

SCNDP

SONNING COMMON
NEIGHBOURHOOD
DEVELOPMENT PLAN



Basic Conditions Statement

Sonning Common Neighbourhood Development Plan

Submission Version January 2016

A Introduction

A1 Outline

- A1.1 This basic conditions statement demonstrates how the *Draft Sonning Common Neighbourhood Development Plan* meets the basic conditions set out in paragraph 8 (2) of Schedule 4B to the *Town & Country Planning Act 1990* as applied to Neighbourhood Plans by section 38A of the *Planning & Compulsory Purchase Act 2004*.¹
- A1.2 The qualifying body (Sonning Common Parish Council) is required to produce this statement in line with regulation 15(1)(d) and regulation 22 (1)(e) of the *Neighbourhood Planning (General) Regulations 2012* (as amended).
- A1.3 This basic conditions statement has been prepared with regard to the following guidance/legislation:
- The *Locality Template Basic Conditions Statement*²
 - The Planning Aid Guide *Approaches to Writing a Basic Conditions Statements*³
 - Planning Advisory Service's *Legal A Guide for Councils: Meeting your legal requirements for Neighbourhood Development Plans*⁴
 - The relevant extracts from the National Planning Practice Guidance⁵
 - The relevant Acts and Regulations which pertain to Neighbourhood Development Plans
- A1.4 A draft of the Statement has also been provided to the Planning Department at South Oxfordshire District Council (SODC) for comment, as recommended by the National Planning Guidance paragraph 067.⁶

B Legal Requirements

This part of the basic conditions statement confirms that in the view of Sonning Common Parish Council, the draft Sonning Common Neighbourhood Development Plan (Submission Version) meets the legal requirements for a Neighbourhood Plan.

¹ <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

² <http://planning.communityknowledgehub.org.uk/resource/draft-template-basic-conditions-statement>

³ http://www.ourneighbourhoodplanning.org.uk/storage/resources/documents/Approaches_to_writing_a_basic_conditions_statement1.pdf

⁴ <http://www.pas.gov.uk/documents/332612/1099329/Legal+compliance+guide+NDP+March+2015.pdf/63e5106e-690e-4486-aed8-248a665c532b>

⁵ <http://planningguidance.planningportal.gov.uk/>

⁶ <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

B1 The draft Plan is Being Submitted by a qualifying body

B1.1 The Sonning Common Neighbourhood Development Plan is being submitted by Sonning Common Parish Council – who are the qualifying body.

B2 What is being proposed is a neighbourhood development plan

B2.1 The Sonning Common Neighbourhood Development Plan relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the *Town and Country Planning Act 1990* (as amended by the *Localism Act 2011*) and the *Neighbourhood Planning Regulations 2012*.

B3 The proposed neighbourhood plan states the period for which it is to have effect

B3.1 The draft Sonning Common Neighbourhood Development Plan specifies the time period for which is to have effect as 2016 – 2027, on page 11.

B4 The policies do not relate to excluded development

B4.1 The neighbourhood plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the *Town and Country Planning Act 1990*.

B5 The proposed neighbourhood plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

B5.1 The neighbourhood plan proposal relates to the Sonning Common Neighbourhood Area and to no other area. There are no other neighbourhood plans relating to this neighbourhood area.

B5.2 The Sonning Common Neighbourhood Area was designated on 25th October 2013,⁷ the Neighbourhood Area boundary is shown in **Appendix 1 to this statement** and within the Neighbourhood Plan. The Neighbourhood Area follows the Sonning Common Parish Council boundary, with additional land also included which relates to the village but falls within Kidmore End and Rotherfield Peppard Parish Council areas.⁸

⁷ <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/sonning-common-neighbo>

⁸ <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/sonning-common-neighbo>

C Basic Conditions

This part of the basic conditions statement confirms that in the view of Sonning Common Parish Council, the draft Sonning Common Neighbourhood Development Plan (Submission Version) meets all of the basic conditions required for a Neighbourhood Plan.

Basic conditions

The National Planning Policy Framework (NPPF), sets out the Government’s planning policies for England and how these are expected to be applied. The overarching principle of the NPPF is the ‘presumption in favour of sustainable development.’ This requires local planning authorities to “positively seek” development opportunities.

