



# **Baldons Neighbourhood Plan**

## Basic Conditions Statement

**on behalf of Baldons Parish Council**

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## 1.0 Introduction and general legal requirements

- 1.1 The Baldons Neighbourhood Plan is a Neighbourhood Development Plan developed and submitted by Baldons Parish Council. The Plan has been developed through ongoing community involvement and engagement, during which time contributors have helped to identify the key issues the Plan should focus on, assess sites, develop policies and refine the Plan itself.
- 1.2 Following the pre-submission consultation, which concluded on 8<sup>th</sup> October 2017, the Plan is submitted to South Oxfordshire District Council (SODC) along with this Basic Conditions Statement and other supporting documents.
- 1.3 The Baldons Neighbourhood Plan Area was designated by SODC on 31 March 2016, following an application made under the Localism Act 2011 and Neighbourhood Planning (General) Regulations 2012. Baldons Parish Council is a qualifying body under section 61E of the Town and Country Planning 1990 (as amended).
- 1.4 The draft neighbourhood plan sets out policies relating to land use and development within the designated neighbourhood area.
- 1.5 The plan will be in force for fifteen years, between 2018 and 2033. This is in accordance with the end date for the emerging SODC Local Plan, which has a Plan period of 2011-2033.
- 1.6 The draft Neighbourhood Plan policies do not relate to excluded development, as defined by section 61K of the Town and Country Planning Act 1990, including County matters (such as minerals or waste) and nationally significant infrastructure projects.
- 1.7 The draft Neighbourhood Plan policies relate only to development in the designated Baldons Neighbourhood Plan area.
- 1.8 This Basic Conditions Statement demonstrates compliance with the Basic Conditions Neighbourhood Plans must conform to the relevant Basic Conditions set out in Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990. The Basic Conditions are:
  - 1) To have appropriate regard to national planning policies and advice;
  - 2) To contribute to the achievement of sustainable development;

- 3) To 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
- 4) To meet the relevant EU obligations.

### **Structure of this Report**

- 1.9 The remainder of this Basic Conditions Statement addresses each Basic Condition set out at Paragraph 1.8 on a chapter-by-chapter basis.

## 2.0 To have appropriate regard to national planning policies and advice

2.1 National Planning Policy and Advice is primarily contained within:

- The National Planning Policy Framework;
- National Planning Practice Guidance; and
- Written Ministerial Statements.

### The National Planning Policy Framework

2.2 The National Planning Policy Framework ('the Framework') sets out the approach to planning policy making and planning decision taking in England. There is a duty of Neighbourhood Plans to have regard to the statements made in the Framework. Each relevant section of the NPPF is set out below and accompanied by proportionate evidence demonstrating that the Baldons Neighbourhood Plan and its policies have regard to its contents.

#### Delivering sustainable development

##### *Building a strong, competitive economy*

2.3 The Framework 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 Baldons Neighbourhood Plan supports the sustainable economic growth of the Parishes. Policy 9 "Business" supports new and existing business growth, including agriculture, hospitality and home working. This is subject to appropriate accommodation and an acceptable impact on road capacity, taking into account the need to ensure business growth is appropriate in the context of a sparsely populated Neighbourhood Plan Area in the Green Belt, which does not currently host much employment with the exception of agriculture and home-working.

*Ensuring the vitality of town centres*

2.5 The Framework 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.'*

2.6 The Baldons Neighbourhood Plan does not include any areas that could be considered to be "town centres" and therefore the relevance of this section is limited. While there is some reference to retail uses, this is most appropriate in the context of the rural economy.

*Supporting a prosperous rural economy*

2.7 Paragraph 28 of the National Planning Policy Framework states that *'planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:*

- *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;*
- *promote the development and diversification of agricultural and other land-based rural businesses;*
- *support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This*

*should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and*

- *promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.'*

2.8 The Baldons Neighbourhood Plan has regard to this section of the Framework, which is important in the context of the Baldons Neighbourhood Plan area, which is rural. The following policies have regard to Section 3 of the Framework:

- Policy 7 – Community Facilities. This policy includes support for the improvement, extension and renewal of existing community facilities, including but not limited to St Peter's Church, the Parish Hall, Marsh Baldon Primary School and local Pubs.
- Policy 9 – Business. This policy supports the sustainable growth of businesses and enterprise in rural areas as well as new or improvements to existing local shops.

#### *Promoting sustainable transport*

2.9 The policies in the Baldons Neighbourhood Plan do not relate to transport and there is no public transport in the Neighbourhood Plan Area. Therefore, this chapter is not as relevant to the Baldons Neighbourhood Plan, although there is nothing within the Plan that prevents the ability of SODC to ensure sustainable transport provision through its planning policies.

#### *Supporting high quality communications infrastructure*

2.10 The Neighbourhood Plan does not relate to communications infrastructure.

#### *Delivering a wide choice of high quality homes*

2.11 The Framework 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'*

2.12 The Framework 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.'*

2.13 The Baldons Neighbourhood Plan has worked with SODC to identify sites to delivery housing in line with need within the Neighbourhood Plan Area. Policy 2 identifies sites for a minimum of 15 homes to 2033, in line with the level of need advised by SODC.

2.14 Policy 4 ('Housing Mix') sets out that an appropriate mix of dwelling types should be provided in the Neighbourhood Plan area, including smaller dwellings, with support for no new dwellings exceeding three bedrooms. Most importantly, the policy has regard to the Framework in stating that house sizes should address the District-wide shortage of smaller housing (as determined in SODC Strategic Housing Market Assessments).

*Requiring good design*

2.15 The Framework 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.'*

2.16 The Framework 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.'*

2.17 The Framework 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.'*

2.18 The Baldons Neighbourhood Plan includes two major Policies concerning good design:

- Policy 1 ('General Principles'); and,
- Policy 5 ('Design Guide').

2.19 Policy 1 seeks to ensure new development preserves or enhances local character and protect the quality of life of existing residents. References to local character are not overly prescriptive and do not seek to enforce particular architectural styles or tastes, having regard to the Framework. Policy 5 is also conscious of the need to reinforce local character in a general sense rather than seek to impose a prescriptive set of requirements of new development. Therefore, while the respective Design Guides (Baldons and SODC) do include a fair amount of detail, the policy requires proposals to meet the key design objectives and principles of the guide rather than adhere to all details. This is in accordance with the approach set out in the Framework and SODC's own approach to the Design Guide in its emerging Local Plan.

*Promoting healthy communities*

2.20 This section sets out that the planning system can *'play an important role in facilitating social interaction and creating healthy, inclusive communities'*. Furthermore, Paragraph 79 states 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.'*

2.21 This strategy underpins the Neighbourhood Plan. Policy 7 relates to the protection and enhancement of key local community facilities, namely St Peters Church, the Parish Hall, Marsh Baldon Primary School and the two local village pubs. This allows these community assets to sustainably develop and modernise.

2.22 A specific provision of this section of the Framework is Local Green Spaces, which are detailed in Paragraphs 76 and 77, which state *'Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them... Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:*

- *where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land.'*

2.23 The Neighbourhood Plan identifies Marsh Baldon Green as a Local Green Space. Justification for this is set out in Paragraph 4.6.2. This section robustly demonstrates that Marsh Baldon Green is worthy of Local Green Space designation. It is capable of enduring beyond the plan period (having existed at least since 1730), it is located in the centre of Marsh Baldon and close to Toot Baldon and it has recreational, ecological, historic and aesthetic value and hosts a range of local events.

#### *Protecting Green Belt land*

2.24 This section sets out requirements for development in the Green Belt. The entire Neighbourhood Plan Area is in the Green Belt of Oxford, so there is some relevance to the Neighbourhood Plan. Paragraph 89 is of particular relevance. It states that '*a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:*

- *buildings for agriculture and forestry;*
- *provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;*
- *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- *the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- *limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or*
- *limited infilling or the partial or complete redevelopment of previously developed sites*

*(brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.'*

2.25 The proposed site allocations contained in Neighbourhood Plan are selected in accordance with the criteria set out in Paragraph 89. Namely, each allocation is *limited* (no more than five dwellings per cluster) and either comprise infilling between properties or redevelopment of brownfield land in one of the three settlements of Marsh Baldon, Toot Baldon or Little Baldon.

2.26 Policy 3 ('Local Gaps') meets the Framework requirement to maintain the permanent openness of the Green Belt (Paragraph 79) and prevent coalescence of settlements (Paragraph 80, albeit with regard to larger settlements) through seeking to maintain Local Gaps in the Neighbourhood Plan Area.

*Meeting the challenge of climate change, flooding and coastal change*

2.27 The Neighbourhood Plan does not include policies related to sustainable use of energy and resources or flood risk/drainage, nor does it relate to coastal land. It also does not include policies that would prejudice SODCs ability to uphold to expectations of the Framework in this regard. Therefore, this section is determined to be of limited relevance to the Neighbourhood Plan.

*Conserving and enhancing the natural environment*

2.28 Landscape conservation is briefly mentioned in Paragraph 109 of the Framework, which mentions in role of the planning system in '*protecting and enhancing valued landscapes*'. Policy 1 ('General Principles') references the need for new development to preserve landscape, including key views, in accordance with the Landscape Character Assessment, prepared by Hankinson Duckett Associates in support of the Neighbourhood Plan and summarised at Paragraph 2.4. This assessment robustly identifies the *valued* landscapes, which are subsequently afforded protection by Policy 1.

2.29 Other aspects of the natural environment are not considered in the Neighbourhood Plan as these are addressed in the emerging

*Conserving and enhancing the historic environment*

2.30 The Neighbourhood Plan notes that the Framework expects local planning authorities to set policies for the conservation of heritage assets in Local Plans taking into account the following issues:

- *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.*

2.31 The Neighbourhood Plan Area includes 55 Listed Buildings and two Conservation Areas. Conservation of these heritage assets, as well as undesignated assets, is imperative to the Neighbourhood Plan, which supports the delivery of the Framework-aligned heritage policies in the emerging SODC Local Plan. While there are no specific policies related to the conservation of heritage assets, the requirements to consider character and the Design Guide (Policies 1 and 5) support appropriate development in Conservation Areas, of Listed Buildings and their setting.

#### *Facilitating the sustainable use of minerals*

2.32 Mineral use is a County Matter and is therefore not considered applicable to the neighbourhood plan ('excluded development').

#### Plan making

##### *Using a proportionate evidence base*

2.33 The Neighbourhood Plan has been produced using robust evidence. The housing target of approximately 15 dwellings in Policy 2 is based on SODCs assessment of housing need, applied proportionately to the Neighbourhood Plan Area. Landscape policies are informed by a professional landscape assessment and all policies in the Neighbourhood Plan are underpinned by a report detailing 'baseline information' (Appendix B), including data from various evidence base sources.

##### *Neighbourhood Planning*

2.34 The most relevant aspect of this section relates to the need for Neighbourhood Plans to conform to

the strategic policies of the Local Plan, which is addressed in Section 3 of this Report.

### **National Planning Practice Guidance**

#### Open space, sports and recreation facilities, public rights of way and local green space (Section ID: 37)

- 2.35 This section includes further detail on Local Green Spaces. A key element is the section on *'How big can a Local Green Space be?'*, which states that there is no *hard and fast rule* about the size of a Local Green Space, elaborating on the reference in the Framework Paragraph 77 to the unsuitability of extensive sites to say that designated open countryside would not be acceptable. This guidance confirms the acceptability of Marsh Baldon Green, as although it is large (circa seven hectares) it is a genuine local green space, not open countryside.

#### Neighbourhood Plans (Section ID: 41)

- 2.36 This section advises on the neighbourhood planning system including key stages and decisions such as deciding neighbourhood areas, legal tests for neighbourhood plans, the preparation of a basic conditions statement and the process of independent examination and referendum.
- 2.37 The Baldons Neighbourhood Plan is deemed to meet the basic conditions required to proceed to referendum set out under paragraphs 065-068 (Ref: 41-065-20140306) of the NPPG, as detailed in this statement.

