



# East Hagbourne

NEIGHBOURHOOD DEVELOPMENT PLAN -  
2018 to 2033

Submission Version 17 September 2018

**Basic Conditions Statement**

## Contents

<b>1. Introduction .....</b>	<b>3</b>
<b>2. National policies and guidance .....</b>	<b>6</b>
<b>3. Sustainable development .....</b>	<b>35</b>
<b>5. EU obligations .....</b>	<b>52</b>
<b>Appendix 1: Area designation letter .....</b>	<b>55</b>

## List of Tables

**Table 1.1 Basic conditions and DCLG explanatory guidance**

**Table 2.1 East Hagbourne NP Policies having regard to the 2012 National Planning Policy Framework (NPPF)**

**Table 2.2 East Hagbourne NP Policies having regard to the 2018 National Planning Policy Framework (NPPF)**

**Table 2.3 East Hagbourne Neighbourhood Plan: conformity with legal requirements to fulfil the Basic Conditions**

**Table 3.1 How the Plan contributes to sustainable development**

**Table 4.1 General Conformity with the Development Plan**

## 1. Introduction

- 1.1 This Basic Conditions Statement has been prepared by East Hagbourne Parish Council to accompany its submission to South Oxfordshire District Council of the East Hagbourne Neighbourhood Development Plan (EHNP) to demonstrate how the Plan meets the statutory requirements set out within the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.
- 1.2 The core basic conditions for Neighbourhood Plans are as follows:
- Having regard to national policies and advice contained in the National Planning Practice Guidance
  - The making of the neighbourhood plan contributes to the achievement of sustainable development
  - The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority
  - The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations
  - Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan
- 1.3 The regulations require that a Neighbourhood Plan deals with planning matters (i.e. the use and development of land), is submitted by a qualifying body, covers a stated Plan period and identifies a designated Neighbourhood Area.
- 1.4 The remaining sections of this document set out how EHNP complies with the basic conditions:
- Section 2 sets out how the EHNP has regard to national policies set out in the National Planning Policy Framework (NPPF) and Planning Practice Guidance, the Town and Country Planning Act and the Localism Act.
  - Section 3 sets out how EHNP contributes to sustainable development.
  - Section 4 sets out how the EHNP is in general conformity with strategic policies of the Local Plan.
  - Section 5 sets out conformity with European Union obligations.

**Table 1.1 Basic conditions and DCLG explanatory guidance<sup>1</sup>**

Neighbourhood development plan 'basic conditions' according to Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.

Basic condition	DCLG guidance
a) having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan.	The National Planning Policy Framework is the main document setting out the Government's planning policies for England and how these are expected to be applied.
d) the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.	A qualifying body must demonstrate how its plan will contribute to improvements in environmental, economic and social conditions or that consideration has been given to how any potential adverse effects arising from the proposals may be prevented, reduced or offset (referred to as mitigation measures).
e) the making of the order (or neighbourhood 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).	<p>When considering whether a policy is in general conformity a qualifying body should consider: whether the neighbourhood plan policy supports and upholds... strategic policy...; the degree, if any, of conflict between the draft neighbourhood plan policy and the strategic policy; whether the draft neighbourhood plan policy provides an additional level of detail ... without undermining that policy; the rationale ... in the draft neighbourhood plan and the evidence to justify that approach.</p> <p>Strategic policies are Local Plan policies that deliver: homes and jobs...; retail, leisure and other commercial development; infrastructure ..., minerals and energy; the provision of health, security, community and cultural infrastructure and other local facilities; climate change mitigation and adaptation; conservation and enhancement of the natural and historic environment, including landscape.</p>
f) the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.	<p>A neighbourhood plan or Order must be compatible with European Union obligations, as incorporated into UK law, in order to be legally compliant. There are four directives that may be of particular relevance to neighbourhood planning:</p> <ul style="list-style-type: none"><li>- Directive 2001/42/EC Strategic Environmental Assessment (SEA) Directive;</li><li>- Directive 2011/92/EU Environmental Impact Assessment (EIA) Directive. (Only relevant to Orders);</li><li>- Directive 92/43/EEC and Directive 2009/147/EC the Habitats and Wild Birds Directives respectively;</li></ul>

---

<sup>1</sup> Note: basic conditions b) and c) are omitted from this table as they relate to Neighbourhood Development Orders only and are not relevant for the EHNP.

**Table 1.1 Basic conditions and DCLG explanatory guidance<sup>1</sup>**

Neighbourhood development plan ‘basic conditions’ according to Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.

Basic condition	DCLG guidance
	- Other European directives, such as the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) or the Water Framework Directive (2000/60/EC) may apply to the particular circumstances of a draft neighbourhood plan or Order.
g) prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).	Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) adds a basic condition for neighbourhood plans in addition to those set out in the primary legislation: the making of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012)

## **2. National policies and guidance**

- 2.1 The East Hagbourne Neighbourhood Plan has been prepared having regard to national policies set out in the National Planning Policy Framework (NPPF) and Planning Practice Guidance, the Town and Country Planning Act and the Localism Act.
- 2.2 Para 214 of the revised NPPF (2018) states that: ‘the policies in the previous [2012] Framework will apply for the purpose of examining plans, where those plans are submitted on or before 24 January 2019.’
- 2.3 Given uncertainty regarding the examination timetable for the EHNP, this Basic Conditions Statement therefore sets out how the EHNP has been prepared having regard both to national policies set out in the 2012 NPPF Framework (Table 2.1) and the 2018 NPPF Framework (Table 2.2).
- 2.4 Table 2.3 then sets out compliance of the EHNP with specific legal requirements.

**Table 2.1 East Hagbourne NP Policies having regard to the 2012 National Planning Policy Framework (NPPF)**

<b>Policy Number</b>	<b>Policy Title</b>	<b>NPPF Reference (paragraph)</b>	<b>Commentary</b>
<b>SD1</b>	<b>Sustainable Development</b>	6, 9, 14, 17, 35, 70, 95, 100, 108, 117, 118, 156	<p>At the heart of the National Planning Policy Framework (para 14) is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.</p> <p>This policy sets out a series of points relevant to the particular planning and development context of East Hagbourne to positively guide the delivery of the three overarching objectives (economic, social and environmental) of sustainable development within the neighbourhood plan area.</p> <p>Therefore, the policy has regard to the following NPPF paragraphs:</p> <p>6- by contributing to the achievement of sustainable development</p> <p>9- by seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life.</p> <p>16 – by developing a plan that support the strategic development needs set out in Local Plans, including policies for housing and economic development; by planning positively to support local development, shaping and directing development.</p> <p>17- by proactively driving and supporting sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local place that the country needs; by seeking to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; by taking account of the different roles and character of different areas... recognising the intrinsic character and beauty of the countryside.</p> <p>35- by protecting and exploiting opportunities for the use of sustainable transport modes for the movement of goods or people;</p>

			<p>70- by providing the social, recreational and cultural facilities and services that the community needs and guarding against the unnecessary loss of valued facilities and services.</p> <p>95- by planning for new development in locations and ways which reduce greenhouse gas emissions; by actively supporting energy efficiency improvements to existing buildings.</p> <p>100 - by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.</p> <p>109 - by contributing to and enhancing the natural and local environment by: protecting and enhancing valued landscapes ... minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity.</p> <p>117 – by minimising impacts on biodiversity and geodiversity... by promoting the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations.</p> <p>118- by aiming to conserve and enhance biodiversity.</p> <p>156- by delivering the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat).</p>
<b>VC1a-d</b>	<b>Preserving local green gaps</b>	17, 109, 117, 118	<p>These policies have regard to the following NPPF paragraphs:</p> <p>17- by taking account of the different roles and character of different areas and recognising the intrinsic character and beauty of the countryside.</p> <p>109 - by contributing to and enhancing the natural and local environment by: protecting and enhancing valued landscapes ... minimising impacts on biodiversity and providing net gains in</p>



			<p>biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity.</p> <p>117 – by minimising impacts on biodiversity and geodiversity... by promoting the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations.</p> <p>118- by aiming to conserve and enhance biodiversity.</p> <p>Two specialist studies set out the local East Hagbourne context with regard to local character and historical setting, biodiversity and landscape: <i>East Hagbourne Green Buffer Assessment</i> and <i>East Hagbourne Village Character Assessment and Landscape Study</i>.</p>
<b>VC2</b>	<b>Conserving and enhancing key views</b>	17, 109	<p>The policy has regard to the following NPPF paragraphs:</p> <p>17- by taking account of the different roles and character of different areas... recognising the intrinsic character and beauty of the countryside.</p> <p>109 – by contributing to and enhancing the natural and local environment by: protecting and enhancing valued landscapes.</p> <p>Two specialist studies set out the local East Hagbourne context with regard to local character and historical setting, biodiversity and landscape: <i>East Hagbourne Green Buffer Assessment</i> and <i>East Hagbourne Village Character Assessment and Landscape Study</i>.</p>
<b>VC3</b>	<b>Retaining small village character and promoting good design</b>	17, 58, 59	<p>The policy has regard to the following NPPF paragraphs:</p> <p>17- by taking account of the different roles and character of different areas... recognising the intrinsic character and beauty of the countryside.</p> <p>58- by ensuring that the development... establishes a strong sense of place; responds to local character and history and reflects the identity of local surroundings and materials; and creates a safe and accessible environment.</p>