National Planning Practice Guidance (NPPG),⁹ which supports the NPPF, describes basic conditions that a draft neighbourhood development plan must meet if it is to proceed to referendum.¹⁰

In terms of the basic conditions, it is considered that the SCNDP:

- has appropriate regard to national planning policy
- contributes to sustainable development
- is in general conformity with strategic policies in the South Oxfordshire District Council (SODC) Core Strategy (2012) and the saved policies of the Local Plan 2011 (2006)
- is compatible with EU obligations and human rights requirements
- has regard to the Equalities Assessment

⁹ Source: www.planningguidance.planningportal.gov.uk

¹⁰ Source: Planning Practice Guidance, paragraph 065, Reference ID: 41-065-20140306

Figure 1.1: Planning policy hierarchy

The SCNDP has been prepared by the Working Party and it will run concurrently with the SODC Core Strategy and the emerging plan until 31 March 2031. It is, however, a response to the needs and aspirations of the local community as understood today and it is recognised that current challenges and concerns are likely to evolve over the plan period.

Sonning Common Parish Council, as the responsible body for neighbourhood planning, will be responsible for maintaining and periodically revisiting the SCNDP to ensure its relevance and to monitor the delivery.

C1 Have appropriate regard to national policy

C1.1 The National Planning Policy Framework (NPPF)¹¹ sets out the Planning Policies for England, together with the National Planning Practice Guidance (NPPG)¹². **Tables 1 & 2** below, briefly summarises how the national policies and guidance have been taken into account for each planning policy in the Sonning Common NDP. This approach follows the format employed by Arundel District Council in their Basic Conditions Statement, as referenced in Planning Aid Guidance¹³. The non land-use policies included in the NDP have not been assessed.

¹¹ <http://planningguidance.planningportal.gov.uk/blog/policy/>

¹² <http://planningguidance.planningportal.gov.uk/blog/guidanc>

¹³ http://community21.org/downloads/Arundel%20Neighbourhood%20Plan_Basic%20Conditions%20Statement_Nov%202013.pdf

General Policies

| Policy Ref | Policy Title | Key NPPF Cross Ref | Commentary |
|-------------------------|--|------------------------|--|
| DS1 | Gaps Between Villages | NPPF 55 | This supports national policy on rural areas which seeks development to be located where it enhances and maintains the vitality of rural communities, while protecting the environment and rural character. |
| H1 | Housing number and distribution | NPPF 161 | In line with national policy the qualifying body is utilising evidence from SODC's SHLAA and the Oxfordshire SHMA to identify a housing figure for Sonning Common. |
| H2, H2a and H2b | Housing Mix, Affordable Housing & Extra Care Homes | NPPF 50 | <p>This policy seeks to identify the type, size and mix of housing in line reflecting local demand, which will be strongly encouraged within the village.</p> <p>The qualifying body considers the policy to be based on locally derived evidence as summarised in the policy preamble.</p> |
| H3 and H3a | Backland and Infill | NPPF 28 & 89 Chapter 7 | This policy complements the local character and design policies in line with the national policy approach which seeks to protect local distinctiveness and promote high quality design. |
| H4 | Preferential Access to Housing | NPPF 174 | Local standards are set for affordable housing in line with the national policy which allows these criteria to be determined locally. |
| D1, D1a, and D1b | Design | NPPF 28 Chapter 7 | This policy introduces local character and design policies in line with the national policy approach which seeks to protect local distinctiveness and promote high quality design. These policies are evidence based – and follow the landscape character assessment and the landscape character assessment included within the evidence base. |