#### Rural Housing (Section ID: 50)

- 2.38 This section states that *'assessing housing need and allocating sites should be considered at a strategic level and through the Local Plan and/or neighbourhood plan process'*. The Neighbourhood Plan has regard to this as it uses SODC's determination of need to identify an appropriate amount of land for housing growth in the Neighbourhood Plan area.

## 3.0 To contribute to the achievement of sustainable development

3.1 The following sections outline how the Baldons Neighbourhood Plan contributes to the achievement of sustainable development within the Neighbourhood Plan. In addition to the below, a detailed Sustainability Appraisal (SA) is prepared, which sets out in detail how the principles of sustainable development have been considered in the preparation of the Plan.

### Role and definition of sustainable development

3.2 Paragraph 6 of the Framework sets out that *'the purpose of the planning system is to contribute to the achievement of sustainable development'*, noting that the remainder of the Framework defines the government's view of what constitutes sustainable development.

3.3 Paragraph 14 of the Framework that a presumption in favour of sustainable development is at the heart of the Framework and *'should be seen as a golden thread running through both plan-making and decision-taking'*.

3.4 Paragraph 7 of the Framework defines the *'dimensions'* of sustainable development to be economic, social and environmental. It further sets out roles of the planning system in relation to these dimensions as follows:

1. ***'an economic role*** – *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;*
2. ***a social role*** – *supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*
3. ***an environmental role*** – *contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources*

*prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.'*

3.5 This section reviews the Baldons Neighbourhood Plan in the context of these dimensions, individually and collectively. A more detailed appraisal of the sustainability of the Neighbourhood Plan is contained in the sustainability appraisal.

### **Assessment**

3.6 This assessment complements the sustainability appraisal, which contains a more detail appraisal of the Neighbourhood Plan and its policies.

#### Delivering economic sustainability

3.7 The Baldons Neighbourhood Plan Area does not support an extensive network of economic productivity, but given its rural setting it does include a considerable amount of agricultural land. The Baseline data includes the following noteworthy information on the economy and employment:

1. That most residents in the Neighbourhood Plan Area work outside of the Area, in places such as Oxford, Reading, Didcot, Swindon or London. The average travel to work distance is 14-16 kilometres;
2. A significant amount of local residents work at or mainly from home (circa 20-25% of the economically active population);
3. That three main farms are located in the area, which include traditional crop and pasture farming but also increasingly include some alternative and more commercial uses such as horse stabling and caravanning;
4. In Little Baldon, an informal business park exists at a former farm site, supporting a number of office and other business (B-Class) uses;
5. There are two pubs in the Parish, the Mole and the Seven Stars, which are both trading successfully (the Seven Stars is a community-owned pub).

3.8 Section 3.3 of the Neighbourhood Plan sets out a number of sustainability objectives. The sustainability objectives considered most relevant to economic development is the business

objective, which states that *'a thriving local economy is a key factor in a sustainable community and every effort should be made to support and foster local businesses. In the case of the Baldons this can be done by supporting homeworking by encouraging the provision of adequate internet services and liaison between the Baldon homeworkers'*.

- 3.9 The reference to the need for high-speed internet is crucial to the economic sustainability of the Baldons Neighbourhood Plan area and this objective provides principled support for future improvements to the network.
- 3.10 Policy 9 ('Business') sets out support for the development of new and existing small businesses in the area, provided accommodation is appropriate in the context of the area and does not cause a burden on local infrastructure such as roads. This policy is important for sustainable development as it seeks to support economic activity while carefully balancing this against the need to ensure environmental and social sustainability, protecting the environment and local residents from unsuitably large and impactful business development.

#### Delivering social sustainability

- 3.11 As a rural community, social sustainability is vital to the success of local residents. The Baldons has limited social infrastructure, including Marsh Baldon School, the Village Hall, the two pubs, the church, a youth club, a toddler group, a mobile library and Baldons Cricket Club. Secondary education, healthcare and other services are not located within the area and public transport is limited from within the area.
- 3.12 A number of Sustainability Objectives are considered to support social sustainability, including:
1. *Spread new housing development over all three villages in the Plan area*
  2. *Encourage the development of 2 or 3 bedroom houses built either singly or as semidetached or as terraced houses as such houses are in critically short supply in the Baldons;*
  3. [Support] *Plans already drawn up to provide St Peters church in Marsh Baldon with toilets and basic cooking and meeting facilities so as to encourage the wider use of the church for concerts, exhibitions, lectures etc;*
  4. *The possible improvement, extension or rebuilding the Parish Hall to create a more attractive*

*hall for a variety of uses.*

5. *To improve the provision of parking at various locations, most critically for the Marsh Baldon Primary School. This would clearly increase the popularity of the school to parents of prospective pupils living outside the Baldons (on whom the viability of the school depends) and would help preserve and protect the perimeter of the Green;*
6. *To support the ongoing proposal to supply main drainage to Toot Baldon and the future need to increase the capacity of the Marsh Baldon sewerage system.*
7. *To support villagers in the maintenance of the un-adopted roads, especially the perimeter road around the Green.*
8. *To continue to maintain the existing footpaths and create new paths identified in both this Plan and in the Parish Plan.*

3.13 These objectives set a framework for the social sustainable development of a rural community, supporting the ability of residents to live in a strong, vibrant and healthy community. The objectives related to housing seek to ensure that there is a supply of housing that meets the needs of present and future generations, while ensuring these are carefully placed around the area in order to allow for sustainable growth of the small settlements, contributing to the quality of the built environment.

3.14 Policy 1 sets out general rules governing future development aimed primarily at protecting the natural environment, which in turn will improve the health, wellbeing and cohesion of local residents.

3.15 Policy 2 identifies a number of sites for housing growth, which will address the social need for housing in the area. The sites were chosen as they represent the most sustainable locations for growth, including in the context of the impact on existing residents and the potential benefits to the community, as demonstrated in more detail in Section 7.5 of the Sustainability Appraisal.

3.16 Policy 4 relates to housing mix and reinforces sustainable social development by seeking to secure new homes that are in line with local need, increasing the variety of accommodation in the Neighbourhood Plan area, by providing smaller homes.

3.17 Policy 6 seeks to protect Marsh Baldon Green, which is a key local community asset, providing a venue for events and recreation.

- 3.18 Policy 7 seek to ensure community facilities are well supported should proposals come forward for their improvement or extension. This is to the benefit of social cohesion in the Neighbourhood Plan area and also supports the integration of potential new residents.
- 3.19 Policy 8 sets out how Community Infrastructure Levy money will be used in the Parish (in accordance with the list set out at Paragraph 4.8.2). Some of these projects, such as increased car parking bring significant social sustainability benefits (in the case of car parking this is considered to outweigh any potential environmental impact).
- 3.20 Policy 9 seeks to ensure that business growth is socially sustainable and does not have a negative impact on local residents.

#### Delivering environmental sustainability

3.21 As a rural area, ensuring that economic and social development is considerate to the environment is an important aspect of the Neighbourhood Plan. The Neighbourhood Plan Area is in the Green Belt, which, in addition to preventing the unrestricted sprawl of Oxford, secures its immediate future as a predominantly undeveloped area, typified by farmland with some wooded areas towards the south. While there are no sites designated as SPAs, SACs, RAMSAR or SSSIs, in the area, the following designated sites are in the area (as detailed on Magic Maps):

1. A Local Wildlife Site (Nuneham/Harcourt Arboretum) (west of area);
2. Sands Corner Copse Ancient Woodland (south of area);
3. National Forest Inventory 2014 Deciduous Woodland (south west of area);
4. A traditional orchard (in Marsh Baldon);
5. A Woodpasture and Parkland BAP Priority Habitat;

3.22 In terms of the built and historic environment, the Neighbourhood Plan area has a great degree of significance, with 57 Listed Buildings spread across the area, two Conservation Areas and one Scheduled Ancient Monument.

3.23 The following sustainability objectives relate directly to environmental sustainability:

1. *All development must be conceived, designed and built so as to respect and if possible enhance the landscape and village character of the Baldons;*
  2. *Encourage the construction of up to 15 new houses over the currency of the Plan to satisfy the sustainable growth of villages and as required by the latest evidence of housing need forming part of the evidence base of the Emerging Local Plan:*
    - *Spread new housing development over all three villages in the Plan area;*
    - *Encourage new housing development to be sited within the built up area so that they minimise the adverse landscape and enhance rather than detract from the village character;*
    - *Ensure that new development complements and enhances the village character by conforming to the Baldons Building Design Guide*
  3. *The possible improvement, extension or rebuilding the Parish Hall to create a more attractive hall for a variety of uses.*
  4. *To improve the provision of parking at various locations, most critically for the Marsh Baldon Primary School. This would clearly increase the popularity of the school to parents of prospective pupils living outside the Baldons (on whom the viability of the school depends) and would help preserve and protect the perimeter of the Green;*
  5. *To support the ongoing proposal to supply main drainage to Toot Baldon and the future need to increase the capacity of the Marsh Baldon sewerage system;*
  6. *To continue to maintain the existing footpaths and create new paths identified in both this Plan and in the Parish Plan;*
- 3.24 The Objectives contained in the Neighbourhood Plan relate to wide ranging ambitions to sustainably develop the natural and built environment in the Neighbourhood Plan area for the benefit of the rural landscape and the local built environment.
- 3.25 Policy 1 seeks to ensure that both the built and natural character of the Baldons is protected in future development, focusing on securing development that enhances landscape and built environment

character. The Policy references a need to have regard to the Landscape Character Assessment, which seeks to define the key landscape features of the Neighbourhood Plan Area in order to inform development proposals. The Landscape Character Assessment therefore supports the preservation of important natural and built features in line with the ambition to ensure sustainable environmental development.

- 3.26 Policy 2 identifies a number of sites in the Neighbourhood Plan Area for residential development. Through identifying the sites, as shown on Figure 4.1, the Neighbourhood Plan is supporting sustainable new growth over the next 15 years. Each site is closely related to existing settlements, supporting the protection of greenfield and natural features. In addition, the approach to allocate a number of smaller sites ensures the built environment grows in a sustainable manner, with no large developments out of keeping with local character.
- 3.27 Policy 3 seeks to ensure local gaps between settlements in the Neighbourhood Plan Area are maintained, to the benefit of the natural and built environment. This Policy will ensure that greenfield land is afforded some additional protection and that the special character of each settlement in the Neighbourhood Plan area is not diminished through sprawl or coalescence.
- 3.28 Policy 5 requires proposals to comply with the Baldons Design Guide. The Design Guide supports the wider South Oxfordshire Design Guide and seeks to ensure development proposals are in accordance with the character of the Baldons Neighbourhood Plan Area, thus supporting the sustainable development of the built environment.
- 3.29 Policy 6 affords protection to Marsh Baldon Green through designation as a Local Green Space. This supports its continued use as a focus for biodiversity, with much of the land used as a natural wildflower meadow cut only once during the year. In addition, this policy supports the protection of the setting of buildings surrounding the green, many of which are Listed Buildings and are in the Marsh Baldon Conservation Area.

## 4.0 To be in general conformity with SODC's Strategic Planning Policies

### Introduction

4.1 This section analyses the general conformity of the Neighbourhood Plan and its policies against the current adopted and emerging strategic planning policies in SODC. The relevant documents compose:

1. South Oxfordshire Local Plan (adopted 2006, 2011 saved policies);
2. South Oxfordshire Core Strategy (2012); and
3. Emerging South Oxfordshire Local Plan 2011-2033.

