

Cholsey Parish Council



Cholsey Neighbourhood Plan Basic Conditions Statement

Spring 2018

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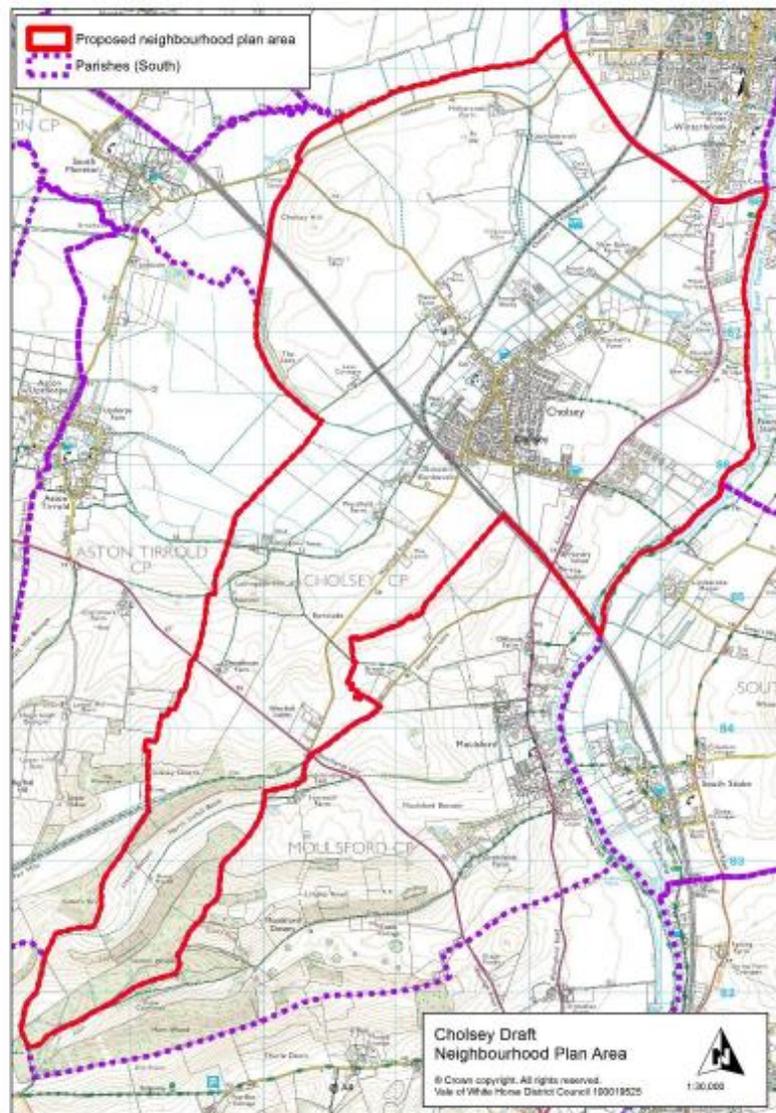
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Introduction

This statement has been prepared by Cholsey Parish Council to accompany the submission of the Cholsey Neighbourhood Plan (CNP) to the local planning authority, South Oxfordshire District Council, under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).

The Cholsey Neighbourhood Plan (CNP) has been prepared by the Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of Cholsey Parish, as designated by the District Council on 4 August 2016 (see Map 1).

Map 1 Cholsey Neighbourhood Plan Area



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The policies in the CNP relate to the development and use of land in the designated Neighbourhood Area. The plan period of the Neighbourhood Plan is from 1 April 2017 to 31 March 2033, the plan end date

coincides with the period of the emerging South Oxfordshire Local Plan. No policy contained in the Neighbourhood Plan seeks to control ‘excluded development’, as defined by the Regulations.

This Statement addresses each of the four ‘Basic Conditions’ required by the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

The Regulations state that a Neighbourhood Plan will be considered to have met the conditions if:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Development Plan;
- The making of the Neighbourhood Development Plan contributes to the achievement of sustainable development;
- The making of the Neighbourhood Development Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- The making of the Neighbourhood Development Plan does not breach, and is otherwise compatible with EU obligations.

Background

The Plan preparation process has been led by the Parish Council, as the ‘qualifying body’ under the 2012 Regulations. It has delegated the day to day responsibility for managing the project to a Steering Group of parish councillors and local people, which has met regularly since 2016. The Parish Council has delegated authority to the steering group to make day-to-day decisions on the preparation of the CNP. As the qualifying body, the Parish Council has approved the publication of the Pre Submission Neighbourhood Plan in February 2018 and this Submission Neighbourhood Plan.

The local community has been consulted extensively since the start of the project in 2016 as set out in the Consultation Statement. Importantly, engagement activities during the plan preparation allowed the steering group to test opinions, both informally and then formally, on the spatial options and on the sites that were put forward for housing development. The Consultation Statement describes this consultation work in detail.