			<p>59- by guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.</p> <p>Two specialist studies set out the local East Hagbourne context with regard to local character and historical setting, biodiversity and landscape: <i>East Hagbourne Green Buffer Assessment</i> and <i>East Hagbourne Village Character Assessment and Landscape Study</i>.</p>
<b>VC4</b>	<b>Assets of Local Distinctiveness</b>	58, 126	<p>The policy has regard to the following NPPF paragraphs:</p> <p>58- by ensuring that the development... establishes a strong sense of place; responds to local character and history and reflects the identity of local surroundings and materials.</p> <p>126- by setting out... a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats; by recognising that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance; by taking into account:</p> <ul style="list-style-type: none"> <li>- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;</li> <li>- the desirability of new development making a positive contribution to local character and distinctiveness; and</li> <li>- opportunities to draw on the contribution made by the historic environment to the character of a place.</li> </ul>
<b>VC5</b>	<b>Conserving and enhancing heritage assets</b>	58, 126, 129, 131, 132, 137	<p>The policy has regard to the following NPPF paragraphs:</p> <p>58- by ensuring that the development... establishes a strong sense of place; responds to local character and history and reflects the identity of local surroundings and materials.</p> <p>126- by setting out... a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats; by</p>

			<p>recognising that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance; by taking into account:</p> <ul style="list-style-type: none"> <li>- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;</li> <li>- the desirability of new development making a positive contribution to local character and distinctiveness; and</li> <li>- opportunities to draw on the contribution made by the historic environment to the character of a place.</li> </ul> <p>129- by identifying and assessing the particular significance of any heritage asset that may be affected by a proposal.</p> <p>131- by taking account of... the desirability of new development making a positive contribution to local character and distinctiveness.</p> <p>132- by considering the impact of a proposed development on the significance of a designated heritage asset.</p> <p>137- by looking for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance.</p>
<b>VC6</b>	<b>Lighting</b>	58, 125	<p>The policy has regard to the following NPPF paragraphs:</p> <p>58- by ensuring that the development... establishes a strong sense of place; responds to local character and history and reflects the identity of local surroundings and materials.</p> <p>125- by limiting the impact of light pollution from artificial light on local amenity.</p>
<b>H1</b>	<b>Housing provision</b>	6, 17, 58, 109, 184	<p>The allocation of a housing development site has regard to para 6 of the NPPF, whereby the purpose of the planning system is to contribute to the achievement of sustainable development, by allocating the most sustainable site for housing development- a process</p>

			<p>documented in <i>Methodology and Conclusions for Site Allocation</i> (Neighbourhood Plan Appendix 8), <i>Site Assessment and Evaluation- consolidated report</i> (Appendix 8a), and the <i>Strategic Environmental Assessment of the EHNP- Environmental Report</i>.</p> <p>East Hagbourne is classified in the SODC Emerging Local Plan as a smaller village. Policy H10 requires a minimum of 500 new homes to be delivered across the 54 smaller villages (which includes East Hagbourne) through Neighbourhood Development Plans, infill development, and/or small suitable sites of up to 10 dwellings. Paragraph 5.41 further states that smaller villages are likely to deliver 5%-10% growth.</p> <p>Therefore, this policy has also has regard the following NPPF paragraph:</p> <p>184- local planning authorities should set out clearly their strategic policies... Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them.</p> <p>In addition, this policy has regard to the following NPPF paragraphs:</p> <p>17- by proactively driving and supporting sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local place that the country needs; by always seeking to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; by taking account of the different roles and character of different areas... recognising the intrinsic character and beauty of the countryside.</p> <p>58- by aiming to ensure that developments establish a strong sense of place...; by responding to local character and history and reflect the identity of local surroundings and materials.</p> <p>109 - by contributing to and enhancing the natural and local environment by: protecting and enhancing valued landscapes.</p>
<b>H2</b>	<b>Meeting housing needs</b>	7, 9, 50	The policy has regard to the following NPPF paragraphs:

			<p>7 and 9 – by supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations and widening the choice of high quality homes.</p> <p>50- by delivering a wide choice of high quality homes, widening opportunities for home ownership and creating sustainable, inclusive and mixed communities by planning for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community... by identifying the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.</p> <p>In order to ascertain the tenure, type, and size of housing needed locally, a Housing Needs Assessment (NP Appendix 9) was carried out.</p>
<b>H3</b>	<b>Housing allocation</b>	6, 17, 50, 58, 109, 118, 126, 132	<p>The allocation of a housing development site has regard to para 6 of the NPPF, whereby the purpose of the planning system is to contribute to the achievement of sustainable development by allocating the most sustainable site for housing development- a process documented in <i>Methodology and Conclusions for Site Allocation</i> (Neighbourhood Plan Appendix 8), <i>Site Assessment and Evaluation- consolidated report</i> (Appendix 8a) and the <i>Strategic Environmental Assessment of the EHNP- Environmental Report</i>.</p> <p>This policy also has regard to the following NPPF paragraphs:</p> <p>17- by proactively driving and supporting sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local place that the country needs; by always seeking to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; by taking account of the different roles and character of different areas... recognising the intrinsic character and beauty of the countryside</p> <p>50- by delivering high quality homes, widening opportunities for home ownership and creating a sustainable, inclusive and mixed community.</p> <p>58- by ensuring that the development: establishes a strong sense of place; optimises the potential of the site to accommodate development, creates and sustains an appropriate mix of uses (including incorporation of green and other public space as part of developments) and</p>

			<p>supports local facilities and transport networks; responds to local character and history, and reflects the identity of local surroundings and materials; and creates a safe and accessible environment.</p> <p>109- by enhancing the natural and local environment by providing net gains in biodiversity.</p> <p>118- by encouraging opportunities to incorporate biodiversity in and around the development.</p> <p>126- by taking into account the conservation and enhancement of the historical environment and historic assets and the contribution they make to local distinctiveness and character.</p> <p>132- by considering the impact of the development on the significance of a designated heritage asset.</p>
<b>CF1</b>	<b>Infrastructure- utilities</b>	7, 156, 157, 162, 173, 182	<p>The policy has regard to the following NPPF paragraphs:</p> <p>7- by identifying and coordinating development requirements, including the provision of infrastructure.</p> <p>156- by delivering the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat).</p> <p>157- by planning positively for the development and infrastructure required in the area to meet the objectives, principles and policies of the NPPF.</p> <p>162- by working with other authorities and providers to: assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands.</p> <p>173- by requiring careful attention to viability and costs in plan-making and decision-taking.</p>

			182- by being prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements.
<b>CF2</b>	<b>Infrastructure-community facilities</b>	17, 69, 70	<p>The policy has regard to the following NPPF paragraphs:</p> <p>17 – by taking account of and support local strategies to improve health, social and cultural wellbeing for all, and by delivering sufficient community and cultural facilities and services to meet local needs.</p> <p>69- by facilitating social interaction and creating healthy, inclusive communities.</p> <p>70- by providing the social, recreational and cultural facilities and services that the community needs and guarding against the unnecessary loss of valued facilities and services.</p>
<b>TA1</b>	<b>Road safety</b>	17, 35, 58, 69, 109	<p>The policy has regard to the following NPPF paragraphs:</p> <p>17- by taking account of the different roles and character of different areas... recognising the intrinsic character and beauty of the countryside.</p> <p>35- by locating and designing developments where practical to give priority to pedestrian and cycle movements and have access to high quality public transport facilities; by creating safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians.</p> <p>58- by aiming to ensure that developments... create a safe and accessible environment.</p> <p>69- by aiming to create places which promote: safe and accessible developments, containing clear and legible pedestrian routes.</p> <p>109- by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution.</p>
<b>TA2</b>	<b>Footpaths and pavements</b>	35, 58, 69, 75,	The policy has regard to the following NPPF paragraphs:

			<p>35- by protecting and exploiting opportunities for the use of sustainable transport modes for the movement of goods or people; by locating and designing developments where practical to give priority to pedestrian and cycle movements and have access to high quality public transport facilities; by creating safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians.</p> <p>58- by aiming to ensure that developments... create a safe and accessible environment.</p> <p>69- by aiming to create places which promote: safe and accessible developments, containing clear and legible pedestrian routes.</p> <p>75- by protecting and enhancing public rights of way and access... by seeking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.</p>
<b>TA3</b>	<b>Parking</b>	39	<p>The policy has regard to the following NPPF paragraphs:</p> <p>39- by taking into account: the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels...</p>
<b>E1</b>	<b>Designation of Local Green Spaces</b>	76, 77	<p>By allocating 5 Local Green Spaces the policy has regard to the following NPPF paragraph:</p> <p>76: by ruling out new development other than in very special circumstances.</p> <p>The spaces are each considered to meet the tests of paragraph 77 as each is located in reasonably close proximity to the local community, each is demonstrably special to the local community, and each is local in its character. Further details are provided in the <i>Evaluation of Green Spaces</i> report (Appendix 3 of the EHNP).</p> <p>Two further studies set out the local East Hagbourne context with regard to local character and historical setting, biodiversity and landscape: <i>East Hagbourne Green Buffer Assessment</i> and <i>East Hagbourne Village Character Assessment and Landscape Study</i>.</p>