4.2 National Planning Practice Guidance makes the following comments on what is meant by the terms "general conformity" and "strategic policies":

*'What is meant by 'general conformity'?*

*When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:*

1. *whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with*
2. *the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy*
3. *whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy*
4. *the rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach'* (Paragraph: 074 Reference ID: 41-074-20140306)

*'What is meant by strategic policies?*

*Paragraph 156 of the National Planning Policy Framework sets out the strategic matters about which local planning authorities are expected to include policies in their Local Plans. The basic condition addresses strategic policies no matter where they appear in the development plan. It does not presume that every policy in a Local Plan is strategic or that the only policies that are strategic are labelled as such.'* (Paragraph: 075 Reference ID: 41-075-20140306)

*'How is a strategic policy determined?*

*Strategic policies will be different in each local planning authority area. When reaching a view on whether a policy is a strategic policy the following are useful considerations:*

- *whether the policy sets out an overarching direction or objective*
- *whether the policy seeks to shape the broad characteristics of development*
- *the scale at which the policy is intended to operate*
- *whether the policy sets a framework for decisions on how competing priorities should be balanced*
- *whether the policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan*
- *in the case of site allocations, whether bringing the site forward is central to achieving the vision and aspirations of the Local Plan*
- *whether the Local Plan identifies the policy as being strategic*

*Planning practice guidance on Local Plans provides further advice on strategic policies.* (Paragraph: 076 Reference ID: 41-076-20140306).

- 4.3 On advice from SODC, all planning policies relevant to the Neighbourhood Plan Area have been considered as, in its view, each is strategic in nature.

**Assessment**

4.4 Table 1 assesses the Neighbourhood Plan in the context of each strategic adopted policy that is relevant to the Baldons area. Policies that relate only to land outside of the Baldons are not included. While there is no basic condition relating to conformity with emerging planning policy (see NPPG Paragraph: 009 Reference ID: 41-009-20160211) and therefore there is no reference to these in this Statement, the Baldons Neighbourhood Plan has been formed in collaboration with SODC with the aim of ensuring conformity with its emerging Local Plan.

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
2006 Local Plan (2011 Saved Policies)			
Policy G2 – Protection and enhancement of the environment	<i>'The district's countryside, settlements and environmental resources will be protected from adverse developments.'</i>	<ul style="list-style-type: none"> <li>• Policy 1;</li> <li>• Policy 2;</li> <li>• Policy 3;</li> <li>• Policy 5;</li> <li>• Policy 6;</li> <li>• Policy 9;</li> <li>• Village Character Assessment (Section 2.3)</li> <li>• Landscape Assessment (Appendix D)</li> <li>• Design Guide;</li> </ul>	<p>Policy 1 upholds the principle of this Policy in setting a framework of acceptable forms of development in the Baldons Neighbourhood Plan Area. The documents that Policy refers to, namely the Village Character Assessment and Landscape Assessment, add detail to Policy G2 while upholding its general principles.</p> <p>Policy 2 upholds the principle of this policy in seeking to allocate sites to meet housing need that are appropriate in location and scale in the context of the settlements and environment of the Baldons.</p>

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
			<p>Policy 3 seeks to protect local gaps, which upholds the principle of G2 by protecting the settlement pattern of the Baldons.</p> <p>Policy 5 introduces a Design Guide for development in the Baldons, which seeks to protect the Baldons from development not in accordance with its character. The policy upholds the principle of G2 by seeking to protect the area from adverse development.</p> <p>Policy 6 upholds the principle of G2 by seeking to protect an important Green Space from adverse development.</p> <p>Policy 9 supports business development of an appropriate scale with an appropriate impact on the local area. This upholds the principle of Policy G2.</p> <p>The above policies add detail/ a local context to Policy G2, but each uphold the general principles of the policy without any degree of conflict. The policies are in general conformity with Policy G2.</p>
Policy G3 – Locational strategy	<i>'Development that would give rise to a significant increase in traffic generation in</i>	<ul style="list-style-type: none"> <li>• Policy 2;</li> <li>• Policy 5.</li> </ul>	Policies 2 and 9 uphold the principles of Policy G3 by setting out support for new housing (specific sites

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<i>relatively inaccessible or isolated rural locations will not be permitted.'</i>		identified) and commercial developments that are of an appropriate scale in the Baldons and do not add a significant burden on local roads. These add detail to Policy G3, uphold its general principles, do not conflict with it and are therefore in general conformity with it.
Policy G5 – Making the best use of land	<i>'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.'</i>	<ul style="list-style-type: none"> <li>• Policy 2.</li> </ul>	There is limited relevance to this Policy, however, the site allocations in Policy 2 seek to make the most of previously developed land and infill sites as much as possible. In that sense the policy is upholding the general principles of Policy G5 and adding a local context to it by identifying sites for development. No policies seek to alter the approach set out in G5 and therefore the plan is in General conformity with it.
Policy C4 – The landscape setting of settlements	<i>'Development which would damage the attractive landscape setting of the settlements of the district will not be permitted. The effect of any proposal on important local landscape features which contribute to the visual and</i>	<ul style="list-style-type: none"> <li>• Policy 1 (inc. Landscape Character Assessment);</li> <li>• Policy 3;</li> <li>• Policy 6.</li> </ul>	Policy 1 upholds the general principles of C4 and adds a local context by expecting developers to preserve the landscape character of the Baldons in accordance with the Neighbourhood Plan's Landscape Assessment. Policies 3 and 6 add specific detail to this by seeking to protect local gaps and

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<i>historic character and appearance of a settlement will be considered.'</i>		Marsh Baldon Green. The policies do not conflict with C4 and therefore may be considered as in general conformity with it.
Policy C6 – Biodiversity conservation	<i>'In considering proposals for development, the maintenance and enhancement of the biodiversity resource of the district will be sought. Full account of the effects of development on wildlife will be taken. Where there is any significant loss in biodiversity as part of a proposed development, the creation and maintenance of new landscape features, habitats, habitat links and wildlife corridors of appropriate scale and kind will be required to ensure there is no net loss in biodiversity resources.'</i>	<ul style="list-style-type: none"> <li>• Policy 2 (Table 4.1).</li> </ul>	While the Neighbourhood Plan does not include general policies related to the protection of biodiversity, each of the sites allocated in Policy 2 were chosen based on their acceptability against a number of issues including biodiversity, as set out in Table 4.1. In this sense Policy 2 upholds the principles of Policy C6 and is in general conformity with it.
Policy C7 – Protection of designated sites	<i>'Development that is likely to adversely affect a Special Area of Conservation, National Nature Reserve or Site of Special Scientific Interest will not be permitted. On locally designated sites of nature conservation importance, development that would damage biodiversity interest will not be permitted unless the importance of the development outweighs the local value of the site and unless the loss can be mitigated.'</i>	No policies relate to these sites or propose development that would affect these sites.	The Plan does not conflict with Policy C7 and is in general conformity with it.

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
Policy C8 – Species protection	<i>‘Development that would have an adverse effect on a site supporting a specially protected species will not be permitted, unless damage to the ecological interest can be prevented through the use of planning conditions or planning obligations.’</i>	No policies relate to these sites or propose development that would affect these sites.	The Plan does not conflict with Policy C8 and is in general conformity with it.
Policy C9 – Landscape features	<i>‘Any development that would cause the loss of landscape features will not be permitted where those features make an important contribution to the local scene, and/or provide all or part of an important wildlife habitat and/or have important historical value. Where features are retained within the development site, conditions will be used to ensure that they are protected during development and have sufficient space to ensure their survival after development.’</i>	<ul style="list-style-type: none"> <li>• Policy 1 (inc. Landscape Character Assessment);</li> <li>• Policy 3;</li> <li>• Policy 6.</li> </ul>	As with Policy C4, the identified policies seek to protect important landscape features, as identified in the landscape assessment as well as the particular information on Marsh Baldon Green, from harmful development. Therefore these add detail to Policy C9, uphold its general principles without conflict and may be considered to be in general conformity with it.
Policy GB4 – Visual amenity	<i>‘Where new development is permitted, either within or where it would be conspicuous from the Green Belt, it should be designed and sited in such a way that its impact on the open nature, rural character and visual amenity of the Green Belt is minimised.’</i>	<ul style="list-style-type: none"> <li>• Policy 1 (inc. Landscape Character Assessment);</li> <li>• Policy 2;</li> <li>• Policy 3;</li> <li>• Policy 6.</li> </ul>	The set of policies that seek to support local landscape as set out in the assessment for policies C4 and C9 also uphold the principle of GB4 that seeks to protect the Green Belt from harmful development. In addition, Policy 2 selects site allocations that have a limited impact on the Green Belt, with infill and brownfield sites prioritised. Therefore the principle of

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
			GB4 is upheld without conflict, making the Plan in general conformity with it.
Policy CON1 – listed buildings	<i>'Proposals for the demolition of any listed building will not be permitted.'</i>	Supporting text	The tone of the supporting text makes clear the importance of the 55 Listed Buildings in the Green Belt. However, the Plan does not include any policies related to Listed Buildings or their protect and therefore it does not conflict with Policy CON1, upholding its general principles. The Plan is in general conformity with CON1.
Policy CON2 – Extensions to listed buildings	<i>'Any extension to a listed building must be appropriate to its character, must be sympathetic to the original structure in design, scale and materials and must not dominate or overwhelm it.'</i>	Supporting text	The assessment is identical to the assessment of general conformity with CON1.
Policy CON3 – Alterations to listed buildings	<i>'Any alteration to a listed building must respect its established character and not diminish the special historical or architectural qualities which make it worthy of inclusion on the statutory list.'</i>	Supporting text	The assessment is identical to the assessment of general conformity with CON1.
Policy CON4 – Use and changes of use of listed buildings	<i>'A change of use of part or the whole of a listed building will be permitted only if its character and features of special architectural or historic interest would be protected. Proposals for a change of use should incorporate details of all intended alterations'</i>	Supporting text	The assessment is identical to the assessment of general conformity with CON1.

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<i>to the building and its curtilage, to demonstrate their impact on its appearance, character and setting.'</i>		
Policy CON5 – The setting of listed buildings	<i>'Proposals for development which would adversely affect the setting of a listed building will be refused.'</i>	Supporting text	The assessment is identical to the assessment of general conformity with CON1.
Policy CON6 – Proposals affecting a conservation area	<i>'Consent to demolish a building in a conservation area will be granted only if the loss of the building would not adversely affect the character of the area and, where appropriate, if there are detailed and acceptable plans for the redevelopment of the site.'</i>	Supporting text	The supporting text references the importance of the two conservation areas in the Neighbourhood Plan area. However, in a similar manner to Listed Buildings conservation areas are not considered in the policies and therefore there is no conflict with Policy CON6, ensuring its principles are upheld and the Neighbourhood Plan is in general conformity with it.
Policy CON7 – Proposals affecting a conservation area	<p><i>Planning permission will not be granted for development which would harm the character or appearance of a conservation area.</i></p> <p><i>The following will be required when considering proposals for development in conservation areas:</i></p> <p><i>I. the design and scale of new work to be in sympathy with the established character of the area; and</i></p>	Supporting text	The assessment is identical to the assessment of general conformity with CON6.

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<p><i>II. the use of traditional materials, whenever this is appropriate to the character of the area.</i></p> <p><i>The contribution made to a conservation area by existing walls, buildings, trees, hedges, open spaces and important views will be taken into account. Proposals for development outside a conservation area which would have a harmful effect on the conservation area will not be permitted.</i></p>		
<p>Policy CON8 - Advertisements in conservation areas and on listed buildings</p>	<p><i>'Consent will not be granted for the display of signs on a listed building or in a conservation area which are in any way harmful to the character and appearance of the building or area. Where it is accepted that a sign is needed, it should generally be non-illuminated, made of natural materials and to a design and scale reflecting the best traditional practice.'</i></p>	<p>Supporting text</p>	<p>The assessment is identical to the assessment of general conformity with CON1/CON6.</p>
<p>Policy CON9 - Blinds and canopies in conservation areas</p>	<p><i>'Permission will not be granted for the installation of blinds or canopies of non-traditional form or materials on buildings within conservation areas.'</i></p>	<p>Supporting text</p>	<p>The assessment is identical to the assessment of general conformity with CON6.</p>

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
Policy CON11 - Archaeology and historic building analysis and recording	<i>'There will be a presumption in favour of physically preserving nationally important archaeological remains, whether scheduled or not, and their settings.'</i>	Supporting text	The Neighbourhood Plan references historical monuments in the area, but no policies are included relating to development affecting these. Therefore the principles of CON11 are upheld with no degree of conflict and the neighbourhood plan is in general conformity with it.
Policy CON12 - Archaeology and historic building analysis and recording	<i>Before the determination of an application for development which may affect a site of archaeological interest or potentially of archaeological importance, prospective developers will be required, where necessary, to make provision for an archaeological field evaluation, in order to enable an informed and reasoned planning decision to be made.</i>	Supporting text	The assessment is identical to the assessment of general conformity with CON11.
Policy CON13 - Archaeology and historic building analysis and recording	<i>Wherever practicable and desirable, developments affecting sites of archaeological interest should be designed to achieve physical preservation in situ of archaeological deposits. Where this is not practicable or desirable, conditions will be imposed on planning permissions, or planning obligations sought, which will require the developer to provide an appropriate programme of archaeological</i>	Supporting text	The assessment is identical to the assessment of general conformity with CON11.