The project has benefited from a positive working relationship between Parish and District Councils. The District Council has advised and supported the steering group through the plan preparation. Both have been mindful of the challenges presented to neighbourhood plans by the ongoing delays to the finalisation of the strategic policy framework, the changing requirements expected of larger villages and by an uncertain five-year housing land supply position.

Inevitably, the lack of a 5 year housing land supply has led to planning applications being submitted which has caused concern to residents and made the choices for the neighbourhood plan more difficult. As part of the final plan we have sought to improve on a scheme allowed on appeal so that it provides greater benefits for the community and enables the new development to better meet the plan objectives.

The Neighbourhood Plan contains 29 land use policies; those that are geographically specific are defined on the Proposals Map. The steering group has generally avoided including policies that may duplicate development plan policies. However with the recent delay to the emerging Local Plan programme we have felt it necessary to refine some of the older saved policies. In addition we have taken a different approach on some non-strategic policies than is currently set out in the emerging Local Plan. This may present a difficulty in relation to the status of these CNP policies when the local plan is finally adopted.

There are some non-statutory proposals in the plan, these are referred to as Pledges and are included for completeness so that the community better understands where we need to work with other organisations to achieve change. In making a clear distinction between land use planning policies and non-statutory proposals, the CNP allows the examination to focus on the requirement of the policies to meet the Basic Conditions. Some of the Pledges will have a land use effect at some later point and policies are included to set out how decisions should be made on these issues.

Conformity with National Policy

The Neighbourhood Plan has been prepared with regard to national policies primarily as set out in the National Planning Policy Framework 2012 (NPPF) and is mindful of the Planning Practice Guidance (PPG) in respect of formulating neighbourhood plans. Table 1 below sets out where the CNP meets particular paragraphs of the NPPF.

In overall terms, there are three key NPPF paragraphs that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded:

Paras 17, 184, 185

We believe the CNP has grasped the opportunity to shape the future of Cholsey and the Parish, through an ambitious, coherent and deliverable sustainable spatial strategy. Although the focus is inevitably on housing growth, the CNP contains many other proposals to enhance people's enjoyment of living, visiting and working in Cholsey and should enable the village to continue to thrive. Our proposals seek to retain what is most valued about the community facilities, landscape and heritage of Cholsey whilst also taking opportunities to improve these with the expanded education facilities, a satellite surgery if the medical practice will agree, additional station parking, improvements to safety and the environment around the shops at The Forty, enhanced footpaths, road crossings and cycle paths and additional green space and allotments.

The CNP provides a clear and realisable vision that reflects the aspirations of the local community. The Plan is in general conformity with national policies and the local strategic policy framework set out in the adopted South Oxfordshire Core Strategy and the saved policies of the Local Plan 2011, as set out in Table 2 below. It also aims to be in general conformity with the strategic policies of the emerging South Oxfordshire Local Plan 2033 as far as these are known. The plan provides a clear practical framework to enable decisions on planning applications to be made efficiently and predictably with community support as indicated in para 17.

In the absence of an up to date strategic policy framework, the CNP includes a set of positive and ambitious, non-strategic proposals for sustainable growth. These link the district council's growth ambitions with the scale of infrastructure that providers indicate it is realistic to supply and community aspirations. Our proposals cover housing, design, employment, heritage, environment, landscape, biodiversity, health, education and infrastructure and form a well-evidenced and complementary package of policies and initiatives that carry the support of the local community.

The PPG states, "Neighbourhood plans are not obliged to contain policies addressing all types of development. However, where they do contain policies relevant to housing supply, these policies should take account of latest and up-to-date evidence of housing need. In particular, where a qualifying body is attempting to identify and meet housing need, a local planning authority should share relevant evidence on housing need gathered to support its own plan-making." (Para 41-040)

The CNP has faced the challenge of establishing a coherent strategy within the ever-changing environment that exists without a five-year land supply. Proposals within Cholsey and neighbouring parishes have cumulative impacts on the important natural and historic environment locally and on the provision of services. We believe that a common sense approach that recognises Cholsey's status in the settlement hierarchy, and provides a broad reflection of the scale of housing growth expected in the emerging local plan

meets the PPG advice and will contribute to meeting housing needs in South Oxfordshire. If the local plan, when adopted, determines that insufficient provision has been made, then, in the plan-led system, there will be time for the Parish Council to undertake a review of the CNP if necessary.

The existing and emerging District Council spatial strategy focuses housing and economic development in Science Vale. Three new or expanded settlements are proposed in the emerging local plan, together with proportionate growth in homes of around 15% in market towns and larger villages. The target new housing figure identified for Cholsey in the emerging local plan is 175 new homes.