| Policy Ref | Policy Title | Key NPPF Cross Ref | Commentary |
|---|---|---|---|
| VC1 | Village Centre | NPPF Chapters 2 & 3 NPPF 23 & 28 | This policy reflects the national planning policy position in relation to town centres (which the NPPF explains also applies to local centres). It also reflects the national policy position in relation to supporting a diverse rural economy. |
| VC2 | Village Centre – Parking and Accessibility | NPPF Chapter 4 | This policy reflects the general principles of the NPPF Chapter 4 “Promoting Sustainable Transport”, while in many cases such works will not require planning permission, this policy has been included to influence proposals where planning permission is required. |
| EE2 | Employment Sites | NPPF 22 & 37 Chapter 3 | This policy is in line with national planning policy which seeks a balance of uses including employment and supports the need to support a balanced rural economy. It seeks to protect employment sites in active use and promotes an extension to the Kidby’s Yard. |
| CHSH1 CSH1a CSH1b and CSH1c | Community Facilities and Infrastructure – Education, Library, Facilities and Water and Waste water infrastructure | NPPF 70 , NPPF 162 | This policy supports the provision of new and the protection of existing identified community facilities, in line with the national policy approach that there should be an integrated approach to considering facilities alongside housing and employment. The policy on water related infrastructure complements the national policy approach of identifying constraints to infrastructure and tackling these proactively. |
| CSH2 | Land for Recreation | NPPF 73 | This is a flexible policy which supports proposals for playing pitches and recreational facilities that meets local shortfalls, reflecting national policy which encourages local access to sport and recreation based on robust assessments of local need. |
| MRP2 and MRP2a | Traffic Calming & Footpaths and Cycleways | NPPF Chapter 4 | This policy reflects the general principles of the NPPF Chapter 4 “Promoting Sustainable Transport”, while in many cases such works will not require planning permission, this policy has been included to influence proposals where planning permission is required. |

| | | | |
|---|---|----------------------------------|--|
| MRP3 and MRP3a | Parking Provision for New Developments | NPPF 39 | National planning policy allows local parking standards to be set where they can be justified. The qualifying body considers its proposed standards are evidence based and that they meet the criteria in NPPF paragraph 39. |
| ENV1 | Protecting the AONB | NPPF 115-116 | This policy reflects the policy principles for the AONB reflected in national policy. |
| ENV2 ENV2a ENV2b and ENV2c | Rural Environment | NPPF 59 NPPF 109-117 | Guidance on landscape structure for new developments is provided in line with national policy. This policy approach follows the broad principles set out in national policy in relation to landscape and landscape character, drawing on local character assessment and landscape impact assessments included within the evidence base to the Plan. |
| ENV 3 | Green and Wildlife Movement Corridors | NPPF 114 | Green Wildlife and Movement Corridors – this reflects the national policy position on safeguarding and identifying green infrastructure. |
| HER1 | Heritage | NPPF 126-141 NPPF 203-206 | This policy reflects the position on heritage assets in national policy. |
| DE1 | Delivery and Pre-Application Engagement | NPPF 188-191 | This policy is in line with the national policy position encouraging pre-application involvement. |

Table 1: Sonning Common NDP General Planning/Land Use Policies in relation to the NPPF

Site Allocations & Designations

| Policy Ref | Policy Title | Key NPPF/ NPPG Refs | Commentary |
|------------|-----------------------------------|----------------------------|--|
| SON1 | Old Copse Field Local Green Space | NPPF 76-78 NPPG 005-022 | The justification for the designation of SON 1 as a Local Green Space, has been prepared by the qualifying body against the NPPF para 76-78 and NPPG criteria, the case is included in the pre-amble to this policy. |
| SON 2/3 | Allocated Site for Development | NPPF 115-116 NPPF 17 | <p>The qualifying body notes that the proposed allocation at SON 2/3 needs to meet the requirements of the NPPF in relation to major development within a nationally designated Chilterns Area of Outstanding Natural Beauty (CAONB). It is still subject to approval from the CAONB Board as outlined in the evidence base. There has been in depth discussions on this matter.¹⁴</p> <p>The qualifying body has prepared a Background paper which it considers addresses these national policy tests – introduced in Part 2, page 37 of the <i>Sonning Common NDP Submission Version January 2016</i></p> |
| SON 15a | Allocated Site for Development | NPPF 72 | <p>This site is proposed as an allocated site, acknowledging that the release of the land needs to be formally agreed by the Department of Education.</p> <p>This reflects national policy and the value of the school to the community. In order to maintain and develop the school there is a need for funding for its infrastructure.</p> |
| SON 5 | Allocated Site for Development | NPPF 55 | This allocation although it extends the current built edge of the village, it is a sustainable development. |
| SON 6 | Allocated Site for Development | NPPF 55 | This allocation supports sustainable development, being well related to the village and existing development patterns. |