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<i>investigation, recording and publication by a professionally-qualified body.</i>		
Policy CON14 - Archaeology and historic building analysis and recording	<i>'Before the determination of an application which affects a building of archaeological or historic interest, applicants will be required, where necessary, to submit a detailed record survey and analysis of the building. In some circumstances, further survey and analysis will be made a condition of consent.'</i>	Supporting text	The assessment is identical to the assessment of general conformity with CON11.
Policy CON16 – Common Land	<i>'Proposals for development on or affecting common land, village greens and other important spaces within settlements will not be permitted.'</i>	Policy 3	Policy 6 seeks to uphold the principle of CON16 by updating it in the context of the provisions in the NPPF regarding local green spaces. It does not conflict with CON16 and is in general conformity with it.
Policy EP1 – Prevention of polluting emissions	<i>Proposals which would (by reason of smell, fumes, smoke, soot, ash, dust, grit, or other forms of polluting emissions) have an adverse effect on people and other living organisms, the atmosphere, the land, underground water supplies or watercourses will not be permitted, unless effective mitigation measures will be implemented. In addition, development will not be permitted near to an existing or proposed polluting use, unless effective mitigation</i>	N/A	The Neighbourhood Plan does not include any policies on emissions/pollution and therefore does not conflict with this policy and is in general conformity with it.

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<i>measures will be implemented to ensure that there would be no adverse effect on the health and amenity of future occupiers.</i>		
Policy EP2 – Noise and Vibrations	<i>Proposals which would by reason of noise or vibrations have an adverse effect on existing or proposed occupiers will not be permitted, unless effective mitigation measures will be implemented. In addition, noise sensitive development will not be permitted close to existing or proposed sources of significant noise or vibrations.</i>	N/A	The Neighbourhood Plan does not include any policies on noise/vibration and therefore does not conflict with this policy and is in general conformity with it.
Policy EP3 – Light pollution	<i>‘Proposals for new floodlighting and other external lighting that would have an adverse effect on neighbouring residents, the rural character of the countryside or biodiversity will not be permitted, unless effective mitigation measures will be implemented.’</i>	N/A	The Neighbourhood Plan does not include any policies on light pollution and therefore does not conflict with this policy and is in general conformity with it.
Policy EP4 – Protection of water resources	<i>Proposals which increase the requirement for water will not be permitted, unless adequate water resources either already exist or can be provided without detriment to existing abstraction, river flows, groundwater flow to and from springs, water quality, biodiversity or other land uses. Proposals which have a significant impact on water resources will be</i>	Policy 9	The Neighbourhood Plan does not include any policies directly related to EP4, however the reference in Policy 9 that expects non-residential development to not add a burden on infrastructure can be applied to EP4, adding some detail to the policy and upholding its general principles without conflict. It is in general conformity with the policy.

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<i>required to incorporate water conservation measures designed to mitigate that impact.</i>		
Policy EP6 – Surface water protection	<i>‘Developers will be required, wherever practicable, to demonstrate that the surface water management system on any development accords with sustainable drainage principles and has been designed as an integral part of the development layout. The system should effectively mitigate any adverse effects from surface water run-off and flooding on people, property and the ecological value of the local environment.’</i>	N/A	The Neighbourhood Plan does not include any policies or text on surface water and therefore does not conflict with this policy and is in general conformity with it.
Policy EP7 – Groundwater protection	<i>‘Development that may have an adverse effect upon groundwater resources will not be permitted unless effective preventative measures are taken to ensure that the quality and quantity of these resources are maintained.’</i>	N/A	The Neighbourhood Plan does not include any policies or text on groundwater and therefore does not conflict with this policy and is in general conformity with it.
Policy D1 – Good design and local distinctiveness	<i>The principles of good design and the protection and reinforcement of local distinctiveness should be taken into account in all new development through:</i> <i>i. the provision of a clear structure of spaces;</i>	<ul style="list-style-type: none"> <li>• Policy 1;</li> <li>• Policy 2;</li> <li>• Policy 5 (including Design Guide).</li> </ul>	<p>Policies 1 reinforces the principle of D1 by identifying the need to support local distinctiveness in development proposals.</p> <p>Policy 2 identifies sites for housing growth that respect the existing settlement pattern and landscape features in the Baldons, adding specific detail to</p>

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<ul style="list-style-type: none"> <li><i>ii. respecting existing settlement patterns;</i></li> <li><i>iii. providing for a choice of routes and transport modes to, from and within the development;</i></li> <li><i>iv. providing a development that users find easy to understand through the use of landmarks, vistas and focal points;</i></li> <li><i>v. providing landscape structure as a framework for new development;</i></li> <li><i>vi. respecting the character of the existing landscape;</i></li> <li><i>vii. respecting distinctive settlement types and their character;</i></li> <li><i>viii. providing good quality site and building design and appropriate materials; and</i></li> <li><i>ix. providing well-designed external areas.</i></li> </ul>		<p>these aspects of Policy D1 without conflict, upholding its general principles.</p> <p>Policy 5 introduces a design guide that seeks to ensure the delivery of most aspects of Policy D1, which adds a significant amount of detail and local context without conflicting with the aspirations of D1.</p> <p>On the basis of the above policies, the Neighbourhood Plan is in general conformity with Policy D1.</p>
Policy D2 – Vehicle and bicycle parking	<p><i>Planning permission will not be granted for developments that fail to incorporate adequate, safe and secure parking for vehicles and cycles. Vehicle parking should be provided in a discreet and sensitive manner.</i></p>	N/A	<p>The Neighbourhood Plan does not include any policies or text on parking alongside new development and therefore does not conflict with this policy and is in general conformity with it.</p>

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
Policy D3 – Plot coverage and garden areas	<i>A private outdoor garden or outdoor amenity space, or alternatively a shared amenity area should be provided for all new dwellings. The amount of land to be used for the garden or amenity space will be determined by the size of the dwelling proposed, by the character of surrounding development and by plot coverage standards. Private outdoor sitting areas should not be overlooked by adjacent outdoor sitting areas, living/dining rooms or kitchens.</i>	N/A	The Neighbourhood Plan does not include any policies or text on amenity space and therefore does not conflict with this policy and is in general conformity with it.
Policy D4 - Privacy and daylight	<i>All new dwellings should be designed and laid out so as to secure a reasonable degree of privacy for the occupiers. Development will not be permitted if it would unacceptably harm the amenities of neighbouring properties through loss of privacy, daylight or sunlight.</i>	Policy 1	Policy 1 includes reference to protecting the amenity of existing residents adjacent to new development, including with specific reference to loss of light or privacy. Therefore the Neighbourhood Plan upholds the principles of D4 without conflict and can be considered to be in general conformity with it.
Policy D6 – Design against crime	<i>The design and layout of development will be encouraged in ways which will reduce the opportunity for crime and will promote suitable means of improving the security of premises.</i>	N/A	The Neighbourhood Plan does not include any policies or text on crime and therefore does not conflict with this policy and is in general conformity with it.
Policy D7 – Access for all	<i>Proposals for new buildings to which the public have access must include in their</i>	N/A	The Neighbourhood Plan does not include any policies or text on or inadvertently adversely affecting

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<p><i>design and external layout appropriate measures to ensure adequate access for those with impaired mobility, hearing or sight. The safety and access requirements of those with impairments should also be taken into account in the design and layout of new roads, parking areas, footways, pedestrian routes, cycleways, traffic management measures and pedestrian priority areas.</i></p>		<p>access and therefore does not conflict with this policy and is in general conformity with it.</p>
<p>Policy D10 – Waste Management</p>	<p><i>Proposals which do not make adequate provision for the management of waste in new developments, including communal and private storage space for recyclables and facilities for the disposal of waste products, will not be permitted.</i></p>	<p>N/A</p>	<p>The Neighbourhood Plan does not include any policies or text on waste management and therefore does not conflict with this policy and is in general conformity with it.</p>
<p>Policy H4 – Towns and Villages</p>	<p><i>Proposals for housing on sites within the built-up areas of the 4 main towns of the district and within the built-up areas of the villages will be permitted provided that:</i></p> <ul style="list-style-type: none"> <li><i>i. an important open space of public, environmental or ecological value is not lost, nor an important public view spoiled;</i></li> </ul>	<p>N/A</p>	<p>This policy does not relate to the Baldons.</p>

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<ul style="list-style-type: none"> <li>ii. <i>the design, height, scale and materials of the proposed development are in keeping with its surroundings;</i></li> <li>iii. <i>the character of the area is not adversely affected;</i></li> <li>iv. <i>there are no overriding amenity, environmental or highway objections; and</i></li> <li>v. <i>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.</i></li> </ul>		
<p>Policy H10 – Rural affordable housing on exception sites</p>	<p><i>In exceptional circumstances special small-scale affordable housing schemes may be permitted within or adjoining villages, provided that:</i></p> <ul style="list-style-type: none"> <li>i. <i>it can be demonstrated that all of the houses meet a particular local need that cannot be accommodated in any other way;</i></li> <li>ii. <i>there are satisfactory arrangements to ensure that the benefits of the affordable housing can be enjoyed by subsequent as well as the initial</i></li> </ul>	<p>N/A</p>	<p>The Neighbourhood Plan does not include any policies or text on rural exception affordable housing sites and therefore does not conflict with this policy and is in general conformity with it.</p>

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<p><i>occupants and that the dwellings remain available for local people; and</i></p> <p><i>iii. there are no overriding amenity, environmental, design or highway objections.</i></p> <p><i>Preference will be given to sites where there are adequate local services and facilities.</i></p> <p><i>Planning obligations will be sought before planning permission is issued to ensure that the above conditions are met.</i></p>		
<p>Policy H12 – Replacement dwellings</p>	<p><i>Proposals for the replacement of a dwelling outside the built-up limits of those settlements listed in paragraphs 5.17(i)-(iv) will be permitted provided that:</i></p> <ul style="list-style-type: none"> <li><i>i. the use has not been abandoned;</i></li> <li><i>ii. the existing dwelling is not listed, or of historic, visual or architectural interest;</i></li> <li><i>iii. the proposed dwelling is not materially greater in volume than the existing dwelling (taking account of permitted development rights);</i></li> </ul>	<p>N/A</p>	<p>Although the Neighbourhood Plan does identify some site allocations it does not include any general policies or text on replacement dwellings and therefore does not conflict with this policy and is in general conformity with it.</p>

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<p>iv. <i>the overall impact would not be any greater than the existing dwelling on the character and appearance of the site and the surrounding area; and</i></p> <p>v. <i>the siting, design and materials are in keeping with the locality.</i></p>		
Policy H15 – Residential Caravans and mobile homes	<i>Proposals for new residential caravans or mobile home sites or extensions to existing sites will be considered in accordance with the housing policies in this plan. Permission will only be given for single residential caravans or mobile homes in exceptional circumstances on a temporary and personal basis.</i>	N/A	The Neighbourhood Plan does not include any policies or text on caravans or mobile homes and therefore does not conflict with this policy and is in general conformity with it.
Policy H16 – Residential Caravans and mobile homes	<i>Permission will only be granted for the redevelopment of residential caravan or mobile home sites for permanent residential development if such development would comply with the policies in this plan.</i>	N/A	The Neighbourhood Plan does not include any policies or text on caravans or mobile homes and therefore does not conflict with this policy and is in general conformity with it.
Policy H17 - Gypsies	<p><i>The provision of additional gypsy caravan sites will only be permitted if:</i></p> <p>i. <i>there is an established need that cannot be met on existing sites;</i></p> <p>ii. <i>the site is not in the Green Belt, in a conservation area, on open land in an</i></p>	N/A	The Neighbourhood Plan does not include any policies or text on gypsies and therefore does not conflict with this policy and is in general conformity with it.