Paragraphs 11 and 12 of the NPPF are consistent with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 in requiring applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. They emphasise the statutory status of the development plan as the starting point for 'plan-led' decision making.

The efficiency of neighbourhood plan making, enables communities to ensure that the essence of the plan-led system is maintained or is quickly addressed should the supply of housing land in the local area fail to keep up with objectively assessed need. The Government has made a series of clarifications to the Planning Practice Guidance and used Written Ministerial Statements to restate the importance of the role that neighbourhood plans are evidently playing.

Table 1 How the CNP meets the policies of the NPPF

Policy No.	Policy Title	NPPF Ref	Commentary
	Overall plan	183 – 185 PPG guidance on neighbourhood planning	
CNP STRAT 1	Overall Strategy	All sections referred to below.	This policy sets out the overall approach for sustainable development and change in Cholsey, the detail for each part of the policy is outlined in the individual policies below.
CNP H1	Site allocations	14, 17, 22, 47, 50, 58, 100, 109, 110, 111, 118, 173	This policy will contribute to boosting the supply of housing in the local area, as NPPF paras 118, 173 per 50, by providing for around 189 new homes. It will assist in maintaining a thriving rural community in a working countryside. The policy promotes the re-use of brownfield land and redundant employment where this exists, and minimises the use of greenfield land commensurate with the scale of development needed. It has regard to the importance of heritage assets, important landscapes, achieving net gains in biodiversity, encouraging walking, cycling and use of public transport and improving community wellbeing. Sites selected for new housing avoid areas at risk of flooding. The policy accords with the core principle of national policy, the presumption in favour of sustainable development.
CNP H1a	Allocation on CHOL1 and CHOL7	14, 58, 69	The policy seeks to promote sustainable development, good design which responds to local character and the environmental context, a healthy and inclusive community and a safe and accessible development which improves walking and cycling opportunities.
CNP H1b	Density	14, 47	The policy seeks the efficient use of land whilst also allowing for development densities which reflect local character and will enable Cholsey's relationship with the surrounding landscape to be retained.
CNP H2	Built-up Area Boundary	14, 47, 50, 53, 55, 113, 115, 126	<p>This policy establishes the key spatial strategy for directing future development proposals in the parish towards the built up area of the village, this is the settlement defined in the district council's settlement hierarchy and the only settlement in the parish. The policy reflects the presumption in favour of sustainable development and will guide new development to appropriate areas. It acknowledges the constraints imposed by the parish's location in a valued landscape, as per para 115, almost all of which is either in an AONB or forms its setting. The NPPF requires special attention is paid to designated landscapes (para 113). In addition there are extensive areas of river floodplain and a fragile gap of valued landscape between Cholsey and Wallingford. The policy also seeks to resist inappropriate development in rural areas as set out in paras 53 and 55.</p> <p>The principle of using a development boundary policy mechanism to contain and manage settlement growth is consistent with national policy, and will aid clarity for decision making. Provided that, as here, the boundary recognises decisions made on the scale and location of growth in an up-to-date assessment of objectively assessed housing need. There is no inherent conflict between this mechanism and para 47 seeking to boost housing supply.</p>

Policy No.	Policy Title	NPPF Ref	Commentary
CNP H3	Housing Mix	50, 69	These policies seek a locally appropriate market housing mix, together with the provision of some affordable housing specifically for local people. They also seek the provision of different types of housing to give a variety of opportunities for people to secure their own homes. This will help to achieve a healthy and inclusive community.
CNP H4	Affordable Housing for people with a local connection		
CNP H5	Housing	42, 58, 69, 123, PPG para 002	These policies seek to promote good design that achieves a number of our objectives. We want the design of new development to work well for everyone, look good and last well. The policies require that development should respond to local character and the environmental context, provide for healthy lifestyles and inclusive communities with more opportunities for walking, cycling and outdoor sport and ensure good communication infrastructure is available. Ensuring there is adequate space between homes will help ensure development is neighbourly and that there is space for soft landscaping which will aid community well being and enable the village to continue to sit unobtrusively in the wider landscape which is of national importance.
CNP H6	Housing		
CNP H7	Parking Space	39 Planning Update: written statement – HCWS488 March 2015	<p>This policy recognises Cholsey’s rural location and the fact that due to the limited public transport options most households will want to retain car(s), Policies CNP T1 and T2 aim to encourage residents to use their cars less. The policy through the provision of reasonable on plot parking seeks to ensure that car parking does not detract from the attractiveness of new developments, undermine the attractiveness and safety of walking and cycling routes or prevent essential vehicles from getting around.</p> <p>The policy meets the advice in the government’s planning update which seeks to ensure adequate parking provision is available and to avoid ‘parking misery’.</p>
CNP H8	Extensions to homes	58,	This policy seeks to achieve good design when homes are altered and extended.
CNP E1	Environment, Landscape and Biodiversity	17(5), 109, 115	<p>This policy gives considerable weight to the landscape of the AONBs and their setting and accords with paras 109 and 115</p> <p>In preparing the CNP we have commissioned landscape evidence to help assess the sensitivity of sites in the natural and cultural landscape. Importantly, the CNP policies sit in a wider set of proposals that provide for the growth of the village in sustainable locations which will not harm the important nearby landscapes and will help the landscape to be an important part of Cholsey’s sense of place.</p> <p>This policy seeks to achieve net gains in biodiversity in line with recently issued national environmental policy and the retention and linking of areas of green infrastructure in the parish.</p>
CNP E2	Riverside and water recreation	73, 75	This policy seeks to make better use of the riverside environment by supporting opportunities for appropriate recreation use.