¹⁴ <http://www.scp-ndp.co.uk/20.html>

| Policy Ref | Policy Title | Key NPPF/ NPPG Refs | Commentary |
|-----------------------|---------------------------------|---------------------------------|---|
| SON 7 & 7a | Allocated Sites for Development | NPPF 159 NPPF 186 - delivery | <p>These sites are proposed as reserve sites, acknowledging that in line with national policy, sites must be deliverable. There has been a change of availability since the site was originally assessed in the SHLAA which the qualifying body has been made aware of as part of the NDP preparation.</p> <p>Site 7a is contingent on SON 7 in terms of access, as such this is also included as a reserve site.</p> |
| SON 8 | Allocated Site for Development | NPPF 28 & 55 | <p>This site is proposed as a reserve site, in two phases acknowledging that the continued use of the Gym is a requisite unless equivalent facilities were to be delivered as part of a new sports facility at SON 3.</p> <p>In line with national policy the inclusion of this site as a reserve only seeks to promote the retention of the sports facilities currently on this site.</p> |
| SON 9 | Allocated Site for Development | NPPF 55 | This allocation supports sustainable development, being related to the village and existing development. |
| EMP | Employment Site | NPPF 22 NPPF 37 | <p>The employment allocation supports the continued use/expansion of an existing successful employment site.</p> <p>The qualifying body considers that this allocation is supported by local evidence, including a business survey¹⁵ and evidence collated by SODC.</p> |

Table 2: Sonning Common NDP Site Allocations & Designations in relation to the NPPF

¹⁵ <http://www.spc-ndp.co.uk/resources/5.+Business+Survey.pdf>

C2 Contributes to the achievement of sustainable development

C2.1 The keys ways that the Sonning Common Neighbourhood Plan will help contribute to meeting the objectives of sustainable development are detailed below:

- The Neighbourhood Plan contains policies which relate to the environmental, social and economic aspects of the Parish.
- The Neighbourhood Plan seeks to set out a coherent local strategy for the development of Sonning Common – considering housing, employment, recreation, the village centre, retail, community facilities and environment aspects. (DS1, H2, H3 and 3a, H4, VC1, CSH2, ENV1 and HER1).
- The Neighbourhood Plan sets out policies to ensure that development is supported by an appropriate infrastructure, including environmental enhancement and mitigation to that ensure development will contribute positively to the character of Sonning Common and its AONB setting. (MRP 1, 2 and 3, ENV 1, 2, 2a, 2b, 2c and ENV 3).
- The Neighbourhood Plan supports the protection and enhancement of local facilities and infrastructure. (VC 1 and 2, CSH 1, 1a, 1b, 1c and CSH2).
- The Neighbourhood Plan is positive and proactive. It seeks to shape and direct housing, employment and retail development to the most appropriate locations in line with national policy considerations. (H1 and EE2).

C2.2 The above approach follows the format employed by Broughton Astley Parish Council in their Basic Conditions Statement, as referenced in Planning Aid Good Practice Guidance¹⁶.

C3 Be in general conformity with strategic local policy

C3.1 The Local Policy which applies to the Sonning Common Neighbourhood Plan Area can be found in the following key policy documents:

- South Oxfordshire Core Strategy 2012 (Adopted by South Oxfordshire District Council, 2012);¹⁷
- Saved policies of the South Oxfordshire Local Plan 2011 (Adopted by South Oxfordshire District Council in 2006);¹⁸

C3.2 As the Core Strategy is strategic in nature, and supersedes strategic elements of the Local Plan (as summarised in the Core Strategy 2012), general conformity will be considered against the adopted Core Strategy 2012 only. All other issues included within saved Local Plan policies are deemed to be non-strategic in nature.

¹⁶ <http://broughtonastley.leicestershireparishcouncils.org/uploads/1752a98c6512905414323017.pdf>

¹⁷ <http://www.scpnc-ndp.co.uk/resources/SODC+Adopted+FinalCS+14Feb2013.pdf>

¹⁸ <http://www.southoxon.gov.uk/sites/default/files/20121210%20Strikethrough%20Adobe%20Version.pdf>

- C3.3 The South Oxfordshire District Council is preparing a new Local Plan to 2031, which is scheduled to be adopted in 2017.¹⁹ The next stage will be preferred options in early 2016.²⁰ According to Planning Aid's Guidance and the NPPG paragraph 013, general conformity need only be considered against adopted Plans, not emerging Plans. However, much of the evidence base for this emerging Local Plan 2031 is relevant, and therefore is a material consideration (this position is reasonable as confirmed in the NPPG para 013). Accordingly, the evidence base to the emerging plan has been utilised by the qualifying body in preparing the plan in discussion with SODC.
- C3.4 The qualifying body considers that the Neighbourhood Plan is in general conformity with the adopted SODC Core Strategy 2012. This will be outlined in more detail in **Tables 3 and 4** below.