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<p><i>Area of Outstanding Natural Beauty or does not adversely affect a Site of Special Scientific Interest;</i></p> <p><i>iii. it would not have a detrimental effect on the landscape, the landscape setting of settlements, or on important open gaps within or between settlements;</i></p> <p><i>iv. it would not adversely affect the amenities of nearby residents or users of the countryside;</i></p> <p><i>v. the site is located within a reasonable distance of a primary school, shops and other services; and</i></p> <p><i>vi. there are no overriding objections on amenity, environmental or highway grounds.</i></p>		
Policy R1 – Formal recreation	<p><i>Proposals for new or improved facilities for outdoor sport or children's play to serve local needs will be permitted in or adjacent to settlements provided that there are no overriding amenity, environmental, Green Belt, transport or agricultural objections.</i></p>	<ul style="list-style-type: none"> <li>• Policy 7</li> </ul>	<p>Policy 7 generally supports improvements to community facilities without specifically referencing play areas or outdoor sport facilities. Therefore it upholds the principles of Policy R1 are supported and there is no conflict with it.</p>
Policy R2 – Formal recreation	<p><i>When granting planning permission for new residential development, developers will be</i></p>	N/A	<p>The Neighbourhood Plan does not include any policies or text on the provision of play space</p>

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<p><i>required to provide outdoor playing space for the new residents to a minimum standard of 2.4 hectares per 1000 persons. Developers will be required to demonstrate that satisfactory provision for long-term maintenance has been made.</i></p> <p><i>On housing sites which are less than 0.4 hectare or which would accommodate less than 15 dwellings, where it may not be reasonable to expect the developer to provide the outdoor playing space within the development site, improvements to an existing outdoor playing space or, if appropriate, provision in a nearby area will be sought.</i></p>		<p>delivered by new housing developments, including those allocated in the Plan, and therefore does not conflict with the relevant aspect of this policy and is in general conformity with it.</p>
<p>Policy R4 – Recreation in the countryside</p>	<p><i>Proposals for outdoor sport in the countryside, with the exception of golf courses, will be permitted provided that:</i></p> <ul style="list-style-type: none"> <li><i>i. the proposal would not detract from the rural character and landscape of the area particularly in Areas of Outstanding Natural Beauty;</i></li> <li><i>ii. the proposal would not adversely affect the amenities of residents in the</i></li> </ul>	<p>N/A</p>	<p>The Neighbourhood Plan does not include any policies or text on new sporting facilities and therefore does not conflict with this policy and is in general conformity with it.</p>

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<p><i>vicinity or spoil the enjoyment of other users of the countryside, particularly by noise, but also by smell, traffic generation or any other disturbance;</i></p> <p><i>iii. the proposal would not adversely affect sites of archaeological, historical or nature conservation importance or result in the loss of high-grade agricultural land as defined in Policy C5;</i></p> <p><i>iv. full use is made of existing buildings worthy of retention, the only new buildings which will normally be permitted must be no larger than is essential for the functioning of the sport, be limited in scale and in keeping with the locality in terms of design; and</i></p> <p><i>v. if the site is in the Green Belt the proposal would not conflict with the policies in Section 3 of the plan.</i></p>		
Policy R6 – Informal recreation	<i>When granting planning permission for new residential development, developers will be</i>	N/A	The Neighbourhood Plan does not include any policies or text on public open space delivery

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	<i>required to provide public open space for informal recreation to meet the needs of the new residents in accordance with an amount appropriate to the locality and the size of the development proposed.</i>		alongside new residential development and therefore does not conflict with this policy and is in general conformity with it.
Policy R7 – Informal recreation	<i>The role of the countryside in providing for a wide range of informal recreational activities is recognised. Small-scale facilities (such as car parking, toilets, or picnic sites) which support the recreational use will be permitted at popular locations, provided that they are sensitively designed and sited and there are no overriding amenity, environmental or traffic objections.</i>	Policy 8 and supporting Paragraph 4.8.3.	Policy 8 supports the use of CIL funds to improve local infrastructure, in line with priorities listed at 4.8.2. One such priority is to introduce parking on the perimeter of Marsh Baldon Green. These aspects of the Neighbourhood Plan add local detail to R7 while upholding its principles without conflict and can be considered to be in general conformity with it.
Policy R8 – Public rights-of-way	<i>The retention and protection of the existing public rights-of-way network will be sought and where appropriate proposals to improve it will be supported.</i>	Policy 8 and supporting Paragraph 4.8.3.	As with Policy R7, one infrastructure priority is to improve footpaths around the Baldons. This priority upholds the principles of R8 without conflict, adding a local level detail and are considered in general conformity with it.
Policy CF1 – Safeguarding community facilities and services including recreation facilities.	<i>Proposals that result in the loss of a recreation facility or an essential community facility or service, through change of use or redevelopment, will not be permitted unless:</i> <i>i. suitable alternative provision is made for the facility (or similar facilities of</i>	Supporting text	While Policy 7 addresses community facilities, it does not include any expectations with regards to the potential loss of facilities. The supporting text is clear on the importance of community facilities locally, which it identifies. Therefore the Plan supports the

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	<p><i>equivalent community value) on a site elsewhere in the locality, or</i></p> <p><i>ii. in the case of recreational facilities, it is not needed, or</i></p> <p><i>iii. in the case of commercial services, it is not economically viable.</i></p>		<p>principle of CF1 without conflict and is in general conformity with it.</p>
<p>Policy CF2 – Provision of community facilities and services</p>	<p><i>Proposals that would result in the provision of additional community facilities or services within settlements will be permitted, provided that there are no overriding amenity, environmental or traffic objections to the proposals and that there is no conflict with the other policies in this plan.</i></p>	<p>N/A</p>	<p>The Neighbourhood Plan does not include any policies or text related to new community facilities and therefore does not conflict with this policy and is in general conformity with it.</p>
<p>Policy E5 – General employment policies</p>	<p><i>Proposals for business, industry, warehousing and storage will not be permitted which:</i></p> <p><i>i. conflict with the policies in the plan to protect the Green Belt and the countryside;</i></p> <p><i>ii. conflict with the policies in the plan to protect the built environment and to retain recreational uses and essential community facilities and services in accordance with Policies CF1 and CF3;</i></p>	<ul style="list-style-type: none"> <li>• Policy 1;</li> <li>• Policy 5 (including Design Guide);</li> <li>• Policy 9.</li> </ul>	<p>Policy 9 directly relates to Policy E5 and its expectations echo those in the Policy regarding infrastructure and transport impact and appropriate scales. In addition, the general design expectations in Policies 1 and 5 contribute to the achievement of Policy E5. These policies collective uphold the principles of E5 without conflict and are in general conformity with it.</p>

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	<p><i>iii. are of a scale and type of development inappropriate to the proposed site and its surroundings;</i></p> <p><i>iv. are not in keeping with the surrounding area in terms of design, layout and materials. Where appropriate, the site must be suitably landscaped, in accordance with Policies D1 and C1. In new developments the Council will normally require at least one-tenth of the gross developable area to be set aside for landscaping;</i></p> <p><i>v. have inadequate access and car and lorry parking and manoeuvring facilities and/or would cause problems on the wider road network in accordance with Policies D2 and T1 to T3;</i></p> <p><i>vi. where appropriate, are in locations which are not accessible by public transport in accordance with Policy T2; and/or</i></p> <p><i>vii. cause problems as a result of noise, smell, dust, loss of privacy or cause</i></p>		

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	<i>any other environmental problems in accordance with Policies EP1 to EP9.</i>		
Policy E6 – Retention of employment sites	<p><i>Proposals for the redevelopment or change of use of redundant land or buildings in employment or service trade use to non-employment uses will be permitted if:</i></p> <ul style="list-style-type: none"> <li><i>i. the site is less than 0.25 ha and buildings under 500 sq.m and in the towns of Didcot, Henley, Thame, or Wallingford; or</i></li> <li><i>ii. the existing use is no longer economically viable and the site has been marketed at a reasonable price for at least a year for that and any other suitable employment or service trade uses.</i></li> </ul>	N/A	The Neighbourhood Plan does not include any policies or text related to use of redundant land/buildings and therefore does not conflict with this policy and is in general conformity with it.
Policy E7 – Working from home	<p><i>Where planning permission for working at home is required permission will be granted provided that:</i></p> <ul style="list-style-type: none"> <li><i>i. the business use would not adversely change the overall character of the dwelling and the locality;</i></li> <li><i>ii. the business use does not generate a material and detrimental increase in</i></li> </ul>	<ul style="list-style-type: none"> <li>• Policy 9</li> </ul>	Policy 9 sets out a general support for home working without conflicting the policy tests set out in E7. On that basis, it upholds the principles of E7 and is in general conformity with it.

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	<p><i>the amount of traffic or in car parking requirements;</i></p> <p><i>iii. there is no outside storage of goods, vehicles or materials; and</i></p> <p><i>iv. the proposed use does not cause problems as a result of noise, dust, smell or loss of privacy, nor cause any other environmental problems, in accordance with Policies EP1 to EP9.</i></p>		
Policy E8 – Re-use of rural buildings	<p><i>Proposals for the re-use of rural buildings will be permitted provided that:</i></p> <p><i>i. they are of permanent and substantial construction and are capable of conversion without major or complete reconstruction;</i></p> <p><i>ii. their form, bulk and general design are in keeping with their surroundings;</i></p> <p><i>iii. the fabric and essential character of the buildings are maintained;</i></p> <p><i>iv. if the buildings are in the Green Belt, the proposed use does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it;</i></p>	N/A	The Neighbourhood Plan does not include any policies or text related to reuse of rural buildings and therefore does not conflict with this policy and is in general conformity with it.

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	<p>v. <i>there are no overriding amenity, environmental or highway objections;</i></p> <p>vi. <i>in the case of proposals for B1 or B2 uses the floorspace in the building or in the complex of buildings does not exceed 500 square metres; and</i></p> <p>vii. <i>in the case of proposals for residential use, other uses have been explored and found to be unacceptable in planning terms.</i></p>		
<p>Policy A1 – Agricultural buildings</p>	<p><i>Where planning permission is needed for the erection of an agricultural building or structure, this will normally be permitted provided that there is a need for the building or structure which cannot satisfactorily be met by existing buildings or structures on the farm or nearby. Proposals for agricultural buildings and structures, or alterations and extensions to existing buildings and structures, will be permitted provided that:</i></p> <p>i. <i>the siting of the building or structure would not be prominent in the landscape and would not damage the environment or the amenities of the occupants of nearby properties;</i></p>	<ul style="list-style-type: none"> <li>• Policy 9</li> </ul>	<p>Policy 9 sets out a general support for agricultural development without conflicting the policy tests set out in A1. On that basis, it upholds the principles of E7 and is in general conformity with it.</p>

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<p><i>ii. the design and materials to be used are in keeping with its surroundings, bearing in mind the particular needs of the farming industry, and that satisfactory landscaping is proposed; and</i></p> <p><i>iii. wherever possible or acceptable, the development should be located close to existing buildings rather than in open countryside.</i></p> <p><i>Where existing buildings or structures can no longer be used and replacement buildings or structures are required and the existing buildings or structures are of no historical or architectural importance, then the redundant building or structure should be demolished and replaced by the new building or structure in the same location, unless it can be demonstrated that this is impractical or inappropriate in a particular instance.</i></p> <p><i>New agricultural roads, access ways or hardstandings should not be intrusive in the landscape, involve the loss of landscape</i></p>		

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	<i>features such as important trees or hedgerows and should not significantly harm the amenities of the area.</i>		
Policy A2 – Agricultural buildings	<i>Planning permission will not be granted for non-agricultural development near to an existing agricultural building used for the accommodation of livestock, or near to associated structures such as those for storage of slurry where the agricultural use would be likely to cause nuisance to the occupiers of the proposed development.</i>	<ul style="list-style-type: none"> <li>• Policy 9</li> </ul>	The assessment is identical to the assessment of general conformity with A1.
Policy A3 – Farm diversification	<p><i>Proposals to diversify the agricultural industry will be permitted provided that:</i></p> <ul style="list-style-type: none"> <li><i>i. the proposal conforms with the policies for the use proposed and there are no overriding amenity, environmental or highway objections;</i></li> <li><i>ii. the land is kept predominantly open, and the appearance and character of the landscape is not damaged and where possible is enhanced;</i></li> <li><i>iii. the use is compatible with a countryside location and would not result in a loss of amenity, or spoil the</i></li> </ul>	<ul style="list-style-type: none"> <li>• Policy 9</li> </ul>	The assessment is identical to the assessment of general conformity with A1.