Policy No.	Policy Title	NPPF Ref	Commentary
CNP E 3	Historic Environment	126 PPG 004	The CNP identifies the historic assets in Cholsey and provides an overview of the importance of some assets and where assets may be in danger of decay.
CNP I1	Sport and Recreation	73, 74	This policy supports the retention and expansion of recreation facilities in line with the growth of the village. Policies seek the provision of more public green space, this helps achieve recreation, health, biodiversity, and landscape benefits and is an important element of sustainable development. We have prepared an assessment of existing facilities which will help identify where improvements are most needed.
CNP I2	Health Facilities	PPG para 002	The CNP seeks to ensure that good healthcare services are available for the local community and are seeking to secure a satellite surgery in the village so that everyone can access healthcare services easily.
CNP I3	Water	94	The areas we have identified for growth are away from areas which are likely to flood. These policies will help ensure that new developments take account of the water stress of the SWOX area and are designed to minimise flood risk.
CNP I4	SuDS		
CNP I5	The Forty	70	The policy supports the improvement of the shared space around the shops and village centre to make it safer and more attractive. The parish council intend to continue work on finding solutions to improve this important area of the village.
CNP I6	Important Community Premises	28, 70	The policy supports the retention of all our local services where these can viably be retained.
CNP I8	Recreation Ground	70, 73	This policy seeks to ensure that facilities at the recreation ground remain fit for purpose and continue to provide an important community facility.
CNP I9	Employment	14, 21, 28	These policies support sustainable development in Cholsey, in particular small scale economic growth and business diversification as well as the retention and development of local services and facilities.
CNP I10	Working from home		
CNP I11	Small scale business		
CNP I12	Allotments and cemetery	69, 70	This policy seeks the provision of important community facilities.
CNP I13	Tourism	14,28	This policy accords with para 28 by supporting the provision of new visitor facilities, supporting proposals that encourage sustainable rural tourism and leisure developments that benefit business in rural areas.
CNP T1	Improving Pedestrian and Cycle Safety and the use of Public Transport	30, 32, 35, 75	Whilst the overall range of facilities in rural areas is less than urban areas, and it is unlikely that residents will abandon car travel altogether these policies seek to improve the attractiveness of walking, cycling routes and of public transport to encourage residents to use their cars less for local journeys.

Policy No.	Policy Title	NPPF Ref	Commentary
CNP T2	Public Transport		
CNP ED1	Cholsey	72	These policies support the expansion of pre-school and primary school facilities to ensure that all children who wish to can attend schools in the village. We have worked consistently with education providers to try and ensure that the expansion of education facilities keeps pace with the growth of the village.
CNP ED2	Cholsey		

Contribution To Achieving Sustainable Development

Table 1 above demonstrates how the CNP is in general conformity with national policy in the NPPF which also demonstrates how the plan contributes to sustainable development. A Sustainability Appraisal (incorporating a Strategic Environmental Assessment) has been undertaken and demonstrates how the CNP policies will have positive environmental benefits and that negative effects will be avoided or mitigated.

The report indicates

‘Whilst the NDP brings a range of positive sustainability effects, a number of recommendations have been proposed to help further improve its sustainability performance when implemented.’

It concludes:

‘Having appraised Cholsey’s NDP in full, the process has identified predominantly positive sustainability impacts, some of which are likely to be major positive, for objectives including climate change adaptation, climate change mitigation, housing, transport and economy (see Tables N1). A limited number of potential minor adverse impacts have also been identified, including for biodiversity, landscape, and material assets objectives (see Tables N2). Following the likely impact of mitigation, including that provided in policies of the NDP, it is anticipated that these minor adverse impacts will not be residual. The only expected residual adverse impact of the CNP is on the Health objective, which is due to the limited access to health care services in the NDP area.