General Policies

| Policy Ref | Policy Title | Key Core Strategy cross ref | Commentary |
|------------------|--|-----------------------------|---|
| DS1 | Gaps between villages | CSEN1 CSR1 | This policy complements the Core Strategy landscape policy. |
| H1 | Housing number and distribution | CSS1 Table 7.3 | The housing numbers reflect the Core Strategy spatial strategy and in addition reflect more recent evidence informing the emerging Local Plan 2031 and ongoing discussions with SODC, as such the qualifying body considers the approach to be in general conformity with the strategic direction in the Core Strategy. |
| H2, H2a and H2b | Housing Mix, Affordable Housing & Extra Care Homes | CSH3 CSH4 | This policy complements the Core Strategy housing policies on affordable housing and housing mix. |
| H3 and H3a | Backland and Infill | CSEN1 CSQ3 | This policy complements the Core Strategy landscape policy and the design policy. |
| H5 | Preferential Access to Housing | CSH3 | This policy is deemed non-strategic in nature as it is more detailed than the Core Strategy policy in relation to Affordable Housing and local connections. |
| Policy Ref | Policy Title | Key Core Strategy cross ref | Commentary |
| D1, D1a, and D1b | Design | CSEN1 CSQ3 CSQ4 | This policy complements the Core Strategy landscape policy and the design policy. It also follows the approach for design briefs for major sites. |
| VC1 | Village Centre | CSR3 | This policy supports rural community |

¹⁹ <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/our-development-plan/our-timetable>

²⁰ <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/local-plan-2031/local-plan-2031-consultati>

| | | | |
|---|--|----------------------|---|
| | | CST1 CSS1 | facilities and transport in line with the Core Strategy policy. In addition it complements the local centre hierarchy outlined for Sonning Common in the village centre policy and in the overall strategy. |
| VC2 | Village Centre – Parking and Accessibility | CSR3 CST1 | This policy supports rural community facilities and transport in line with the Core Strategy policy. In addition it complements the local centre hierarchy outlined for Sonning Common in the village centre policy. |
| EE2 | Employment Sites | CST1 CSR2 CSS1 | This policy complements the town centre and rural economy policies. |
| CSH1 CSH1a CSH1b and CSH1c | Community Facilities & Infrastructure – Education, Library, Facilities, Water and waste water infrastructure | CSR3 CSI1 CSS1 | This policy supports rural community facilities and transport in line with the Core Strategy policy. In addition is supports the Core Strategy infrastructure policy. |
| CSH2 | Land for Recreation | CSR3 | This policy supports rural community facilities and transport in line with the Core Strategy policy. |
| MRP2 and MRP2a | Traffic Calming & Footpaths and Cycleways | CSR3 | This policy supports rural community facilities and transport in line with the Core Strategy policy |
| MRP3 and MRP3a | Parking Provision for New Developments | n/a | This policy is deemed non-strategic in nature as the Core Strategy does not define local parking standards. |
| ENV1a | Protecting the AONB | CSEN1 | This policy complements the Core Strategy landscape policy. |
| ENV2 ENV2a ENV2b and ENV2c | Rural Environment | CSEN1 CSQ3 | This policy complements the Core Strategy landscape policy and the design policy. |

| Policy Ref | Policy Title | Key Core Strategy cross ref | Commentary |
|-------------------|---|------------------------------------|--|
| ENV 3 | Green, Wildlife and Movement Corridors | CSR3 CSG14 CSB1 | This policy supports the delivery of the Core Strategy Green Infrastructure and Biodiversity policies. In addition, detail within the site allocations policies meet this aim. |
| HER1 | Heritage | CSEN3 | This policy complements the Core Strategy historic environment policy. |
| DE1 | Delivery and Pre-Application Engagement | CSC1 | This policy complements and adds to the delivery policy in the Core Strategy. |

Table 3: Sonning Common NDP General Planning/Land Use Policies in relation to Strategic Local Policies