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	<p><i>enjoyment of users of the countryside; and</i></p> <p><i>iv. where farm buildings are to be used, the proposal conforms with Policy E8.</i></p> <p><i>No new building will be allowed unless:</i></p> <p><i>i. it is essential for the diversification scheme to proceed,</i></p> <p><i>ii. it is ancillary to the proposed use,</i></p> <p><i>iii. existing buildings on the site are not available or suitable, and</i></p> <p><i>iv. there are no overriding amenity, environmental, landscape or highway objections.</i></p>		
<p>Policy A4 – Farm Shops</p>	<p><i>Proposals for farm shops will be permitted provided that:</i></p> <p><i>i. the scale of operations is small;</i></p> <p><i>ii. it can be demonstrated that the shop is needed to sell goods produced on the farm unit and that the greater proportion of goods sold comprise local produce;</i></p>	<ul style="list-style-type: none"> <li>• Policy 9</li> </ul>	<p>Policy 9 sets out a general support for retail development without conflicting the policy tests set out in A4. On that basis, it upholds the principles of E7 and is in general conformity with it.</p>

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	<p><i>iii. existing buildings are used if at all possible;</i></p> <p><i>iv. there would be no significant adverse impact on any nearby village shop; and</i></p> <p><i>v. there are no overriding environmental, amenity or highway objections.</i></p>		
Policy A5 – Garden Centres	<p><i>Outside the Green Belt, proposals for garden centres will only be permitted when the location is within or on the edge of a settlement and where there are no significant amenity, environmental or transport objections. Within the Green Belt such proposals will not be permitted, and in Areas of Outstanding Natural Beauty, preservation and enhancement of the AONB will be the primary aim.</i></p>	<ul style="list-style-type: none"> <li>• Policy 9</li> </ul>	The assessment is identical to the assessment of general conformity with A4.
Policy TSM1 - Tourism	<p><i>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.</i></p>	<ul style="list-style-type: none"> <li>• Policy 8</li> </ul>	There is no direct reference to tourism in the Neighbourhood Plan, however, some of the infrastructure priorities identified in support of Policy 8 would support tourism (footpath improvement, parking by Marsh Baldon Green). Therefore, the Plan adds some local context to TMS1, upholding its general principle with no conflict.

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
Policy TSM2 – Tourist attractions and facilities	<p><i>Proposals for improvements to tourist attractions and facilities, and proposals for new attractions based on the character of the area, will be permitted provided that:</i></p> <ul style="list-style-type: none"> <li><i>i. there is no conflict with policies for the Green Belt;</i></li> <li><i>ii. the scale, nature and location of the development is appropriate and in character with the area;</i></li> <li><i>iii. the design, layout and materials relate well to adjacent buildings and are in keeping with the surroundings;</i></li> <li><i>iv. where appropriate the site is accessible by public transport and provision is made for pedestrian and cycle links with adjacent areas; and</i></li> <li><i>v. there are no overriding amenity, environmental or highway objections.</i></li> </ul>	N/A	The Neighbourhood Plan does not include any policies or text related to tourist attraction development and therefore does not conflict with this policy and is in general conformity with it.
Policy TMS3 – Serviced accommodation, public houses and restaurants	<p><i>The conversion of existing buildings for use as hotels, other serviced accommodation, public houses and restaurants will be permitted, provided that:</i></p>	N/A	The Neighbourhood Plan does not include any policies or text related to conversion of buildings to these uses and therefore does not conflict with this policy and is in general conformity with it.

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	<ul style="list-style-type: none"> <li><i>i. the proposal is in keeping with the character, appearance and setting of the building;</i></li> <li><i>ii. there is no objection on highway or traffic grounds, and no loss of amenity by local residents; and</i></li> <li><i>iii. there is no conflict with Policy E8 or Green Belt policies.</i></li> </ul>		
<p>Policy TSM4 - Serviced accommodation, public houses and restaurants</p>	<p><i>The construction of hotels, other serviced accommodation, public houses and restaurants will be permitted within the built-up area of existing settlements provided that:</i></p> <ul style="list-style-type: none"> <li><i>i. the site is not in the Green Belt;</i></li> <li><i>ii. the scale and location of the development is appropriate and the design and materials are in keeping with the locality;</i></li> <li><i>iii. there is no significant loss of amenity by local residents;</i></li> <li><i>iv. where appropriate the site is accessible by public transport and provision is made for pedestrian and cycle links with adjacent areas; and</i></li> </ul>	<p>N/A</p>	<p>The Neighbourhood Plan does not include any policies or text related to new development in these uses and therefore does not conflict with this policy and is in general conformity with it.</p>

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	<p>v. <i>there are no overriding amenity, environmental or highway objections</i></p> <p><i>Outside the Green Belt, extensions to existing premises in the district will normally be permitted subject to criteria (ii)-(v) above.</i></p>		
Policy TSM5 – Self-catering accommodation	<p><i>Proposals for self-catering holiday homes will be considered in relation to the housing policies set out in Section 5 of this plan and, where appropriate, Policy E8 relating to the reuse of rural buildings.</i></p>	N/A	The Neighbourhood Plan does not include any policies or text related to new development in this use and therefore does not conflict with this policy and is in general conformity with it.
Policy TSM6 – Caravan and camping sites	<p><i>Touring caravan and camping sites will be permitted provided that:</i></p> <ul style="list-style-type: none"> <li><i>i. (the site is not in the Green Belt;</i></li> <li><i>ii. the proposed development has no adverse impact on the landscape ecological or historic characteristics of the site and its surroundings;</i></li> <li><i>iii. the proposal is limited in scale and incorporates a comprehensive landscaping scheme which reinforces the visual, historic and ecological character of the site and its surroundings;</i></li> </ul>	N/A	The Neighbourhood Plan does not include any policies or text related to new development in this use and therefore does not conflict with this policy and is in general conformity with it.

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	<p><i>iv. the proposed development would not cause any detrimental impact on the amenity of adjacent occupiers or the quiet informal enjoyment of the open countryside;</i></p> <p><i>v. where appropriate, the site is accessible by public transport and provision is made for pedestrian and cycle links with adjacent areas;</i></p> <p><i>vi. there are no other overriding amenity, environmental, or highway objections; and</i></p> <p><i>vii. where possible associated facilities are sited in existing buildings in accordance with Policy E8. Where new buildings are essential these must be designed to a high standard and be sensitively sited.</i></p> <p><i>Where permission is given, it will normally be subject to a condition restricting the use to holiday accommodation and the site may also be made subject to a seasonal occupancy condition. Static caravans will not be permitted.</i></p>		

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Policy TE1 - Telecommunications	<p><i>Proposals for telecommunications development will be permitted provided that:</i></p> <ul style="list-style-type: none"> <li><i>i. they are sited and designed so as to minimise visual intrusion;</i></li> <li><i>ii. they do not have a significant adverse effect on the street scene, the appearance or setting of a building, or landscape character particularly in areas of special landscape value, conservation areas, and on listed buildings;</i></li> <li><i>iii. no alternative, less visually intrusive site is available or technically feasible; and</i></li> <li><i>iv. where a new mast is proposed, there is no opportunity for sharing existing masts or, where more appropriate, existing sites.</i></li> </ul>	N/A	The Neighbourhood Plan does not include any policies or text related to new development in this use and therefore does not conflict with this policy and is in general conformity with it.
Policy AD1 – Advertisements and signs	<p><i>Proposals for the display of outdoor advertisements and signs on the premises to which they relate will be permitted, provided that they do not have an adverse effect on visual amenity or public safety. Proposals for signs which are not to be displayed on the premises to which they relate will not be</i></p>	N/A	The Neighbourhood Plan does not include any policies or text related to new development in this use and therefore does not conflict with this policy and is in general conformity with it.

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	<p><i>permitted, except where the premises are particularly remote and where the appearance of the local area is not spoilt.</i></p>		
<p>Policy T1 – Transport requirements for new developments</p>	<p><i>Proposals for all types of development will, where appropriate:</i></p> <ul style="list-style-type: none"> <li><i>i. provide for a safe and convenient access to the highway network;</i></li> <li><i>ii. provide safe and convenient routes for cyclists and pedestrians;</i></li> <li><i>iii. be accessible by public transport and have a safe walking route to nearby bus stops or new bus stops and appropriate infrastructure should be provided;</i></li> <li><i>iv. be served by an adequate road network which can accommodate traffic without creating traffic hazards or damage to the environment;</i></li> <li><i>v. where new roads, pedestrian routes, cycleways and street lighting are to be constructed as part of the development, be constructed to adoptable standards and be completed as soon as they are</i></li> </ul>	<ul style="list-style-type: none"> <li>• Policy 9</li> </ul>	<p>The Neighbourhood Plan does not include any policies or text related to the transport arrangements of new development and therefore does not conflict with this policy and is in general conformity with it. There is a small reference in Policy 9 to ensuring that commercial development has an appropriate impact on highways capacity, which upholds the principles of T1.</p>

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	<p><i>required to serve the development; and</i></p> <p><i>vi. make adequate provision for those whose mobility is impaired.</i></p>		
<p>Policy T2 – Transport requirements for new developments.</p>	<p><i>Proposals for development will, where appropriate, make provision for:</i></p> <p><i>i. loading, unloading, circulation and turning space;</i></p> <p><i>ii. parking for people with disabilities;</i></p> <p><i>iii. the parking of vehicles in accordance with the Council's maximum parking standards;</i></p> <p><i>iv. measures to reduce the need for vehicle parking where appropriate; and</i></p> <p><i>v. cycle parking in accordance with the Council's standards.</i></p>	<ul style="list-style-type: none"> <li>• Policy 9</li> </ul>	<p>The Neighbourhood Plan does not include any policies or text related to the transport arrangements of new development and therefore does not conflict with this policy and is in general conformity with it. There is a small reference in Policy 9 to ensuring that commercial development has an appropriate impact on highways capacity, which upholds the principles of T2.</p>
<p>Policy T7 – Cycling and walking</p>	<p><i>Planning permission will be granted for proposals to improve and extend the footpath and cycleway network provided that there are no significant adverse effects on the environment or amenities of residents. Development that would prejudice pedestrian and cycle circulation or route provision will not be permitted.</i></p>	<ul style="list-style-type: none"> <li>• Policy 8</li> </ul>	<p>Policy 8 supports footpath improvement in the Neighbourhood Plan Area. Therefore, the Plan adds some local context to T7, upholding its general principle with no conflict.</p>