The Sustainability Appraisal and a Site Assessment Report are part of the submission documentation, details are not repeated here, however it is important that the relationship between the Plan, the SA/SEA report and the Site Assessment Report is properly understood.

In selecting the sites for allocation the steering group needed to take account of a number of decisions made on planning applications prior to the completion of the plan and to seek to plan for the growth of the village in a way which enabled community aspirations to be realised in the best way possible. The Site Assessments Report sets out how we chose the allocated housing sites; in essence the selection is based on the appraisal of spatial options comprising a mix of sites.

A number of sites were eliminated including those in the AONB, as there was a reasonable selection of sites outside the AONB, and those that were some distance from the village. In addition both the smaller and larger options on CHOL2 were eliminated as reasonable options. The smaller 15ha site identified in the first Pre-submission plan because doubt was expressed about its viability and the developers indicated that they would not bring this smaller site forward so it is not deliverable. The larger option 28ha put forward by the developer because it would result in development, which would be contrary to the SODC overall strategy for larger villages, and because it would harm the landscape of the AONB and exceed the capacity of local services and infrastructure without providing sufficient new infrastructure for future residents. In addition, the scale of development would be significantly beyond the community’s aspirations for growth and beyond that supported by the community at any stage in the plan preparation process so the steering group felt it highly unlikely that a plan with this site allocation would succeed at referendum. The Practical Guide to the SEA Directive of September 2005 says, ‘Only reasonable, realistic and relevant alternatives need to be put forward. It is helpful if they are sufficiently distinct to enable meaningful comparisons to be made of the environmental implications of each. Some alternatives are discrete, involving a choice between one alternative and another ... these are often the broad options considered early in plan and programme preparation. Other alternatives can be combined in various ways.....’.

General Conformity with the Development Plan

The assessment of the conformity of the CNP with the development plan has been undertaken in relation to both the existing development plan and the emerging South Oxfordshire Local Plan 2011 - 2033 as far as its policies are known from the Final Publication Version published in October 2017. In April 2018 SODC Full Council rejected the final plan, as yet it is not known which elements of the plan may change. Table 2 below sets out how the CNP meets the policies of the development plan and the emerging local plan.

Table 2 How the CNP meets the policies of the Development Plan and the emerging development plan

Saved South Oxfordshire Local Plan (SOLP) 2011 Policies are in **blue** Emerging development plan policies are in **green**

Policy No.	Policy Title	Development Plan Policy	Commentary
CNP STRAT 1	Overall Strategy	All sections referred to below.	This policy sets out the overall approach for sustainable development and change in Cholsey, the detail for each part of the policy is outlined in the individual policies below.
CNP H1	Site allocations	CS1 Presumption in favour of sustainable development CSS1, Overall strategy, CSM1 Transport, CSH1 Amount and distribution of housing SOLP G5 STRAT1 H1 H4 EP4 Flood risk	<p>This CNP policy will support the overall district spatial strategy set out in the core strategy and the emerging local plan by supporting Cholsey as a local service centre and by ensuring that outside the towns and villages any change will relate to the specific needs set out. The amount of housing built and that required has changed since the core strategy was adopted, the outstanding core strategy requirements are incorporated in the emerging local plan requirements, the CNP meets the target need of 175 homes set out in the emerging policy H4.</p> <p>The CNP as a whole accords with the presumption in favour of sustainable development. It will assist in maintaining a thriving rural community in a working countryside. This policy promotes the re-use of brownfield land and redundant employment land where this exists, and minimises the use of greenfield land commensurate with the scale of development needed as required by SOLP G5. It has regard to the importance of heritage assets, important landscapes, achieving net gains in biodiversity, encouraging walking, cycling and use of public transport and improving community wellbeing. Sites selected for new housing avoid areas at risk of flooding.</p>
CNP H1a	Allocation on CHOL1 and CHOL7	CSM1 Transport CSQ 3 Design CSII Infrastructure Provision DES 1 Delivering High Quality Development DES2 Enhancing Local Character	<p>The CNP seeks to improve the attractiveness of walking and cycling routes and of public transport to encourage residents to use their cars less for local journeys. The CNP also requires traffic management measures to improve, safety and the attractiveness of routes for cycling and walking.</p> <p>The CNP policy promotes sustainable development, good design which responds to local character and the environmental context, a healthy and inclusive community and a safe and accessible development which improves walking and cycling opportunities and contributions to important infrastructure.</p>
CNP H1b	Density	CSH 2 Density DES8 Efficient use of resources	The policy seeks the efficient use of land whilst also allowing for development densities which reflect the local character and will enable Cholsey's relationship with the surrounding landscape to be retained. The policy conforms with the core strategy policy but sets a lower minimum density than that proposed in the emerging local plan for the reasons provided.

