access to the town centre and train station as well as throughout the site should be prioritised in the design. • Proposals will be expected to follow the 20-minute neighbourhood concept where most daily needs can be met within a short active travel trip with car use minimised. • Development must conserve and enhance the designated heritage assets within and near to the site, including the Grade II Listed Buildings of Crockets Farmhouse, Beaudesert Park the Scheduled Ancient Monument of Beaudesert Castle and the Henley-in-Arden Conservation Area. • A buffer between the south-eastern boundary and the Henley-In-Arden Conservation Area to preserve views from the historic high street. • Community uses should be provided in a central location and accessible both by residents of the site and to the wider town of Henley-in-Arden.
Active Travel Requirements	• Pedestrian/cycle connectivity improvements from and within the site, in particular to the Henley-in-Arden Railway Station and the town centre • Walking and cycle routes to be integrated throughout the site • New network of footpaths, woodland and meadow trails and improved paths to be provided within the new Beaudesert Country Park, including new circular walking path.
Access, Highways and Public Transport Requirements	• New accesses to be provided to the south (Train station), east (Birmingham Road) and west (Link Road connecting to Henley Road) of site. • New junction to be provided to A3400 Birmingham Road. • Link road through the site connecting the A3400 Birmingham Road to Henley Road A4189 to be provided. Potential for T-junction or roundabout at the western site boundary, dependent on supporting transport assessment. • Works to improve A4189/Henley Road junction. • Potential for right-turn lane or roundabout at Mays Hill, dependent on transport evidence. • Traffic calming measures to be implemented to Henley High Street (A3400). • New vehicular railway bridge to be provided. • Enhanced bus services. • Enhanced rail services between Birmingham and Stratford-upon-Avon. • Potential improvements required to the following highways infrastructure, dependent on outcomes of detailed transport assessment: • Mayswood Road; • Stratford Road/Warwick Road crossroads; • Henley Road/Birmingham Road A435 'Dog' roundabout; and • Bishopton Roundabout.

Environmental Health Requirements	- Any noise and air quality impacts from proposed new highway infrastructure should be assessed and appropriately mitigated. - Development should be set back from Birmingham Road and the rail-line and screened with appropriate landscaping to reduce potential noise impacts.
Historic Environment Requirements	- Designated heritage assets affected by the proposed development must be conserved and enhanced. - Development must respect the setting of the Scheduled Ancient Monument at Beaudesert Mount. - An appropriate buffer to the designated heritage assets must be incorporated within the proposed development, including a landscape buffer between the boundary of site and the Conservation Area.
Flood Risk, Drainage and Water Supply	- A flood alleviation scheme comprising of an attenuation basin and associated infrastructure will be created to the north of the proposed Country Park for the wider benefit of Henley-in-Arden. - A network of sustainable drainage features (SuDS) including swales and above ground detention ponds should dispose of storm water in line with the Drainage Feasibility Report. SuDS will be designed to maximise biodiversity and leisure benefits. - Foul water will drain to new pumping stations before discharging to the existing Severn Trent network.
Climate Change	All homes will be required to engage in sustainable design and construction, including the use of renewable and low-carbon energy, in accordance with Policies NZ.1 - Operational Net Zero in New Residential Buildings, NZ.3 Embodied Carbon and NZ.5 Climate Resilient Design.
Biodiversity and Green & Blue Infrastructure	- Development to include strong landscape buffer at the site boundaries to provide defensible Green Belt boundary and sensitive transition to the countryside. - Proposals will be required to maintain and enhance, where possible, existing landscape features with biodiversity value, in particular hedgerows and hedgerow trees, identified as 'key' landscape features. - Development to be set back from the rail-line to provide a green corridor buffer and provide landscape screening for the secondary school and nearby development parcels - If this is not practicable, to enable the timely and viable delivery of the development, mitigating features should be provided on-site, with a biodiversity net gain delivered in line with national policy and the relevant BNG policies laid out elsewhere in the SWLP. - Existing green corridors within the former Golf Course should be enhanced to retain green infrastructure. - Local Wildlife Sites should be retained within the site. - The Environment Agency will be consulted with to identify suitable habitats within the proposed flood alleviation area on The Mount land.
Public Open Space	- New country park to be created to the east of the site within the setting of and including the Beaudesert Mount Scheduled Ancient Monument, including walking trails and improved paths, with associated visitor centre and parking facilities. - Public open space to be integrated throughout the site, including play and sports and leisure areas.

Other Constraints

- Site to be released from Green Belt, excluding proposed link road, Country Park and flood attenuation scheme.
- The north-western edge of the site contains high voltage power lines. This must be kept free from development and retained as open space.
- A 16m easement corridor relating to two Severn Trent potable water mains must be kept free from built development.