<b>E2</b>	<b>Protect and enhance biodiversity and the natural environment</b>	17, 103 109, 117, 118	<p>These policies have regard to the following NPPF paragraphs:</p> <p>17- by taking account of the different roles and character of different areas and recognising the intrinsic character and beauty of the countryside.</p> <p>103- by ensuring flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where... it can be demonstrated that... development is appropriately flood resilient and resistant... and it gives priority to the use of sustainable drainage systems.</p> <p>109 - by contributing to and enhancing the natural and local environment by: protecting and enhancing valued landscapes ... minimising impacts on biodiversity and providing net gains in biodiversity where possible.</p> <p>117 - by minimising impacts on biodiversity and geodiversity... by promoting the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations.</p> <p>118- by aiming to conserve and enhance biodiversity.</p> <p>Two specialist studies set out the local East Hagbourne context with regard to local character and historical setting, biodiversity and landscape: <i>East Hagbourne Green Buffer Assessment</i> and <i>East Hagbourne Village Character Assessment and Landscape Study</i>.</p>
<b>E3</b>	<b>Water environment and flooding</b>	100, 103	<p>The policy has regard to the following NPPF paragraphs:</p> <p>100 - by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.</p> <p>103- by ensuring flood risk is not increased elsewhere and by only considering development appropriate in areas at risk of flooding where... it can be demonstrated that... development is appropriately flood resilient and resistant... and gives priority to the use of sustainable drainage systems.</p>

<b>Table 2.2 East Hagbourne NP Policies having regard to the 2018 National Planning Policy Framework (NPPF)</b>			
<b>Policy Number</b>	<b>Policy Title</b>	<b>NPPF Reference (paragraph)</b>	<b>Commentary</b>
<b>SD1</b>	<b>Sustainable Development</b>	7, 10, 13, 16, 28, 124, 125, 155, 170, 185, 193, 194	<p>This policy sets out a series of points relevant to the particular planning and development context of East Hagbourne to positively guide the delivery of the three overarching objectives (economic, social and environmental) of sustainable development within the neighbourhood plan area.</p> <p>Therefore, the policy has regard to the following NPPF paragraphs:</p> <p>7- by contributing to the achievement of sustainable development.</p> <p>10 – by presuming in favour of sustainable development.</p> <p>13- by supporting the delivery of strategic policies contained in local plans or spatial development strategies.</p> <p>16- by being prepared with the objective of contributing to the achievement of sustainable development; by being prepared positively.</p> <p>In addition, the policy has regard to the following NPPF paragraphs:</p> <p>28- by setting out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.</p> <p>124- by creating high quality buildings; by creating better places [through good design] in which to live and work and helps make development acceptable to communities.</p>

			<p>125- by identifying the special qualities of each area and explaining how this should be reflected in development.</p> <p>155- by directing development away from areas at highest risk (whether existing or future).</p> <p>170- by contributing to and enhancing the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services</p> <p>185- by setting out a positive strategy for the conservation and enjoyment of the historic environment.</p> <p>193- by considering the impact of a proposed development on the significance of a designated heritage asset; by giving great weight to the asset's conservation.</p> <p>194- by requiring clear and convincing justification for any harm to, or loss of, the significance of a designated heritage asset.</p>
<b>VC1a-d</b>	<b>Preserving local green gaps</b>	170, 174	<p>This policy has regard to the following NPPF paragraphs:</p> <p>170- by contributing to and enhancing the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils...; b) by recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services.</p> <p>174 – by protecting and enhancing biodiversity and geodiversity; by promoting the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; by identifying and pursuing opportunities for securing measurable net gains for biodiversity.</p> <p>Two specialist studies set out the local East Hagbourne context with regard to local character and historical setting, biodiversity and landscape: <i>East Hagbourne Green Buffer Assessment</i> and <i>East Hagbourne Village Character Assessment and Landscape Study</i>.</p>

<b>VC2</b>	<b>Conserving and enhancing key views</b>	2, 28, 127, 170	<p>This policy has regard to the following NPPF paragraphs:</p> <p>2- by making sufficient provision for... conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure.</p> <p>28- by setting out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.</p> <p>127 – by ensuring that developments... are sympathetic to local character and history, including the surrounding built environment and landscape setting; by establishing or maintaining a strong sense of place.</p> <p>170- by contributing to and enhancing the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils...; b) by recognising the intrinsic character and beauty of the countryside.</p> <p>Two specialist studies set out the local East Hagbourne context with regard to local character and historical setting, biodiversity and landscape: <i>East Hagbourne Green Buffer Assessment</i> and <i>East Hagbourne Village Character Assessment and Landscape Study</i>.</p>
<b>VC3</b>	<b>Retaining small village character and promoting good design</b>	28, 124, 125, 127, 170	<p>This policy has regard to the following NPPF paragraphs:</p> <p>28- by setting out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.</p> <p>124- by creating high quality buildings; by creating better places [through good design] in which to live and work and helps make development acceptable to communities.</p> <p>125- by identifying the special qualities of each area and explaining how this should be reflected in development.</p>

			<p>127 – by ensuring that developments... are sympathetic to local character and history, including the surrounding built environment and landscape setting; by establishing or maintaining a strong sense of place.</p> <p>170- by contributing to and enhancing the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils...; b) by recognising the intrinsic character and beauty of the countryside.</p> <p>Two specialist studies set out the local East Hagbourne context with regard to local character and historical setting, biodiversity and landscape: <i>East Hagbourne Green Buffer Assessment</i> and <i>East Hagbourne Village Character Assessment and Landscape Study</i>.</p>
<b>VC4</b>	<b>Assets of Local Distinctiveness</b>	127, 170, 185, 197	<p>This policy has regard to the following NPPF paragraphs:</p> <p>127 – by ensuring that developments... are sympathetic to local character and history, including the surrounding built environment and landscape setting; by establishing or maintaining a strong sense of place.</p> <p>170- by contributing to and enhancing the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils...; b) by recognising the intrinsic character and beauty of the countryside.</p> <p>185- by setting out a positive strategy for the conservation and enjoyment of the historic environment... by taking into account... b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; d) and opportunities to draw on the contribution made by the historic environment to the character of a place.</p> <p>197- by taking into account in determining the application the effect of an application on the significance of a non-designated heritage asset.</p>

VC5	<b>Conserving and enhancing heritage assets</b>	127, 170, 185, 189, 190, 192, 194, 195, 198, 200	<p>This policy has regard to the following NPPF paragraphs:</p> <p>127 – by ensuring that developments... are sympathetic to local character and history, including the surrounding built environment and landscape setting; by establishing or maintaining a strong sense of place.</p> <p>170- by contributing to and enhancing the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils...; b) by recognising the intrinsic character and beauty of the countryside.</p> <p>185- by setting out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats; by taking into account a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; d) and opportunities to draw on the contribution made by the historic environment to the character of a place.</p> <p>189- by requiring an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.</p> <p>190- by identifying and assessing the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset).</p> <p>192- by taking account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.</p> <p>194- by requiring clear and convincing justification for any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting).</p>
-----	-------------------------------------------------	--------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

			<p>195- by refusing consent where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.</p> <p>198- by not permitting the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.</p> <p>200- by looking for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance.</p>
<b>VC6</b>	<b>Lighting</b>	127, 180	<p>This policy has regard to the following NPPF paragraphs:</p> <p>127 – by ensuring that developments... are sympathetic to local character and history, including the surrounding built environment and landscape setting; by establishing or maintaining a strong sense of place.</p> <p>180 – by limiting the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.</p>
<b>H1</b>	<b>Housing provision</b>	7, 8, 10, 13, 16, 28, 127, 170	<p>The allocation of a housing development site has regard to para 7 of the NPPF, whereby the purpose of the planning system is to contribute to the achievement of sustainable development.</p> <p>The allocation of the most sustainable site for housing development (a process documented in <i>Methodology and Conclusions for Site Allocation</i> (Neighbourhood Plan Appendix 8) and the <i>Strategic Environmental Assessment of the EHNP- Environmental Report</i>) has regard to para 8: the interdependent pursuit of the three overarching objectives of achieving sustainable development- economic, social and environmental.</p> <p>East Hagbourne is classified in the SODC Emerging Local Plan as a smaller village. Policy H10 requires a minimum of 500 new homes to be delivered across the 54 smaller villages (which includes East Hagbourne) through Neighbourhood Development Plans, infill development, and/or small suitable</p>