Policy No.	Policy Title	Development Plan Policy	Commentary
CNP H2	Built-up Area Boundary	<p>CSS1 Overall strategy CSR1 Housing in villages</p> <p>SOLP G2, G3, G4, G5, C3, C4, C9, H4</p> <p>STRAT1 H1 H16 Infill development</p>	<p>This policy establishes the key spatial strategy for directing future development proposals in the parish towards the built up area of the village. The boundary makes provision for some further growth in the village, it reflects the presumption in favour of sustainable development and will guide new development to appropriate areas. It acknowledges the constraints imposed by the parish's location in a valued landscape, almost all of which is either in an AONB or forms its setting. In addition there are extensive areas of river floodplain and a fragile gap of valued landscape between Cholsey and Wallingford. The policy also seeks to resist inappropriate development in rural areas as set out in core strategy overall strategy CSS1 and the SOLP general strategy policies.</p>
CNP H3	Housing Mix	<p>CSH3 Affordable housing CSH4 Meeting housing needs</p>	<p>The CNP does not seek to change affordable housing requirements or the tenure mix set out in the core strategy and carried forward to the emerging local plan. These CNP policies do seek a locally appropriate market housing mix, together with the provision of some affordable housing specifically for local people.</p> <p>The CNP does not seek to change the specialist accommodation needs set out in core strategy policy CSH4 or in the emerging local plan policy H11 and H12.</p>
CNP H4	Affordable Housing for people with a local connection	<p>H9 Affordable Housing H11 Housing Mix H12 Self build and custom build H13 Specialist housing for older people</p>	
CNP H5	Housing design and quality	<p>CSQ3 Design CSQ4 Design Briefs</p> <p>SOLP EP1, EP2, D1, D3, D4, D7</p> <p>INF2 Electronic communications ENV11 Pollution DES 1 Delivering High Quality Development DES2 Enhancing Local Character DES5 Outdoor Amenity Space DES6 residential Amenity</p>	<p>These CNP policies are designed to work alongside the core strategy, SOLP and emerging local plan design policies. They seek to promote good design that achieves a number of our objectives. The policies link design requirements to the South Oxfordshire Design Guide adopted after the core strategy was prepared and require that it should respond to local character and the environmental context, provide for healthy lifestyles and inclusive communities with more opportunities for walking, cycling and outdoor sport and ensure good communication infrastructure is available. Ensuring there is adequate space between homes will help ensure development is neighbourly and that there is space for soft landscaping which will aid community well being and enable the village to continue to sit unobtrusively in the wider landscape which is of national importance.</p> <p>The separation distances in policy CNP H6 differ from those in the south Oxfordshire Design Guide (which has been adopted as a supplementary planning document but is not a development plan document), evidence is provided to support the CNP standards.</p>
CNP H6	Housing separation		
CNP H7	Parking Space	<p>SOLP D2,</p> <p>H21 Extensions to dwellings</p>	<p>This policy recognises Cholsey's rural location and the fact that due to the limited public transport options most households will want to retain car(s), Policies CNP T1 and T2 aim to encourage residents to use their cars less. The policy through the provision of reasonable on plot parking seeks to ensure that car parking does not detract from the attractiveness of new developments, undermine the attractiveness and safety of walking and cycling routes or prevent essential vehicles from getting around. The parking standards proposed are different to those in the emerging local plan.</p>

Policy No.	Policy Title	Development Plan Policy	Commentary
CNP H8	Extensions to homes	SOLP D1 H21 Extensions to dwellings	This policy seeks to achieve good design when homes are altered and extended. The parking standards proposed in the CNP are different to the emerging local plan.
CNP E1	Environment,	CSEN1 Landscape CSG1 Green Infrastructure CSB1 Conservation and improvement of biodiversity SOLP C3, C4, C6, C9, R9 ENV1 Landscape and countryside ENV2 and 3 Biodiversity ENV4 watercourses ENV5 Green Infrastructure	<p>These policies gives considerable weight to the landscape of the AONBs and their setting and to the River Thames as well as adding detail about local views and greenspace to the core strategy policy.</p> <p>In preparing the CNP we have commissioned landscape evidence to help assess the sensitivity of sites in the natural and cultural landscape. Importantly, the CNP policies sit in a wider set of proposals that provide for the growth of the village in sustainable locations which will not harm the important nearby landscapes and will help the landscape to be an important part of Cholsey's sense of place.</p> <p>The CNP policy is intended to work with the core strategy, SOLP and emerging local plan landscape, green infrastructure and biodiversity policies and includes a strong requirement to achieve net gains in biodiversity and the retention and linking of areas of green infrastructure in the parish.</p>
CNP E2	Riverside and water recreation		This policy seeks to make better use of the riverside environment by supporting opportunities for appropriate recreation use.
CNP E3	Historic Environment	CSEN3 Historic Environment SOLP CON1, CON2, CON4, CON5, CON6, CON7, CON8, CON9, CON11, CON12, CON13, CON14, CON15 ENV6 Historic Environment	The CNP identifies the historic assets in Cholsey and provides an overview of the importance of some assets and where assets may be in danger of decay. The CNP policy updates the core strategy policy and links it to Historic England advice, the policy will work alongside the emerging local plan policy.
		CSI1 Infrastructure provision INF1 Infrastructure provision	The CNP Infrastructure, transport and Education policies work alongside the core strategy and emerging local plan infrastructure policies to add detail about the needs and aspirations in the village.
CNP I1	Sport and Recreation	SOLP CON 16, R1, R2, R6 CF3 New open space, sport and recreation facilities CF4 Existing open space, sport and recreation CF5 Open space, sport and recreation in new development	This policy supports the retention and expansion of recreation facilities in line with the growth of the village. Policies seek the provision of more public green space, this helps achieve recreation, health, biodiversity, and landscape benefits and is an important element of sustainable development. We have prepared an assessment of existing facilities which will help identify where improvements are most needed.