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Policy T8 – Car parks and on-street parking	<p><i>A comprehensive approach will be adopted to the provision and management of car parking spaces in order to:</i></p> <ul style="list-style-type: none"> <li><i>i. improve the attraction of existing town and village centres and seek to maintain and enhance their vitality and viability; and</i></li> <li><i>ii. encourage other transport modes as alternatives to car-borne travel.</i></li> </ul> <p><i>Current and planned levels of car parking in the towns and villages will be maintained until public transport services and safe cycle routes are sufficiently developed. Additional parking will only be provided where there is special justification.</i></p>	<ul style="list-style-type: none"> <li>• Policy 7</li> <li>• Policy 8</li> </ul>	<p>Policy 7 supports the development of Marsh Baldon Primary School, which the supporting text references may include development in relation to new car parking provision. Policy 8 identifies new car parking at Marsh Baldon Green as an infrastructure priority for the Neighbourhood Plan. The Neighbourhood Plan sees that this approach still upholds the principles of T8 as the “special justification” caveat of that Policy should allow for additional parking requested clearly by local people (as evidenced in the plan), which in both cases addresses current issues of informal car parking. Therefore, the Plan upholds the principles of T8 and is in general conformity with it.</p>
Policy T10 – Lorries and freight distribution depots	<p><i>Development which would significantly increase the number of lorries on unsuitable roads or where there would be serious and adverse effects on the environmental quality of the rural areas, towns and villages within the district will not be permitted.</i></p>	N/A	<p>The Neighbourhood Plan does not include any policies or text related to new development that would cause this impact and therefore does not conflict with this policy and is in general conformity with it.</p>
Policy T11 – Lorries and freight distribution depots	<p><i>Proposals for lorry and freight distribution depots which would have serious and adverse effects on the environmental quality of the</i></p>	N/A	<p>The Neighbourhood Plan does not include any policies or text related to new development that would cause this impact and therefore does not</p>

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	<i>rural areas, towns and villages within the district will not be permitted.</i>		conflict with this policy and is in general conformity with it.
Core Strategy (2012)			
Policy CS1 – Presumption in favour of sustainable development	<p><i>Planning applications which accord with the policies in the Development Plan (including, where relevant, Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.</i></p> <p><i>Planning permission will also be granted where relevant policies in the Development Plan are out of date or silent unless:</i></p> <ul style="list-style-type: none"> <li>• <i>any adverse impacts of the proposal would significantly and demonstrably outweigh its benefits when assessed against the policies in the National Planning Policy Framework taken as a whole; or</i></li> <li>• <i>specific policies in the Framework or other material considerations indicate that development should be restricted.</i></li> </ul>	N/A	The Neighbourhood Plan does not seek to challenge the presumption in favour of sustainable development and therefore is in accordance with this policy.
Policy CSM1 - Transport	<i>The council will work with Oxfordshire County Council and others to:</i>	<ul style="list-style-type: none"> <li>• Policy 9</li> </ul>	The Neighbourhood Plan does not include any policies or text related to the transport arrangements

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	<ul style="list-style-type: none"> <li>i. <i>in partnership with the Vale of White Horse District Council, actively seek to deliver the transport infrastructure and measures which improve movement in Didcot and within the Didcot/ Wantage and Grove corridor, in particular linking Didcot with the major employment sites at Harwell and Milton Park as identified in the County Council's LTP3 SVUK Area Strategy and Southern Central Oxfordshire Transport Study;</i></li> <li>ii. <i>actively seek to ensure that the impact of new development on the strategic and local road network, in particular the Milton, Chilton and Marcham junctions of the A34 and the road links and junctions identified in the Council's Evaluation of Transport Impact and County Council's Southern Central Oxfordshire Transport Study is adequately mitigated (see Policy CSM2);</i></li> <li>iii. <i>support improvements for accessing Oxford;</i></li> </ul>		<p>of new development and therefore does not conflict with this policy and is in general conformity with it. There is a small reference in Policy 9 to ensuring that commercial development has an appropriate impact on highways capacity, which upholds the principles of CSM1.</p>

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<ul style="list-style-type: none"> <li>iv. <i>work with the authorities affected by cross Thames travel in the Reading area to ensure that traffic and environmental conditions in South Oxfordshire are improved by the implementation of measures which also improve access to Reading;</i></li> <li>v. <i>support measures which enable modal shift to public transport, cycling and walking particularly where these support the network of settlements in the district;</i></li> <li>vi. <i>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;</i></li> <li>vii. <i>adopt a comprehensive approach to car parking aimed at improving the attraction of our town and village centres;</i></li> <li>viii. <i>encourage the use of sustainable modes of transport;</i></li> </ul>		

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<p><i>ix. 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</i></p> <p><i>x. cater for the needs of all users.</i></p>		
<p>Policy CSM2 – Transport Assessments and Travel Plans</p>	<p><i>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.</i></p> <p><i>The assessment should (notwithstanding OCC requirements):</i></p> <p><i>i. illustrate accessibility to the site by all modes of transport;</i></p> <p><i>ii. show the likely modal split of journeys to and from the site;</i></p>	<ul style="list-style-type: none"> <li>• Policy 9;</li> </ul>	<p>The Neighbourhood Plan does not include any policies or text related to the transport arrangements of new development and therefore does not conflict with this policy and is in general conformity with it. There is a small reference in Policy 9 to ensuring that commercial development has an appropriate impact on highways capacity, which upholds the principles of CMS2.</p>

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<p><i>iii. detail the proposed measures to improve access by public transport, cycling and walking to reduce the need for parking and reduce transport impacts;</i></p> <p><i>iv. illustrate the impact on the highway network and the impact of proposed mitigation measures where necessary; and</i></p> <p><i>v. include a travel plan where appropriate.</i></p> <p><i>Travel plans will be required, implemented and monitored (notwithstanding OCC requirements):</i></p> <p><i>i. for all major developments comprising residential, employment, shopping or leisure uses or services; and</i></p> <p><i>ii. for other small developments comprising residential, employment, shopping, leisure, or education facilities which would generate significant amounts of travel.</i></p>		

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
<p>Policy CSEM1 – Supporting a successful economy</p>	<p><i>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:</i></p> <ul style="list-style-type: none"> <li><i>i. providing a framework for innovation and enterprise through encouraging knowledge transfer, emerging technologies and innovative business development;</i></li> <li><i>ii. 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;</i></li> <li><i>iii. supporting measures that deliver sustainable transport solutions, home working, and a stronger link between local jobs and local labour supply;</i></li> <li><i>iv. taking advantage of the opportunities brought by the Oxfordshire Local Enterprise Partnership to meet key investment priorities including transport infrastructure;</i></li> </ul>	<p>Various</p>	<p>While the Neighbourhood Plan does not directly relate to these matters, its policies do not conflict with CSEM1 and therefore uphold its principles and are in general conformity with it.</p>

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<ul style="list-style-type: none"> <li>v. <i>seeking measures that support the development of the digital economy and the roll-out of high speed broadband across the district;</i></li> <li>vi. <i>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.</i></li> </ul>		
<p>Policy CSEM2 – The amount and distribution of employment</p>	<p><i>This core strategy provides for around 5,000 additional B class jobs to 2027. To facilitate this, the equivalent of 13.5 additional hectares of land will be provided, in various centres across the district plus a further 6.5 hectares at Didcot in the Vale of White Horse district.</i></p> <p><i>This provision will be made by allocating:</i></p> <ul style="list-style-type: none"> <li>i. <i>about 2ha of further employment land at Thame;</i></li> <li>ii. <i>about 2ha of further employment land at Wallingford; and</i></li> <li>iii. <i>about 4.2ha of further employment land distributed among some of the larger villages.</i></li> </ul>	<p>N/A</p>	<p>The Neighbourhood Plan does not seek to allocate land for employment growth. This does not affect the strategy in CSEM2 and therefore upholds its principles and is in general conformity with it.</p>

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<p><i>The balance of the 13.5 hectares will be provided through increasing jobs at Culham Science Centre.</i></p> <p><i>Additional employment land will be allocated to replace any need identified from a review of existing commitments in the Site Allocations DPD.</i></p> <p><i>New employment sites should provide for a range of types and sizes of units including start-up and grow-on space.</i></p>		
Policy CSEM4 – Supporting economic development	<p><i>Planning permission will be granted for:</i></p> <ul style="list-style-type: none"> <li><i>(i) employment on identified allocated employment sites in accordance with the policy;</i></li> <li><i>(ii) the redevelopment of employment sites where this improves the quality and choice of business premises available;</i></li> <li><i>(iii) the reasonable extension of premises on existing sites;</i></li> <li><i>(iv) appropriate forms of working at home, where permission is needed;</i></li> </ul>	<ul style="list-style-type: none"> <li>• Policy 9</li> </ul>	<p>Policy 9 supports employment growth on “appropriate” sites subject to infrastructure impact and therefore is in accordance with this policy. These criteria may still be applied when considering employment proposals and therefore P9 upholds the principles of CSEM4 and is in general conformity with it.</p>

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<p><i>(v) new premises or the conversion of existing buildings on suitable sites within the built-up area of settlements;</i></p> <p><i>(vi) the re-use of rural buildings where the proposals accord with other policies in the development plan.</i></p>		
Policy CSH1 - Amount and distribution of housing	<p><i>Planning permission will be granted to meet housing requirements in Table 7.1 in accordance with Tables 7.2 to 7.3. [no target allocated to the Baldons]</i></p>	H2	<p>While H2 identifies some sites for housing development, we consider that there is some justification for this departure from CSH1 as the emerging Local Plan expects housing delivery in the Baldons, which the Neighbourhood Plan is in accordance with. Therefore we consider that general conformity is maintained in this context.</p>
Policy CSH2 - Density	<p><i>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.</i></p>	N/A	<p>The Neighbourhood Plan does not include any policies or text related to residential density and therefore does not conflict with this policy and is in general conformity with it.</p>
Policy CSH3 – Affordable housing	<p><i>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.</i></p> <ul style="list-style-type: none"> <li><i>• In cases where the 40% calculation provides a part unit a financial</i></li> </ul>	N/A	<p>The Neighbourhood Plan does not include any policies or text related to affordable housing targets/approach and therefore does not conflict with this policy and is in general conformity with it.</p>

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<p><i>contribution will be sought equivalent to that part unit;</i></p> <ul style="list-style-type: none"> <li><i>A tenure mix of 75% social rented and 25% intermediate housing will be sought;</i></li> <li><i>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></li> <li><i>The housing should meet required standards and should be of a size and type which meets the requirements of those in housing need.</i></li> </ul>		
<p>Policy CSH4 – Meeting housing needs</p>	<p><i>A mix of dwelling types and sizes to meet the needs of current and future households will be sought on all new residential developments.</i></p> <ul style="list-style-type: none"> <li><i>At least 10 per cent of market housing on sites of 10 dwellings or more should be designed to meet current Lifetime Homes standards.</i></li> <li><i>In the case of affordable housing all ground-floor properties should be</i></li> </ul>	<p>N/A</p>	<p>The Neighbourhood Plan does not include any policies or text related to accessible/specialist housing and therefore does not conflict with this policy and is in general conformity with it.</p>

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<p><i>designed to meet current Lifetime Homes standards.</i></p> <ul style="list-style-type: none"> <li>• <i>The provision of dwellings for people with additional special needs will be sought as part of the overall affordable housing percentage.</i></li> <li>• <i>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.</i></li> </ul>		
<p>Policy CSH5 – Gypsies, Travellers and Travelling Showpeople</p>	<p><i>A supply of pitches for Gypsies, Travellers and Travelling Showpeople will be provided by:</i></p> <ul style="list-style-type: none"> <li><i>i. safeguarding existing sites</i></li> <li><i>ii. extending existing sites where possible to meet the needs of existing residents and their families</i></li> <li><i>iii. identifying new sites through the Site Allocations DPD and Didcot Area Action Plan.</i></li> </ul> <p><i>The location of new sites will be determined in accordance with the following priorities:</i></p>	<p>N/A</p>	<p>The Neighbourhood Plan does not include any policies or text related to gypsy or traveller site provision and therefore does not conflict with this policy and is in general conformity with it.</p>