			<p>sites of up to 10 dwellings. Paragraph 5.41 further states that smaller villages are likely to deliver 5%-10% growth.</p> <p>Therefore, this policy has regard to the following NPPF paragraph:</p> <p>13- by supporting the delivery of strategic policies contained in local plans or spatial development strategies.</p> <p>In addition, this policy has regard to the following NPPF paragraphs:</p> <p>8- by supporting strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations.</p> <p>10 – by presuming in favour of sustainable development.</p> <p>16- by being prepared with the objective of contributing to the achievement of sustainable development; by being prepared positively.</p> <p>28- by setting out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.</p> <p>127 – by ensuring that developments... are sympathetic to local character and history, including the surrounding built environment and landscape setting; by establishing or maintaining a strong sense of place.</p> <p>170- by contributing to and enhancing the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; b) recognising the intrinsic character and beauty of the countryside.</p>
<b>H2</b>	<b>Meeting housing needs</b>	8, 61, 62	<p>A Housing Needs Assessment (Appendix 9) has been completed as part of the EHNP evidence base. Therefore, this policy has regard to the following NPPF paragraph:</p>



			<p>61- by assessing and reflecting the size, type and tenure of housing needed for different groups in the community.</p> <p>In addition, this policy has regard to the following NPPF paragraphs:</p> <p>8- by supporting strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations.</p> <p>62- by contributing to the objective of creating mixed and balanced communities.</p>
<b>H3</b>	<b>Housing allocation</b>	7, 8, 13, 28, 62, 91, 102, 108, 127, 170, 175, 190	<p>The allocation of a housing development site has regard to para 7 of the NPPF, whereby the purpose of the planning system is to contribute to the achievement of sustainable development.</p> <p>The allocation of the most sustainable site for housing development (a process documented in <i>Methodology and Conclusions for Site Allocation</i> (Neighbourhood Plan Appendix 8), <i>Site Assessment and Evaluation- consolidated report</i> (Appendix 8a) and the <i>Strategic Environmental Assessment of the EHNP- Environmental Report</i>) has regard to para 8: the interdependent pursuit of the three overarching objectives of achieving sustainable development- economic, social and environmental.</p> <p>East Hagbourne is classified in the SODC Emerging Local Plan as a smaller village. Policy H10 requires a minimum of 500 new homes to be delivered across the 54 smaller villages (which includes East Hagbourne) through Neighbourhood Development Plans, infill development, and/or small suitable sites of up to 10 dwellings. Paragraph 5.41 further states that smaller villages are likely to deliver 5%-10% growth.</p> <p>Therefore, this policy has regard to the following NPPF paragraph:</p> <p>13- by supporting the delivery of strategic policies contained in local plans or spatial development strategies.</p> <p>This policy has regard to the following NPPF paragraphs:</p> <p>8- by supporting strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations.</p>

			<p>28- by setting out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.</p> <p>62- by contributing to the objective of creating mixed and balanced communities.</p> <p>91- by aiming to achieve healthy, inclusive and safe places which promote social interaction... through street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods [and] are safe and accessible... for example through the use of clear and legible pedestrian routes.</p> <p>102- by considered transport issues so that... d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.</p> <p>108- by ensuring that safe and suitable access to the site can be achieved for all users.</p> <p>127 – by ensuring that developments... are sympathetic to local character and history, including the surrounding built environment and landscape setting; by establishing or maintaining a strong sense of place.</p> <p>170- by contributing to and enhancing the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils...; b) by recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services.</p>
--	--	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

			<p>175 – by supporting development whose primary objective is to conserve or enhance biodiversity; by encouraging opportunities to incorporate biodiversity improvements in and around developments, especially where this can secure measurable net gains for biodiversity.</p> <p>190- by identifying and assessing the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset).</p>
<b>CF1</b>	<b>Infrastructure- utilities</b>	8, 28, 34	<p>This policy has regard to the following NPPF paragraphs:</p> <p>8- by identifying and coordinating the provision of infrastructure.</p> <p>28- by setting out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.</p> <p>34- By setting out the contributions expected from development. This should include other infrastructure [required] (such as that needed for education, health, transport, flood and water management, green and digital infrastructure.</p>
<b>CF2</b>	<b>Infrastructure- community facilities</b>	8, 28, 83, 91, 92, 127, 182	<p>This policy has regard to the following NPPF paragraphs:</p> <p>8- by identifying and coordinating the provision of infrastructure.</p> <p>28- by setting out more detailed policies for specific areas, neighbourhoods or types of development. This can include... the provision of infrastructure and community facilities at a local level...</p> <p>83 – by enabling... the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.</p>

			<p>91- by aiming to achieve healthy, inclusive and safe places which: a) promote social interaction...; b) are safe and accessible... c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs</p> <p>92- by providing the social, recreational and cultural facilities and services the community needs, planning policies and decisions by:</p> <p>a) planning positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;</p> <p>b) taking into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;</p> <p>c) guarding 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;</p> <p>d) ensuring that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and</p> <p>e) ensuring an integrated approach to considering the location of housing, economic uses and community facilities and services.</p> <p>127 – by ensuring that developments... are sympathetic to local character and history, including the surrounding built environment and landscape setting; by establishing or maintaining a strong sense of place; by optimising the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.</p> <p>182- by ensuring that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs).</p>
<b>TA1</b>	<b>Road safety</b>	91, 102, 108, 127, 180	<p>This policy has regard to the following NPPF paragraphs:</p> <p>91- by aiming to achieve healthy, inclusive and safe places which promote social interaction... through street layouts that allow for easy pedestrian and cycle connections within and between</p>

			<p>neighbourhoods [and] are safe and accessible... for example through the use of clear and legible pedestrian routes.</p> <p>102- by considered transport issues so that... d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.</p> <p>108- by ensuring that safe and suitable access to the site can be achieved for all users.</p> <p>110 – by giving priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; by creating places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.</p> <p>127 – by ensuring that developments... are sympathetic to local character and history, including the surrounding built environment and landscape setting; by establishing or maintaining a strong sense of place.</p> <p>180- by mitigating and reducing to a minimum potential adverse impacts resulting from noise from new development.</p>
<b>TA2</b>	<b>Footpaths and pavements</b>	91, 98, 102, 104, 108, 110, 127	<p>This policy has regard to the following NPPF paragraphs:</p> <p>91- by aiming to achieve healthy, inclusive and safe places which promote social interaction... through street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods [and] are safe and accessible... for example through the use of clear and legible pedestrian routes.</p> <p>98- by protecting and enhancing public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks.</p>

			<p>102- by considered transport issues so that... d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.</p> <p>104- by a) supporting an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities; b) by being prepared with the active involvement of local highways authorities, other transport infrastructure providers and operators and neighbouring councils, so that strategies and investments for supporting sustainable transport and development patterns are aligned; by c) identifying and protecting, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice and realise opportunities for large scale development; d) by providing for high quality walking and cycling networks... .</p> <p>108- by ensuring that safe and suitable access to the site can be achieved for all users.</p> <p>110 – by giving priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; by creating places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.</p> <p>127 –by ensuring that developments... c) are sympathetic to local character and history, including the surrounding built environment and landscape setting; d) by establishing or maintaining a strong sense of place; e) by optimising the potential of the site to... support... transport networks.</p>
<b>TA3</b>	<b>Parking</b>	102, 125, 127	<p>This policy has regard to the following NPPF paragraphs:</p> <p>102- by considering transport issues so that... patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.</p>

			<p>125- by identifying the special qualities of each area and explaining how this should be reflected in development.</p> <p>127 –by ensuring that developments... c) are sympathetic to local character and history, including the surrounding built environment and landscape setting; d) by establishing or maintaining a strong sense of place.</p>
<b>E1</b>	<b>Designation of Local Green Spaces</b>	99, 100	<p>By allocating 5 Local Green Spaces this policy has regard to the following NPPF paragraph:</p> <p>99- by identifying and protecting green areas of particular importance; by being consistent with the local planning of sustainable development.</p> <p>The spaces are each considered to meet the criteria for Local Green Space designation set out in para 100: each is located in reasonably close proximity to the local community, each is demonstrably special to the local community and holds a particular local significance, and each is local in its character and not an extensive tract of land. Further details are provided in the <i>Evaluation of Green Spaces</i> report (Appendix 3 of the EHNP).</p> <p>Two specialist studies set out the local East Hagbourne context with regard to local character and historical setting, biodiversity and landscape: <i>East Hagbourne Green Buffer Assessment</i> and <i>East Hagbourne Village Character Assessment and Landscape Study</i>.</p>
<b>E2</b>	<b>Protect and enhance biodiversity and the natural environment</b>	125, 163, 170, 174, 175	<p>This policy has regard to the following NPPF paragraphs:</p> <p>125- by identifying the special qualities of each area and explaining how this should be reflected in development.</p> <p>163- by incorporating sustainable drainage systems, unless there is clear evidence that this would be inappropriate.</p> <p>170- by contributing to and enhancing the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils...; b) by recognising</p>