Policy No.	Policy Title	Development Plan Policy	Commentary
CNP I2	Health Facilities		The CNP seeks to ensure that good healthcare services are available for the local community and are seeking to secure a satellite surgery in the village so that everyone can access healthcare services easily.
CNP I3	Water and Waste Water Facilities	SOLP EP4, EP6, EP7 INF4 Water resources	The areas we have identified for growth are away from areas, which are likely to flood. These policies will help ensure that new developments take account of the water stress of the SWOX area and are designed to minimise flood risk. The policies accord with the emerging local plan The policy supports the improvement of the shared space around the shops and village centre to make it safer and more attractive. The parish council intend to continue work on finding solutions to improve this important area of the village.
CNP I4	SuDS		
CNP I5	The Forty		
CNP I6	Important Community Premises	CST1 Town centres and shopping CSR 3 Community facilities and rural transport SOLP CF1, CF2, CF3 TC1 Retail in Towns and villages CF1 Safeguarding community facilities CF2 Provision of community facilities and services	The policy supports the retention of all our local services where these can viably be retained and together with CNP I11 would also support their expansion. The policy aids interpretation of core strategy policy CSR3, SOLP policies and the emerging local plan policies by identifying premises of community value.
CNP I8	Recreation Ground		This policy seeks to ensure that facilities at the recreation ground remain fit for purpose and continue to provide an important community facility.
CNP I9	Employment	CSEM 4 Supporting economic development	These policies support sustainable development in Cholsey, in particular small scale economic growth and business diversification as well as the retention and development of local services and facilities. The policies accord with the core strategy, SOLP and the emerging local plan.
CNP I10	Working from home	CSR2 Employment in rural areas	
CNP I11	Small scale business	SOLP E5, E6, E7, E8 EMP3 Retention of employment land EMP11 Development in the countryside and Rural Areas.	
CNP I12	Allotments and Cemetery		This policy seeks the provision of important community facilities.
CNP I13	Tourism	CSR2 Employment in rural areas SOLP R7, TSM1, TSM2, TSM3 EMP12 Tourism	This policy accords with the core strategy, SOLP and the emerging local plan by supporting the provision of new visitor facilities, supporting proposals that encourage sustainable rural tourism and leisure developments that benefit business in rural areas.

Policy No.	Policy Title	Development Plan Policy	Commentary
CNP T1	Improving Pedestrian and Cycle Safety and the use of Public Transport	CSM1 Transport TRANS 2 TRANS 5 Consideration of development proposals	These policies seek to improve the attractiveness of walking, cycling routes and of public transport to encourage residents to use their cars less for local journeys. The policies accord with policies in the emerging local plan. The parking standards proposed in the CNP are different to the emerging local plan for the reasons set out in the accompanying text.
CNP T2	Public Transport		
CNP ED1	Cholsey		These policies support the expansion of pre-school and primary school facilities to ensure that all children who wish to can attend schools in the village. We have worked consistently with education providers to try and ensure that the expansion of education facilities keeps pace with the growth of the village.
CNP ED2	Cholsey		

Compatibility With EU Legislation

The Parish Council commissioned an SEA as part of a Sustainability Appraisal (SA) which was undertaken by Lepus Consulting. Statutory bodies were consulted on the scope of the SA, in line with the regulations. The SA shows that the CNP will have a number of positive effects on Biodiversity, landscape, cultural heritage, climate change adaptation and mitigation, environmental quality, housing, transport, health and the economy. The CNP may also have adverse effects on landscape, climate change, mitigation, cultural heritage, health and material assets. Mitigation has been suggested for the adverse effects.