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<p><i>i. incorporated within the greenfield neighbourhood at Didcot</i></p> <p><i>ii. located near to existing settlements</i></p> <p><i>iii. located within walking distance of essential services or high frequency public transport.</i></p> <p><i>Sites for Travelling Showpeople may need to be large enough to accommodate equipment.</i></p>		
<p>Policy CR1 – Housing in villages</p>	<p><i>In order to contribute to the present and future economic, environmental and social sustainability of the villages, housing will be allowed where the scale and nature of the development is as follows:</i></p> <p><i>Smaller Villages [including Marsh Baldon] – No allocations, infill sites of up to 0.2ha (5-6 houses) and rural exceptions if need is shown.</i></p> <p><i>Other Villages [including Toot Baldon] – No allocations, infill sites of up to 0.1ha (2-3 houses) and rural exceptions if need is shown.</i></p>	<ul style="list-style-type: none"> <li>• Policy 2</li> </ul>	<p>The Policy takes a different approach to CR1 in seeking to allocate sites in a small village, other village and a non-listed settlement. However, this is consistent with the approach in the emerging Local Plan. The scale of proposed housing allocations is generally consistent with Policy CR1, so upholds the principles of the policy in that regard. Notwithstanding the allocations, the Neighbourhood Plan is in general conformity with CR1.</p>

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<p><i>All other places not listed [including Little Baldon] – no allocations, no infill, no rural exceptions.</i></p> <p><i>All development should respect national designations such as Green Belt and should conserve and enhance the natural beauty of the Areas of Outstanding Natural Beauty. Suitably designed and located development at an appropriate scale that facilitates the economic and social wellbeing of such areas, especially in the Larger Villages in the Areas of Outstanding Natural Beauty will be supported. This includes the provision of adequate housing to meet identified local needs.</i></p> <p><i>Local character and distinctiveness will be protected and the requirements of relevant development plan policies will be met.</i></p> <p><i>Redevelopment proposals in all categories of settlement may be acceptable but will be considered on a case by case basis through the development management process in line with other policies in the Development Plan</i></p>		

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
Policy CR2 – Employment in Rural Areas	<p><i>Planning permission will be granted for proposals which support the economy of the rural areas through:</i></p> <ul style="list-style-type: none"> <li>• <i>schemes for agricultural diversification and the re-use of rural buildings;</i></li> <li>• <i>small-scale infill schemes in villages including mixed housing and employment schemes;</i></li> <li>• <i>working at home;</i></li> <li>• <i>schemes which support agricultural production and the retention of functioning farm units; and</i></li> <li>• <i>schemes which support tourism based on the character of the area.</i></li> </ul>	<ul style="list-style-type: none"> <li>• Policy 9;</li> </ul>	<p>Policy 9 supports these acceptable uses in the Baldons Neighbourhood Plan area and therefore upholds the principles of CR2 without conflict, making the neighbourhood plan in general conformity with Policy CR2.</p>
Policy CSR3 – Community facilities and rural transport	<p><i>Proposals which result in the provision of facilities and services in the rural areas will be encouraged, those which result in the loss of services and facilities will be resisted.</i></p> <p><i>Rural transport initiatives that improve movement particularly to access services and employment will be encouraged.</i></p>	N/A	<p>The Neighbourhood Plan does not include policies relating to new community facilities/transport initiatives or loss of community facilities (although it does have some policies related to existing community facilities). Therefore the principle of CSR3 is upheld and the Neighbourhood Plan is in general conformity with its policies.</p>
Policy CSE1 - Landscape	<p><i>The district's distinct landscape character and key features will be protected against</i></p>	<ul style="list-style-type: none"> <li>• Policy 1 (inc. Landscape)</li> </ul>	<p>Part i has some relevance to the Neighbourhood Plan. The identified policies seek to protect important landscape features, as identified in the landscape</p>

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<p><i>inappropriate development and where possible enhanced.</i></p> <ul style="list-style-type: none"> <li><i>i. Where development is acceptable in principle, measures will be sought to integrate it into the landscape character of the area.</i></li> <li><i>ii. 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 well being 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.</i></li> <li><i>iii. The landscapes and waterscapes of the River Thames corridor will be maintained and where possible enhanced as will the setting and</i></li> </ul>	<p>Character Assessment);</p> <ul style="list-style-type: none"> <li>• Policy 3;</li> <li>• Policy 6.</li> </ul>	<p>assessment as well as the particular information on Marsh Baldon Green, from harmful development. Therefore, these add detail to Policy C9, uphold its general principles without conflict and may be considered to be in general conformity with it.</p>

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<p><i>heritage of the river for its overall amenity and recreation use.</i></p>		
<p>Policy CSEN2 – Green Belt</p>	<p><i>The special character and landscape setting of Oxford will be protected by the Oxford Green Belt, the boundary is shown on the Adopted Policies Map.</i></p> <p><i>A local review of the Green Belt will take place at Berinsfield.</i></p> <p><i>Policy CSR1 allows for limited amounts of new housing through infilling in some Green Belt villages however planning permission will not be granted for development within the Oxford Green Belt that is contrary to national policy guidance in the NPPF and the purposes of including land within the Green Belt.</i></p> <p><i>The following are key previously developed sites in the Green Belt:</i></p> <ul style="list-style-type: none"> <li><i>• Oxford Brookes University campus at Holton</i></li> <li><i>• Culham Science Centre</i></li> <li><i>• Culham No.1 Site</i></li> <li><i>• Sandford Sewage Treatment Works</i></li> </ul>	<p>Various</p>	<p>The Policies in the Neighbourhood Plan recognise the areas role as part of the Green Belt and therefore the only development forms proposed are in accordance with the expectation for limited infilling and the other NPPF provisions related to the Green Belt (including meeting community needs). On that basis, the policy is considered to uphold the principles of and be in general conformity with Policy CSEN2.</p>

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
<p>Policy CSEN3 – Historic Environment</p>	<p><i>The district's designated historic heritage assets, both above and below ground such as:</i></p> <ul style="list-style-type: none"> <li>• <i>nationally designated assets including listed buildings, historic parks and gardens, historic battlefields and Scheduled Ancient Monuments;</i></li> <li>• <i>conservation areas; and</i></li> <li>• <i>their settings</i></li> </ul> <p><i>will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.</i></p> <p><i>This will be carried out through:</i></p> <ul style="list-style-type: none"> <li>• <i>conservation area appraisals/reviews;</i></li> <li>• <i>management plans;</i></li> <li>• <i>designating new conservation areas where appropriate;</i></li> <li>• <i>the determination of planning, listed building consent and other relevant applications.</i></li> </ul>	<p>Supporting text</p>	<p>There are some references to the importance of all heritage assets in the Neighbourhood Plan, however, it does not include specific policies related to the protection of heritage assets. Therefore, the Neighbourhood Plan upholds the principles of CSEN3 without conflict and is in general conformity with it.</p>

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<i>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.</i>		
Policy CSQ1 – Renewable energy	<i>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.</i>	N/A	The Neighbourhood Plan does not include any policies or text related to renewable energy provision and therefore does not conflict with this policy and is in general conformity with it.
Policy CSQ2 – Sustainable design and construction	<i>Proposals for new development, including the construction of new buildings and the refurbishment of existing building stock, will be acceptable where:</i> <i>i. 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</i>	N/A	The Neighbourhood Plan does not include any policies or text related to sustainable design and construction and therefore does not conflict with this policy and is in general conformity with it.

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<p><i>appropriate), where this would be viable.</i></p> <p><i>ii. 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.</i></p> <p><i>iii. 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.</i></p> <p><i>iv. For the refurbishment of existing residential buildings, it can be demonstrated that the proposal will achieve at least EcoHomes 'Very Good' standard*. From 2013, proposals will need to demonstrate that at least 'Excellent' standard* will be achieved.</i></p> <p><i>v. For proposals for non-residential development up to 500 m2 floor</i></p>		

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<p><i>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.</i></p> <p><i>vi. For all new development SUDS are implemented where appropriate taking into account current policy and good practice guidance, and the emerging national SUDS standards.</i></p> <p><i>vii. 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.</i></p> <p><i>* or equivalent standard through the forthcoming BREEAM Residential Refurbishment standards</i></p>		

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
<p>Policy CSQ3 - Design</p>	<p><i>Planning permission will be granted for new development that is of a high quality and inclusive design that:</i></p> <ul style="list-style-type: none"> <li>• <i>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;</i></li> <li>• <i>improves the quality of the public realm with well designed external areas, and, where appropriate a clear structure of open spaces;</i></li> <li>• <i>provides and/or links into green infrastructure where available;</i></li> <li>• <i>is designed to create safe communities and reduce the likelihood and fear of crime;</i></li> <li>• <i>creates a distinctive sense of place and is easy to understand through the</i></li> </ul>	<ul style="list-style-type: none"> <li>• Policy 5 (and Design Guide).</li> </ul>	<p>Policy 5 introduces a detailed design guide for the Neighbourhood Plan Area, which adds detail to CSQ3. The design guide does not conflict with the strategic requirements in CSQ3 and is therefore in general conformity with it.</p>

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<p><i>use of vistas, landmarks and focal points;</i></p> <ul style="list-style-type: none"> <li><i>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</i></li> <li><i>is adaptable to changing requirements and constructed with materials appropriate to the area.</i></li> </ul> <p><i>All proposals for new development should be accompanied by a design and access statement to show how they have responded to the above criteria.</i></p>		
Policy CSG1 – Green infrastructure	<p><i>A net gain in green infrastructure including biodiversity will be sought through developer works, developer contributions and the targeted use of other funding sources.</i></p> <p><i>Proposals for new development must demonstrate that they have taken into account the relationship of the proposed</i></p>	N/A	The Neighbourhood Plan does not include any policies or text related to green infrastructure provision and therefore does not conflict with this policy and is in general conformity with it.

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<p><i>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.</i></p> <p><i>A net loss of green infrastructure including biodiversity through development proposals will be avoided.</i></p>		
<p>Policy CSB1 – Conservation and improvement of biodiversity</p>	<p><i>A net loss of biodiversity will be avoided, and opportunities to achieve a net gain across the district will be actively sought.</i></p> <p><i>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 Areas.</i></p>	<ul style="list-style-type: none"> <li>• Policy 2 (and Table 4.1)</li> </ul>	<p>While the Neighbourhood Plan does not include general policies related to the protection of biodiversity, each of the sites allocated in Policy 2 were chosen based on their acceptability against a number of issues including biodiversity, as set out in Table 4.1. In this sense Policy 2 upholds the principles of Policy CSB1 and is in general conformity with it.</p>

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<p><i>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).</i></p> <p><i>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.</i></p>		
Policy CS11 – Infrastructure provision	<p><i>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.</i></p>	N/A	<p>The Neighbourhood Plan does not include any policies or text related to infrastructure provision alongside new development and therefore does not conflict with this policy and is in general conformity with it.</p>

Policy Details	Policy Wording	Relevant aspect of Baldons Neighbourhood Plan	Assessment of general conformity
	<p><i>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.</i></p>		

## 5.0 To meet the relevant EU obligations

5.1 The table below sets out how the Baldons Neighbourhood Plan meets the relevant EU obligations.

Obligation	How the Neighbourhood Plan is in conformity
<b>The requirement to screen for and (if necessary) prepare a Strategic Environmental Assessment in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended)</b>	The local authority, SODC, has screened the Neighbourhood Plan and has confirmed that an SEA is required. A sustainability appraisal is submitted, which incorporates the requirements of an SEA. Subject to the acceptability of that document, this EU obligation is met.
<b>The requirement to screen for and (if necessary) prepare a Habitats Regulations Assessment in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended)</b>	The local authority, SODC, has screened the Neighbourhood Plan and has confirmed that an HRA is not required. This EU obligation is met.
<b>Requirements with regards to Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives respectively).</b>	As confirmed by the HRA Screen, the Neighbourhood Plan is not considered to have an impact on sites protected by these directives and therefore these EU obligations are not of relevance to the Neighbourhood Plan.

## 6.0 Summary

6.1 This Basic Conditions Statement demonstrates that the Baldons Neighbourhood Plan meets the Basic Conditions required of Neighbourhood Development Plans, namely:

- a. To have appropriate regard to national planning policies and advice;
- b. To contribute to the achievement of sustainable development;
- c. To 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
- d. To meet the relevant EU obligations (subject to an acceptable Strategic Environmental Assessment).

6.2 We therefore recommend that, subject to the receipt of an acceptable Strategic Environmental Assessment, SODC allows the Neighbourhood Plan to proceed to consultation prior to examination.

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