			<p>the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services.</p> <p>174 – by protecting and enhancing biodiversity and geodiversity; by promoting the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; by identifying and pursuing opportunities for securing measurable net gains for biodiversity.</p> <p>175 – by supporting development whose primary objective is to conserve or enhance biodiversity; by encouraging opportunities to incorporate biodiversity improvements in and around developments, especially where this can secure measurable net gains for biodiversity.</p> <p>Two specialist studies set out the local East Hagbourne context with regard to local character and historical setting, biodiversity and landscape: <i>East Hagbourne Green Buffer Assessment</i> and <i>East Hagbourne Village Character Assessment and Landscape Study</i>.</p>
<b>E3</b>	<b>Water environment and flooding</b>	163, 170	<p>This policy has regard to the following NPPF paragraphs:</p> <p>163- by ensuring that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that: a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; b) the development is appropriately flood resistant and resilient; c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate... e) by helping to improve local environmental conditions such as air and water quality.</p> <p>170- by contributing to and enhancing the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils...; b) by recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services</p>



**Table 2.3 East Hagbourne Neighbourhood Plan: conformity with legal requirements to fulfil the Basic Conditions**

Requirements	Basis in law/regs	How the requirements are met in the NP	Reference
The policies relate to the development and use of land for a designated neighbourhood area	Section 38A of the 2004 PCPA, Para 8(1) of Schedule 4B TCPA 1990	The EHNP policies relate to the development and use of land within the designated Neighbourhood Plan area.	EHNP policies SD1; VC1a-d; VC2-VC6; H1-H3; CF1-CF2; TA1-TA3; and E1-E3  EHNP section 2.2
The Plan specifies the period to which it has effect	Section 38B of the 2004 PCPA, Para 8(1) of Schedule 4B TCPA 1990	The Plan specifies the period 2018 to 2033, which is broadly in line with the emerging Local Plan (2011-2033)	EHNP title page
The Plan does not include excluded development	Section 38B of the 2004 PCPA, Para 8(1) of Schedule 4B TCPA 1990	The Plan does not relate to minerals and waste related development, to any major development that requires an Environmental Impact Assessment, or to any nationally significant infrastructure project.	Basic Conditions Statement Section 2  EHNP policies SD1; VC1a-d; VC2-VC6; H1-H3; CF1-CF2; TA1-TA3; and E1-E3
The Plan does not relate to more than one neighbourhood area	Section 38B of the 2004 PCPA, Para 8(1) of Schedule 4B TCPA 1990	The Plan relates to only one neighbourhood area.	Basic Conditions Statement Appendix 1  EHNP section 2.2
The Plan has been prepared for an area that has been designated	Section 61G of the Localism Act, Para 8(1) of Schedule 4B TCPA 1990	The area designation was approved by South Oxfordshire District Council on 31 March 2016	Basic Conditions Statement Appendix 1

**Table 2.3 East Hagbourne Neighbourhood Plan: conformity with legal requirements to fulfil the Basic Conditions**

Requirements	Basis in law/regs	How the requirements are met in the NP	Reference
The Plan has been developed and submitted for examination by a qualifying body	Para 8(1) of Schedule 4B TCPA 1990	The Plan has been developed and submitted by East Hagbourne Parish Council.	EHNP introduction  Basic Conditions Statement Section 1
The Plan has regard to national policies and advice contained in guidance issued by the Secretary of State	Para 8(2) of Schedule 4B TCPA 1990	The Plan is in general conformity with the NPPF and Planning Practice Guidance.	Basic Conditions Statement Tables 2.1 and 2.2
The Plan contributes to the achievement of sustainable development.	Para 8(2) of Schedule 4B TCPA 1990	Sustainability assessment was integral to the Plan's development and its policies contribute to sustainable development.	Basic Conditions Statement Table 3.1
The Plan is in general conformity with the strategic policies of the development plan for the area	Para 8(2) of Schedule 4B TCPA 1990	The Plan is in conformity with the Local Plan 2012 core strategy, saved policies of the Local Plan 2011 and has taken into account the emerging Local Plan 2033.	Basic Conditions Statement Table 4.1
The Plan is compatible with EU obligations and human rights requirements.	Para 8(2) of Schedule 4B TCPA 1990, European Convention on Human Rights (ECHR), Para 8(2) TCPA 1993	The Plan does not impact on any of the rights enshrined in the ECHR	Basic Conditions Statement Table 2.3  EHNP policies SD1; VC1a-d; VC2-VC6; H1-H3; CF1-CF2; TA1-TA3; and E1-E3

### 3. Sustainable development

- 3.1 Paragraphs 14 -16 of the 2012 NPPF and Paragraphs 10-14 of the 2018 NPPF set out the presumption in favour of sustainable development which is at the heart of national policy. For Neighbourhood Planning, this means that neighbourhoods should plan positively to support local development while at the same time respecting the local environment by seeking to protect valued green spaces and historic assets.
- 3.2 Sustainable development has been integral to the East Hagbourne Neighbourhood Plan process, with assessment against sustainability leading to refinement of the Plan - as described in the *Strategic Environmental Assessment of the EHNP- Environmental Report*. The elements of sustainable development specified in the 2012 and 2018 NPPF are listed in Table 3.1 below with an explanation of how East Hagbourne's Neighbourhood Plan contributes to each element.

Table 3.1 How the Plan contributes to sustainable development	
Sustainable development (NPPF definition)	How the Plan contributes to this element of sustainable development
<p><b>2012 NPPF</b> Economic: 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.</p> <p><b>2018 NPPF</b> Economic: to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.</p>	<p>Policy SD1 sets out positive, locally-contextualised support for the delivery of the inter-dependent economic, social and environmental dimensions of sustainable development.</p> <p>The EHNP makes provision for new housing in a sustainable location (Policies H1 and H3).</p> <p>The EHNP supports the protection and enhancement of community utilities, facilities and infrastructure (Policies CF1 and CF2). These will support the continued vitality of the village.</p>
<p><b>2012 NPPF</b> Social: 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.</p> <p><b>2018 NPPF</b></p>	<p>The EHNP makes provision for new housing of the right size and mix to meet the needs to present and future generations (Policy H2).</p> <p>Policies H1, H2 and H3 are positive policies encouraging sustainable growth within the strategy outlined in the emerging South Oxfordshire Local Plan 2033.</p> <p>The parking requirements in Policy H3 and Policy TA3 will meet needs while helping facilitate a high-quality built environment.</p>

<b>Table 3.1 How the Plan contributes to sustainable development</b>	
<b>Sustainable development (NPPF definition)</b>	<b>How the Plan contributes to this element of sustainable development</b>
<p>Social: to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being</p>	<p>The policies that support the retention and enhancement of community utilities and facilities (Policies CF1 and CF2) will contribute to ensuring a vibrant community.</p> <p>The road safety, cycle and pedestrian route requirements of Policies TA1 and TA2 will help facilitate well-being and help achieve a healthy environment.</p> <p>Policies VC4 and VC5 support the cultural well-being of the community by enhancing and protecting the historical environment and heritage assets.</p>
<p><b>2012 NPPF</b> Environmental: 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.</p> <p><b>2018 NPPF</b> Environmental: to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy</p>	<p>The EHNP emphasises the importance of good design that is in keeping with village character and landscape setting (Policy VC3).</p> <p>The designation of 5 areas as Local Green Spaces (Policy E1) and the preservation of important local green gaps (Policies VC1a-1d) protect and enhance distinct natural environments.</p> <p>Policy VC2 conserves and enhances important views, while H3 and E2 supports opportunities to protect and enhance biodiversity.</p> <p>Policy E3 will contribute to minimisation of flood risk in a key local risk area, while Policy V6 will contribute to maintaining the rural setting by keeping lighting appropriate to the historic and rural environment.</p>

3.2 In summary, the EHNP contributes to the achievement of sustainable development by:

- positively supporting housing development of appropriate mix, scale, design, layout that will meet current and future needs.
- protecting and enhancing community facilities to meet the needs of residents and fostering a well-designed and safe built environment that contributes to community well-being.
- protecting and enhancing the built and historic environment by encouraging development that responds to the distinctive rural character and landscape setting of East Hagbourne.
- Protecting and enhancing the natural assets of the parish, biodiversity, the natural environment, views and green infrastructure.

## **4. Strategic policies of the Local Plan**

- 4.1 The EHNP is in general conformity with strategic policies of the Development Plan, which at the time of writing the NDP were the adopted South Oxfordshire Core Strategy (2012) and saved policies from South Oxfordshire Local Plan 2011. As the EHNP was being drafted, South Oxfordshire Local Plan 2033 was still in development.
- 4.2 Table 4.1 below summarises an analysis of how each policy the EHNP is in general conformity with relevant policies in the Development Plan for South Oxfordshire.