Overall the SA concludes that, ‘‘Having appraised Cholsey’s NDP in full, the process has identified predominantly positive sustainability impacts, some of which are likely to be major positive, for objectives including climate change adaptation, climate change mitigation, housing, transport and economy (see Tables N1). A limited number of potential minor adverse impacts have also been identified, including for biodiversity, landscape, and material assets objectives (see SA Tables N2). Following the likely impact of mitigation, including that provided in policies of the NDP, it is anticipated that these minor adverse impacts will not be residual. The only expected residual adverse impact of the CNP is on the Health objective, which is due to the limited access to health care services in the NDP area.’

Habitat Regulations Assessment

South Oxfordshire District Council were requested to provide a Screening Determination in September 2016, however none was forthcoming. In order to progress the neighbourhood plan the CNP Steering Group prepared their own Screening Assessment under the Conservation of Habitats and Species Regulations 2010 in May 2017 to accompany the first pre-submission version of the CNP which was published in July 2017

The Screening Assessment used the Appropriate Assessment of South Oxfordshire District Council's Submission Core Strategy and the Habitats Regulations Assessment for South Oxfordshire District Council Local Plan 2031 (January 2015) prepared for the emerging Local Plan as its basis for assessment. The steering group determined that the CNP would not be likely to result in significant impacts on Natura 2000 sites either alone or in combination with other adopted and submitted plans and policies and, therefore, would not require an ‘Appropriate Assessment’.

Natural England were consulted on this Screening Assessment and responded to SODC on 5 September indicating:

No objection

Natural England notes that your authority, as competent authority under the provisions of the Habitats Regulations, has screened the proposal to check for the likelihood of significant effects.

Your assessment concludes that the proposal can be screened out from further stages of assessment because significant effects are unlikely to occur, either alone or in combination. On the basis of information provided, Natural England concurs with this view.

As such Natural England would have no further comment to make at this point in time as we are satisfied that there are unlikely to be significant impacts as a result of the allocations made both within the Cholsey Neighbourhood Plan and in combination with other plans locally.’

The Neighbourhood Plan has regard to the fundamental rights and a freedom guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.

Appendix 1

SODC Screening Statement.

From: Ricardo Rios
Subject: FW: Natural England Response - Cholsey Neighbourhood Plan HRA Screening
Date: 5 September 2017 at 16:37:30 BST
To: CNP

Dear Paul,

I have re-consulted Natural England on whether the Cholsey NDP will require an Appropriate Assessment. Please see their response below.

In light of their response, I will proceed to issue a Screening Statement confirming that a HRA Appropriate Assessment will not be required.

I will send you a copy of the Screening Statement in due course.

Kind regards

Ricardo Rios
Senior Planning Policy Officer (Neighbourhood) Planning
South Oxfordshire and Vale of White Horse District Councils
135 Eastern Avenue, Milton Park, Milton, Abingdon, Oxfordshire, OX14 4SB

Telephone: **07801203535**

Website: <http://www.southoxon.gov.uk/neighbourhood-plans>

From: Behnke, Piotr (NE)
Sent: 05 September 2017 15:57
To: Ricardo Rios
Subject: Natural England Response - Cholsey Neighbourhood Plan HRA Screening

Dear Mr Rios,

Many thanks for consulting Natural England regarding the Cholsey Neighbourhood Plan HRA Screening report. Having taken a look at this report and after checking with the site responsible officers for Hartlock Wood SAC and Little Wittenham SAC we would have the following comment to make.

No objection

Natural England notes that your authority, as competent authority under the provisions of the Habitats Regulations, has screened the proposal to check for the likelihood of significant effects.

Your assessment concludes that the proposal can be screened out from further stages of assessment because significant effects are unlikely to occur, either alone or in combination. On the basis of information provided, Natural England concurs with this view.

As such Natural England would have no further comment to make at this point in time as we are satisfied that there are unlikely to be significant impacts as a result of the allocations made both within the Cholsey Neighbourhood Plan and in combination with other plans locally.

Please accept this email as our response to this consultation however if you should require the response by letter in pdf format then do let me know.

Regards,

Piotr Behnke

Adviser
Sustainable Development
Thames Team
0208 026 3893

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If you wish to raise any queries regarding this document or what it includes, please contact the Cholsey Neighbourhood Plan Team using the details below:

Email: info@cholsey-plan.com

Phone: 01491 652255 (Cholsey Parish Council)

If you would like to make a complaint please write to:

The Cholsey Neighbourhood Plan Team

Cholsey Parish Council, 31 Station Road, Cholsey, Wallingford OX10 9PT