Site Allocations & Designations

| Policy Ref | Policy Title | Key Strategic Policy Refs | Commentary |
|------------|--------------------------------------|-------------------------------|---|
| SON1 | Old Copse Field Local Green Space | n/a | The Core Strategy 2012 pre-dates the introduction of the Local Green Space designation. |
| SON 2/3 | Allocated Site for Development | CSEN1 CSQ4 CSS1 CSR1 | <p>The qualifying body considers that this site allocation is in general conformity with this landscape policy, as it considers exceptional circumstances can be demonstrated which are in the public interest supporting the allocation of SON 2/3, in line with national and local strategic policy. The case is made in the policy preamble and in Part 2, page 37 of the Neighbourhood Plan. It is further detailed in the Background paper submitted to the CAONB.</p> <p>The use of a site specific design brief is in line with the Core Strategy design policy on this matter.</p> <p>This policy is also in general conformity with the housing in village's policy which allows for allocations as well as infill within the larger villages.</p> <p>Allocations can be made in line with the Core Strategy policy – Sonning Common is defined as a larger village, rather than site allocations being made in a further site allocation process they are proposed in the Neighbourhood Plan which is deemed by the qualifying body to be in general conformity</p> |

| Policy Ref | Policy Title | Key Core Strategy cross ref | Commentary |
|----------------|--------------------------------|------------------------------|---|
| SON 15a | Allocated Site for Development | CSQ4 CSC1 CSS1 CSR1 | <p>The use of a site specific design brief is in line with the Core Strategy design policy on this matter.</p> <p>The inclusion of this site as an allocated site supports the contingency approach in the Core Strategy delivery policy.</p> <p>Allocations can be made in line with the Core Strategy policy – Sonning Common is defined as a larger village, rather than site allocations being made in a further site allocation process they are proposed in the Neighbourhood Plan which is deemed by the qualifying body to be in general conformity</p> |
| SON 5 | Allocated Site for Development | CSQ4 CSS1 CSR1 | <p>The use of a site specific design brief is in line with the Core Strategy design policy on this matter.</p> <p>Allocations can be made in line with the Core Strategy policy – Sonning Common is defined as a larger village, rather than site allocations being made in a further site allocation process they are proposed in the Neighbourhood Plan which is deemed by the qualifying body to be in general conformity</p> |
| SON 6 | Allocated Site for Development | CSQ4 CSS1 CSR1 | <p>The use of a site specific design brief is in line with the Core Strategy design policy on this matter.</p> <p>Allocations can be made in line with the Core Strategy policy – Sonning Common is defined as a larger village, rather than site allocations being made in a further site allocation process they are proposed in the Neighbourhood Plan which is deemed by the qualifying body to be in general conformity</p> |

| Policy Ref | Policy Title | Key Core Strategy cross ref | Commentary |
|-----------------------|---|------------------------------------|--|
| SON 7 & 7a | Allocated Sites for Development (Reserve) | CSQ4 CSC1 CSS1 CSR1 | <p>The use of a site specific design brief is in line with the Core Strategy design policy on this matter.</p> <p>The inclusion of this site as a reserve site supports the contingency approach in the Core Strategy delivery policy.</p> |
| SON 8 | Allocated Site for Development (Reserve) | CSQ4 CSC1 CSS1 CSR1 | <p>The use of a site specific design brief is in line with the Core Strategy design policy on this matter.</p> <p>The inclusion of this site as a reserve site supports the contingency approach in the Core Strategy delivery policy.</p> |
| SON 9 | Allocated Site for Development | CSQ4 CSS1 CSR1 | <p>The use of a site specific design brief is in line with the Core Strategy design policy on this matter.</p> <p>Allocations can be made in line with the Core Strategy policy – Sonning Common is defined as a larger village, rather than site allocations being made in a further site allocation process they are proposed in the Neighbourhood Plan which is deemed by the qualifying body to be in general conformity</p> |
| EMP | Employment Sites | CSQ4 CST1 CSR2 CSS1 | The use of a site specific design brief is in line with the Core Strategy design policy on this matter. |

Table 4: Sonning Common NDP Site Allocations & Designations in relation to Strategic Local Policies

C4 Be compatible with EU obligations

C4.1 The Neighbourhood Plan is compatible with EU obligations around human rights, habitat protection and environmental impacts. Specifically:

- i. Where local green space designations, and site allocations are proposed the landowners concerned, as well as others who are affected by the proposals have been adequately consulted and have had the opportunity to comment on the proposals. The details of the consultation on the Plan are outlined in the communications log,²¹ the record of meetings with landowners and developers,²² the publicity information²³ and all consultation is summarised in the Consultation Statement submitted alongside the Neighbourhood Development Plan (Submission Version).
- ii. The Sonning Common Neighbourhood Plan group has prepared an evidence base which includes well documented site selection criteria and site survey.²⁴ As part of this an Ecology Study has been prepared by an ecological consultant²⁵, which has formed the basis of some of the site specific criteria included with the development allocations. Character Assessments and Landscape Impact Assessments alongside technical transport assessments all support the Neighbourhood Plan policies.
- iii. South Oxfordshire District Council, in line with the requirements of the European Directive 2001/42/EC, has an obligation to determine whether the Plan is likely to have significant environmental effects. To this end, South Oxfordshire District Council (SODC) prepared a Strategic Environmental Assessment Screening Opinion,²⁶ in September 2014, which confirmed that the Neighbourhood Plan requires a Strategic Environmental Assessment, to address the potential environmental impacts on the Chilterns Area of Outstanding Natural Beauty.
- iv. In addition, the Habitat Regulations Screening Opinion (included as Appendix 2 to the SEA above), concluded that an Appropriate Assessment will be required, due to the potential significant effects on Natura 2000 sites.

²¹ http://www.scpc-ndp.co.uk/resources/090315+Communications+Logv2_minus+landowners.pdf

²² <http://www.scpc-ndp.co.uk/resources/Meetings+with+landowners.pdf>

²³ <http://www.scpc-ndp.co.uk/19.html>

²⁴ <http://www.scpc-ndp.co.uk/20.html>

²⁵ [http://www.scpc-ndp.co.uk/resources/7.+Sonning+Common+SONS+Ecology+Report\\$2C+June+2014+Final+060115.pdf](http://www.scpc-ndp.co.uk/resources/7.+Sonning+Common+SONS+Ecology+Report$2C+June+2014+Final+060115.pdf)

²⁶ <http://www.scpc-ndp.co.uk/resources/Sonning+Common+Screening+Opinion.pdf>

- v. In response to this screening opinion, alongside the preparation of the Sonning Common NDP, the qualifying body has overseen the preparation of a Sustainability Appraisal Scoping Report of the Pre-Submission Neighbourhood Plan²⁷ and a Pre-Submission Environmental Report (April 2015),²⁸ an Environmental Report is now included with the Submission version of the Plan (Appendix 3 to this statement). Sonning Common Parish Council considers that this Environmental Report has been prepared in accordance with the *Environmental Assessment of Plans and Programmes Regulations* 2004, paragraphs (2) and (3) of regulation 12.
- vi. In addition, information to enable South Oxfordshire District Council to undertake an Appropriate Assessment under the *Conservation of Habitats and Species Regulations* 2010 has also been provided in the evidence base – in particular the Ecology Study²⁹ and the Environmental Report (Appendix 3). This meets the requirements of the *Conservation of Habitats and Species Regulations* 2010, as amended by Schedule 2 of the *Neighbourhood Planning (General Regulations)* 2012 – regulations 102 and 102A.

Appendix

Appendix 1: Map of the Designated Neighbourhood Plan Area

Appendix 2: Consultation Statement - Sonning Common Neighbourhood Development Plan

Appendix 3: Environmental Report prepared by Sonning Common Parish Council (Submission Version) in accordance with the *Environmental Assessment of Plans and Programmes Regulations* 2004

²⁷ <http://www.scpnc-ndp.co.uk/resources/Scoping+Report+v12+28Apr15.pdf>

²⁸ <http://www.scpnc-ndp.co.uk/resources/Environmental+Report+28Apr2015.pdf>

²⁹ [http://www.scpnc-ndp.co.uk/resources/7.+Sonning+Common+SONS+Ecology+Report\\$2C+June+2014+Final+060115.pdf](http://www.scpnc-ndp.co.uk/resources/7.+Sonning+Common+SONS+Ecology+Report$2C+June+2014+Final+060115.pdf)