**Table 4.1 – General Conformity with the Development Plan**

<b>EHNP Policy</b>	<b>Local Plan core strategy 2012</b>	<b>Saved policies Local Plan 2011</b>
<b>SD1: Sustainable Development</b>	<p>The policy is in general conformity with Policy CS1 (Presumption in favour of sustainable development).</p> <p>The policy is in general conformity with Policy CSR1 (Housing in villages) by allowing development that protects local character and distinctiveness.</p> <p>The policy is in general conformity with Policy CSEN1 (Landscape) by protecting distinct landscape character and key features against inappropriate development and where possible being enhanced.</p> <p>The policy is in general conformity with Policy CSQ2 (Sustainable Design and Construction Proposals) for new development, including the construction of new buildings and the refurbishment of existing building stock, will be acceptable where all new developments incorporate measures that address issues of adaptation to climate change taking account of best practice.</p> <p>The policy is in general conformity with Policy CSQ3 (Design) as it requires high quality and inclusive design that responds positively to and respects the character of a development site and its surroundings.</p> <p>The policy is in general conformity with CSR3 (Community facilities and rural transport), whereby proposals which result in the provision of facilities and services in the rural areas will be encouraged.</p>	<p>The policy is in general conformity with Policy C4 in which development that would damage the attractive landscape setting of the settlements of the district will not be permitted.</p> <p>The policy is in general conformity with Policy D1 (Good design and local distinctiveness) in which the principles of good design and the protection and reinforcement of local distinctiveness should be taken into account in all new development through, in particular: respecting existing settlement patterns; providing landscape structure as a framework for new development; respecting the character of the existing landscape; respecting distinctive settlement types and their character; providing good quality site and building design and appropriate materials; and providing well-designed external areas.</p> <p>The policy is in general conformity with Policy C9 (Landscape Features) by seeking to prevent development that would cause the loss of landscape features where those features make an important contribution to the local scene.</p> <p>The policy is in general conformity with Policy EP6 (Surface Water Protection) in which 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.</p>

	<p>The policy is in general conformity with Policy CSG1 (Green Infrastructure) which seeks a net gain in green infrastructure, including biodiversity, through developer works, developer contributions and the targeted use of other funding sources.</p> <p>The policy is in general conformity with Policy CSB1 (Conservation and improvement of biodiversity) by avoiding a net loss of biodiversity, seeking opportunities to achieve a net gain across the district and avoiding damage to local wildlife sites, local nature reserves, priority habitats, protected or priority species and locally important geological sites.</p> <p>The policy is in general conformity with Policy CSI1 (Infrastructure provision) in which new development must be served and supported by appropriate on- and off-site infrastructure and services.</p>	<p>The policy is in general conformity with Policy D1 (good design and local distinctiveness) in which good design and local distinctiveness should be taken into account in all new development through providing for a choice of routes and transport modes to, from and within the development.</p> <p>The policy is in general conformity with Policy T1 (Transport requirements for new developments) in which proposals for all types of development will, where appropriate: (i) provide for a safe and convenient access to the highway network; (ii) provide safe and convenient routes for cyclists and pedestrians; (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.</p> <p>The policy is in general conformity with Policy C8 (Protected species) in which development that would have an adverse effect on a site supporting a specially protected species will not be permitted (unless damage can be prevented).</p>
<b>VC1a-1d: Preserving local green gaps</b>	<p>The policy is in general conformity with Policy CSR1 (Housing in villages) by allowing development that protects local character and distinctiveness.</p> <p>The policy is in general conformity with Policy CSR1 (Housing in villages) by permitting development that reflects and enhances the character of East Hagbourne.</p> <p>The policy is in general conformity with Policy CSEN1 (Landscape) by protecting distinct landscape character and key features against inappropriate development and where possible being enhanced.</p>	<p>The policy is in general conformity with Policy C4 in which development that would damage the attractive landscape setting of the settlements of the district will not be permitted.</p> <p>The policy is in general conformity with Policy C9 (Landscape Features) by seeking to prevent development that would cause the loss of landscape features 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.</p>



	<p>The policy is in general conformity with Policy CSB1 (Conservation and improvement of biodiversity) by avoiding a net loss of biodiversity, seeking opportunities to achieve a net gain across the district and avoiding damage to local wildlife sites, local nature reserves, priority habitats, protected or priority species and locally important geological sites.</p>	<p>The policy is in general conformity with Policy H18 (extension of gardens) by considering the impacts of a development proposal on the landscape, on the landscape setting of settlements or on important open gaps within settlements, taking into account views from local footpaths.</p>
<b>VC2: Conserving and enhancing key views</b>	<p>The policy is in general conformity with Policy CSR1 (Housing in villages) by allowing development that protects local character and distinctiveness.</p> <p>The policy is in general conformity with Policy CSR1 (Housing in villages) by permitting development that reflects and enhances the character of East Hagbourne.</p> <p>The policy is in general conformity with Policy CSEN1 (Landscape) by protecting distinct landscape character and key features against inappropriate development and where possible being enhanced.</p>	<p>The policy is in general conformity with Policy C4 in which development that would damage the attractive landscape setting of the settlements of the district will not be permitted.</p> <p>The policy is in general conformity with Policy C9 (Landscape Features) by seeking to prevent development that would cause the loss of landscape features 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.</p>
<b>VC3: Retaining small village character and promoting good design</b>	<p>The policy is in general conformity with Policy CSR1 (Housing in villages) by allowing development that protects local character and distinctiveness.</p> <p>The policy is in general conformity with Policy CSQ3 (Design) by permitting new development that reflects the character of East Hagbourne and meets design requirements.</p> <p>The policy is in general conformity with Policy CSEN1 (Landscape) by protecting distinct landscape character and key features against inappropriate development and where possible being enhanced.</p>	<p>The policy is in general conformity with Policy D1 (Good design and local distinctiveness) in which the principles of good design and the protection and reinforcement of local distinctiveness should be taken into account in all new development through, in particular: respecting existing settlement patterns; providing landscape structure as a framework for new development; respecting the character of the existing landscape; respecting distinctive settlement types and their character; providing good quality site and building design and appropriate materials; and providing well-designed external areas.</p>

	<p>The policy is in general conformity with CSR1 (Housing in villages). In order to contribute to the present and future economic, environmental and social sustainability of the villages, infill housing will be permitted on sites of up to 0.2ha.</p>	<p>The policy is in general conformity with Policy C4 (The landscape setting of settlements) in seeking to prevent development which would damage the attractive landscape setting of the villages.</p> <p>The policy is in general conformity with Policy C9 (Landscape Features) by seeking to prevent development that would cause the loss of landscape features 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.</p> <p>The policy is in general conformity with Policy H18 (extension of gardens) by considering the impacts of a development proposal on the landscape, on the landscape setting of settlements or on important open gaps within settlements, taking into account views from local footpaths.</p>
<b>VC4: Assets of local distinctiveness</b>	<p>This policy is in general conformity with CSEN3 (Historic Environment) by taking account of the scale of any harm or loss and the significance of non-designated heritage assets in a development proposal.</p> <p>The policy is in general conformity with Policy CSR1 (Housing in villages) by allowing development that protects local character and distinctiveness.</p> <p>The policy is in general conformity with Policy CSQ3 (Design) by permitting new development that reflects the character of East Hagbourne and meets design requirements.</p> <p>The policy is in general conformity with Policy CSEN1 (Landscape) by protecting distinct landscape character and key features against inappropriate development and where possible being enhanced.</p>	<p>The policy is in general conformity with Policy C4 in which development that would damage the attractive landscape setting of East Hagbourne will not be permitted.</p> <p>The policy is in general conformity with Policy C9 (Landscape Features) by seeking to prevent development that would cause the loss of landscape features 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.</p>

<p><b>VC5: Conserving and enhancing heritage assets</b></p>	<p>This policy is in general conformity with CSEN3 (Historic Environment) by conserving and enhancing East Hagbourne’s designated historic heritage assets for their historic significance and their important contribution to local distinctiveness, character and sense of place.</p> <p>The policy is in general conformity with Policy CSR1 (Housing in villages) by allowing development that protects local character and distinctiveness.</p> <p>The policy is in general conformity with Policy CSQ3 (Design) by permitting new development that reflects the character of East Hagbourne and meets design requirements.</p> <p>The policy is in general conformity with Policy CSEN1 (Landscape) by protecting distinct landscape character and key features against inappropriate development and where possible being enhanced.</p>	<p>The policy is in general conformity with Policy C4 in which development that would damage the attractive landscape setting of East Hagbourne will not be permitted.</p> <p>The policy is in general conformity with Policy C9 (Landscape Features) by seeking to prevent development that would cause the loss of landscape features 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.</p> <p>The policy is in general conformity with Policy H18 (extension of gardens) by considering the impacts of a development proposal on the landscape, on the landscape setting of settlements or on important open gaps within settlements, taking into account views from local footpaths.</p> <p>The policy is in general conformity with Policy CON7 (Proposals affecting a Conservation Area) by requiring the design and scale of new work to be in sympathy with the established character of the area; and considering the contribution made to a conservation area by existing walls, buildings, trees, hedges, open spaces and important views will be taken into account, and not permitting proposals for development outside a conservation area which would have a harmful effect on the conservation area.</p>
<p><b>VC6: Lighting</b></p>	<p>The policy is in general conformity with Policy CSR1 (Housing in villages) by allowing development that protects local character and distinctiveness.</p>	<p>This policy is in general conformity with Policy EP3 (light pollution) by not permitting proposals for new floodlighting and other external lighting that would have an adverse effect on neighbouring residents, the rural character of the countryside or</p>

	The policy is in general conformity with Policy CSQ3 (Design) by permitting new development that reflects the character of East Hagbourne and meets design requirements.	biodiversity unless effective mitigation measures will be implemented.
<b>H1: Housing provision</b>	<p>The policy is in general conformity with Policy CS1 (Presumption in favour of sustainable development).</p> <p>The policy is in general conformity with Policy CSR1 (Housing in villages) by allowing development that protects local character and distinctiveness.</p> <p>The policy is in general conformity with Policy CSEN1 (Landscape) by protecting distinct landscape character and key features against inappropriate development and where possible being enhanced.</p> <p>The policy is in general conformity with CSR1 (Housing in villages). In order to contribute to the present and future economic, environmental and social sustainability of the villages, infill housing will be permitted on sites of up to 0.2ha.</p>	<p>The policy is in general conformity with Policy C4 in which development that would damage the attractive landscape setting of East Hagbourne will not be permitted.</p> <p>The policy is in general conformity with Policy D1 (Good design and local distinctiveness) in which the principles of good design and the protection and reinforcement of local distinctiveness should be taken into account in all new development through, in particular: respecting existing settlement patterns; providing landscape structure as a framework for new development; respecting the character of the existing landscape; respecting distinctive settlement types and their character; providing good quality site and building design and appropriate materials; and providing well-designed external areas.</p> <p>The policy is in general conformity with Policy H18 (extension of gardens) by considering the impacts of a development proposal on the landscape, on the landscape setting of settlements or on important open gaps within settlements, taking into account views from local footpaths.</p>
<b>H2: Meeting housing needs</b>	The policy is in general conformity with Policy CSH4 (Meeting housing needs) by requiring a mix of dwelling types and sizes that is appropriate and relates to the needs of current and future households in East Hagbourne, including smaller dwellings and affordable housing.	No relevant saved policies

<p><b>H3: Housing allocation</b></p>	<p>The policy is in general conformity with Policy CS1 (Presumption in favour of sustainable development) and CCS1 (The Overall Strategy) by allocating a site for development.</p> <p>The policy is in general conformity with Policy CSR1 (Housing in villages) by allowing development that protects local character and distinctiveness.</p> <p>The policy is in general conformity with Policy CSEN1 (Landscape) by protecting distinct landscape character and key features against inappropriate development and where possible being enhanced.</p> <p>The policy is in general conformity with Policy CSH4 (Meeting housing needs) by enabling a mix of dwelling types and sizes to meet the needs of current and future households.</p> <p>The policy is in general conformity with Policy CSQ3 (Design) as it requires a high quality and inclusive design that responds positively to and respects the character of the site and its surroundings, enhances local distinctiveness and ensures that the scheme will be of a scale, type and density appropriate to the site and its setting and is designed to create a safe community.</p> <p>The policy is in general conformity with Policy CSG1 (Green Infrastructure) which seeks a net gain in green infrastructure, including biodiversity, through developer works, developer contributions and the targeted use of other funding sources.</p> <p>The policy is in general conformity with Policy CSB1 (Conservation and improvement of biodiversity) by avoiding a net loss of biodiversity, seeking opportunities to achieve a net gain across the district and avoiding damage to local wildlife</p>	<p>The policy is in general conformity with Policy C4 in which development that would damage the attractive landscape setting of East Hagbourne will not be permitted.</p> <p>The policy is in general conformity with Policy D1 (Good design and local distinctiveness) in which the principles of good design and the protection and reinforcement of local distinctiveness should be taken into account in all new development through, in particular: respecting existing settlement patterns; providing landscape structure as a framework for new development; respecting the character of the existing landscape; respecting distinctive settlement types and their character; providing good quality site and building design and appropriate materials; and providing well-designed external areas.</p> <p>The policy is in general conformity with Policy T1 (transport requirements for new developments) by requiring new developments to provide for a safe and convenient access to the highway network and to provide safe and convenient routes for cyclists and pedestrians.</p> <p>The policy is in general conformity with Policy T2 (Transport requirements for new developments) by making provision for, where appropriate, (ii) parking for people with disabilities; (iii) the parking of vehicles in accordance with the Council's maximum parking standards; (iv) measures to reduce the need for vehicle parking where appropriate.</p> <p>The policy is in general conformity with Policy T8 (car parks and on-street parking) by adopting a comprehensive approach to the provision and management of car parking spaces in order to: (i) improve the attraction of existing town and village centres and seek to maintain and enhance their vitality and viability.</p>
--------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>sites, local nature reserves, priority habitats, protected or priority species and locally important geological sites.</p> <p>The policy is in general conformity with CSR3 (Community facilities and rural transport), whereby proposals which result in the provision of facilities and services in the rural areas will be encouraged.</p> <p>The policy is in general conformity with Policy CSM1 by promoting and supporting 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.</p>	<p>The policy is in general conformity with Policy D2 (Vehicle and bicycle parking) whereby planning permission will not be granted for developments that fail to incorporate adequate, safe and secure parking for vehicles and cycles.</p>
<b>CF1: Infrastructure-utilities</b>	<p>The policy is in general conformity with Policy CS11 (Infrastructure provision) in which new development must be served and supported by appropriate on- and off-site infrastructure and services.</p>	<p>The policy is in general conformity with Policy EP6 (Surface Water Protection) in which 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.</p>
<b>CF2: Infrastructure-community facilities</b>	<p>The policy is in general conformity with CSR3 (Community facilities and rural transport), whereby 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.</p>	<p>The policy is in general conformity with Policies R1 (Formal Recreation) and R4 (Recreation in the Countryside).</p>
<b>TA1: Road safety</b>	<p>The policy is in general conformity with Policy CSQ3 (Design) as it requires a high quality and inclusive design that responds positively to and respects the character of the site and its surroundings, enhances local distinctiveness and ensures that the</p>	<p>The policy is in general conformity with Policy T1 (safe and convenient routes for cyclists and pedestrians), particularly the stipulation that proposals for all types of development will, where appropriate, provide for a safe and convenient access to the</p>

	<p>scheme will be of a scale, type and density appropriate to the site and its setting and is designed to create a safe community.</p> <p>The policy is in general conformity with Policy CSM1 by promoting and supporting 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.</p>	<p>highway network; provide safe and convenient routes for cyclists and pedestrians; 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.</p>
<b>TA2: Footpaths and pavements</b>	<p>The policy is in general conformity with Policy CSM1 by supporting measures which enable modal shift to public transport, cycling and walking; promoting and supporting 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; encouraging the use of sustainable modes of transport</p> <p>The policy is in general conformity with Policy CSM2 (Transport Assessments and Travel Plans) by requiring that new proposals for development detail the proposed measures to improve access by public transport, cycling and walking to reduce the need for parking and reduce transport impacts.</p>	<p>The policy is in general conformity with Policy R8 (Public Rights of Way) which supports the retention and protection of the existing public rights-of-way network and proposals to improve it (where appropriate).</p> <p>The policy is in general conformity with Policy T1 (safe and convenient routes for cyclists and pedestrians), particularly the stipulation that proposals for all types of development will, where appropriate provide for a safe and convenient access to the highway network; provide safe and convenient routes for cyclists and pedestrians; 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.</p> <p>The policy is in general conformity with Policy T8 (car parks and on-street parking) by adopting a comprehensive approach to the provision and management of car parking spaces in order to improve the attraction of existing town and village centres and seek to maintain and enhance their vitality and viability; encourage other transport modes as alternatives to car-borne travel.</p>
<b>TA3: Parking</b>	<p>The policy is in general conformity with CSM2 (Transport Assessments and Travel Plans) by requiring that new proposals</p>	<p>The policy is in general conformity with Policies T2 and T8 (Car parks and on-street parking) in which a comprehensive approach</p>

	<p>for development detail the proposed measures to improve access by public transport, cycling and walking to reduce the need for parking and reduce transport impacts.</p> <p>The policy is in general conformity with Policy CSQ3 (Design) as it requires a high quality and inclusive design that responds positively to and respects the character of the site and its surroundings, enhances local distinctiveness and ensures that the scheme will be of a scale, type and density appropriate to the site and its setting and is designed to create a safe community.</p>	<p>will be adopted to the provision and management of car parking spaces in order to improve the attraction of existing town and village centres and seek to maintain and enhance their vitality and viability.</p>
<b>E1: Designation of Local Green Spaces</b>	<p>The policy is in general conformity with Policy CSEN1 (Landscape) by protecting distinct landscape character and key features against inappropriate development and where possible being enhanced.</p>	<p>The policy is in general conformity with Policy C4 in which development that would damage the attractive landscape setting of East Hagbourne will not be permitted.</p> <p>The policy is general conformity with Policy C9 (Landscape Features) by seeking to prevent development that would cause the loss of landscape features where those features make an important contribution to the local scene.</p>
<b>E2: Protect and enhance biodiversity and the natural environment</b>	<p>The policy is in general conformity with Policy CSEN1 (Landscape) by protecting distinct landscape character and key features against inappropriate development and where possible being enhanced.</p> <p>The policy is in general conformity with Policy CSG1 (Green Infrastructure) which seeks a net gain in green infrastructure, including biodiversity, through developer works, developer contributions and the targeted use of other funding sources.</p> <p>The policy is in general conformity with Policy CSB1 (Conservation and improvement of biodiversity) by avoiding a net loss of biodiversity, seeking opportunities to achieve a net gain across the district and avoiding damage to local wildlife</p>	<p>The policy is in general conformity with Policy C4 in which development that would damage the attractive landscape setting of East Hagbourne will not be permitted.</p> <p>The policy is in general conformity with Policy C8 (Protected species) in which development that would have an adverse effect on a site supporting a specially protected species will not be permitted (unless damage can be prevented).</p>



	<p>sites, local nature reserves, priority habitats, protected or priority species and locally important geological sites.</p> <p>The policy is in general conformity with Policy CSR1 (Housing in villages) by allowing development that protects local character and distinctiveness.</p> <p>The policy is in general conformity with Policy CSQ3 (Design) by permitting new development that reflects the character of East Hagbourne and meets design requirements.</p>	
<b>E3: Water environment and flooding</b>	<p>The policy is in general conformity with Policy CSI1 (Infrastructure provision) in which new development must be served and supported by appropriate on- and off-site infrastructure and services.</p> <p>The policy is in general conformity with Policy CSG1 (Green infrastructure) by seeking a net gain in green infrastructure [including improved water management] through developer works, developer contributions and the targeted use of other funding sources. Proposals for new development must demonstrate that they have taken into account the relationship of the proposed development to existing green infrastructure.</p>	<p>The policy is in general conformity with Policy EP6 (Surface Water Protection) in which 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.</p>

- 4.3 As the EHNP was being drafted, South Oxfordshire Local Plan 2033 was still in development. Although not required, we have made a comparison of policies in the emerging Local Plan with EHNP policies in order to give an indication of conformity with the future Local Plan policies. The version of the emerging Local Plan used is the one available at the time that this assessment was done: *Local Plan 2011-2033, Final Publication Version, October 2017*.
- 4.4 EHNP policies take into account the reasoning and evidence informing the Local Plan process and are considered to be in general conformity with the following emerging Local Plan Policies:

STRATEGY	STRAT 1: The Overall strategy STRAT2: The Need for New Development in South Oxfordshire
SETTLEMENTS AND HOUSING	H1: Delivering new homes H8: Housing in the Smaller Villages H9: Affordable housing H11: Housing Mix H18: Infill Development
INFRASTRUCTURE	INF1: Infrastructure Provision TRANS2: Promoting Sustainable Transport and Accessibility TRANS4: Transport Assessments, Transport Statements and Travel Plans TRANS5: Consideration of development proposals
DESIGN	DES1: Delivering High-quality Development DES2: Enhancing Local Character DES9: Promoting Sustainable Design
COMMUNITY FACILITIES	CF1: Safeguarding Community Facilities CF2: Provision of Community Facilities and Services CF3: New open space, sport and recreation facilities CF5: Open space, sport and recreation in new residential development
EMPLOYMENT	EMP11: Development in the Countryside and Rural areas
ENVIRONMENT	ENV1: Landscape and Countryside ENV2: Biodiversity- designated sites, priority habitats and species ENV3: Biodiversity- non-designated sites, priority habitats and species ENV5: Green infrastructure in new developments ENV6: Historic Environment ENV8: Conservation Areas ENV12: Pollution- impact of development on human health, the natural environment and/ or local amenity EP4: Floor Risk
TOWN CENTRES	TC1: Retail in towns and villages

- 4.5 EHNP policies are either neutral with respect to all other Local Plan 2033 policies or they are not applicable to East Hagbourne.

## 5. EU obligations

- 5.1 The EHNP does not breach and is compatible with European obligations; and it is not likely to have a significant effect on a European site.
- 5.2 *The Strategic Environmental Assessment (SEA) of the EHNP – Environmental Report*, which accompanies the EHNP records how the requirements of Schedule 2 of The Environmental Assessment of Plans and Programmes Regulations (2004) have been met, including:

Strategic Environmental Assessment requirement	How requirements are met Reference in NP documents
1 An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans or programmes	Chapter 3 ('What's the plan seeking to achieve') of <i>the SEA of the EHNP – Environmental Report</i> presents this information.  Strategic Environmental Assessment Scoping Study – can be accessed at <a href="#">EHNP website</a>
2 The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	These matters have been considered in detail through dedicated scoping work, which has involved dedicated consultation on a Strategic Environmental Assessment Scoping Study – available at <a href="#">EHNP website</a>  The 'SEA framework' – the outcome of scoping - is presented within Chapter 4 of the <i>SEA of the EHNP – Environmental Report</i> ('What's the scope of the SEA?').  Also, more detailed messages - i.e. messages established through context and baseline review - are presented within Appendix II of <i>the SEA of the EHNP – Environmental Report</i> .
3 The environmental characteristics of areas likely to be significantly affected	
4 Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Council Directive 79/409/EEC on the conservation of wild birds and the Habitats Directive	
5 The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.	The SEA framework is presented within Chapter 4 of the <i>SEA of the EHNP – Environmental Report</i> ('What's the scope of the SEA?').  Also, messages from the context review are presented within Appendix II of <i>the SEA of the EHNP – Environmental Report</i> .  With regards to explaining "how... considerations have been taken into account", Chapter 8 of <i>the SEA of the EHNP – Environmental Report</i> explains the Parish Council's 'reasons for supporting the preferred approach', i.e. explains how/ why the preferred approach is justified in-light of alternatives assessment (and other factors).
6 The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive and negative	Chapter 7 of the <i>SEA of the EHNP – Environmental Report</i> presents alternatives assessment findings (in relation to housing growth).

effects and secondary, cumulative and synergistic effects, on issues such as biodiversity; population; human health; fauna; flora; soil; water; air; climatic factors; material assets; cultural heritage; including architectural and archaeological heritage; landscape; and inter-relationships between the above issues.	<p>Chapter 10 of the <i>SEA of the EHNP – Environmental Report</i> presents an assessment of the pre-submission EHNP.</p> <p>As explained within two separate methodology sections in the <i>SEA of the EHNP – Environmental Report</i> (one dealing with alternatives assessment methodology and the other draft plan assessment methodology), as part of assessment work, consideration has been given to the SEA scope, and the need to consider the potential for various effect characteristics/ dimensions.</p>
7 The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	The assessment in the <i>SEA of the EHNP – Environmental Report</i> highlights certain tensions between competing objectives, which might potentially be actioned by the Parish Council, when finalising the plan. Also, a number of specific recommendations are made.
8 An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	<p>Chapters 5 and 6 of the <i>SEA of the EHNP – Environmental Report</i> deal with ‘Reasons for selecting the alternatives dealt with’, in that there is an explanation of the reasons for focusing on particular issues and options.</p> <p>Also, Chapter 8 explains the Council’s ‘reasons for selecting the preferred option’ (in-light of alternatives assessment).</p> <p>Methodology is discussed at various places in the <i>SEA of the EHNP – Environmental Report</i>, ahead of presenting assessment findings, and limitations are also discussed as part of assessment narratives</p>
9 A description of the measures envisaged concerning monitoring in accordance with regulation 17: "The responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action".	Chapter 13 of the <i>SEA of the EHNP – Environmental Report</i> presents measures envisaged concerning monitoring.
10 A non-technical summary of the information provided under paragraphs 1 to 9.	This is a separate document and can be accessed at <a href="#">EHNP website</a>

5.2 The EHNP does not influence the development of other Plans. It is designed to promote sustainable development in line with guidance contained in the National Planning Policy Framework.

- 5.3 Regarding Habitats Regulations Assessment: East Hagbourne Parish Council has provided South Oxfordshire District Council with all the necessary information they reasonably require for the purposes of determining whether an Appropriate Assessment is required or to carry out the Appropriate Assessment if one is required.
- 5.3 The Plan is fully compatible with Convention rights contained in the Human Rights Act 1988. There has been full and adequate opportunity for all interested parties to take part in the preparation of the Plan and to make their comments known.

## Appendix 1: Area designation letter

The original letter is on South Oxfordshire District Council website:

<http://www.southoxon.gov.uk/sites/default/files/2016-03-31%20East%20Hagbourne%20Designated%20Area%20letter.pdf>

### Planning Services

HEAD OF SERVICE: Adrian Duffield



Listening Learning Leading

CONTACT OFFICER: Adrian Duffield

[Adrian.duffield@southoxon.gov.uk](mailto:Adrian.duffield@southoxon.gov.uk)

Tel: 01491 823725

135 Eastern Avenue, Milton Park  
Milton OX14 4SB

Ms Lucy Dalby  
Clerk  
**East Hagbourne Parish Council**  
76 Evenlode Drive  
Didcot  
Oxon  
OX11 7XQ  
[ParishClerk@easthagbourne.net](mailto:ParishClerk@easthagbourne.net)

31 March 2016

### **DECISION REGARDING DESIGNATION OF EAST HAGBOURNE AS A NEIGHBOURHOOD AREA UNDER SECTION 61G OF THE TOWN AND COUNTRY PLANNING ACT 1990 AS AMENDED**

This letter confirms that on 31 March 2016, the Head of Planning at South Oxfordshire District Council, designated the area shown on Map 1 below as the 'East Hagbourne Neighbourhood Area'. This designation has been made for the purposes of preparing a Neighbourhood Development Plan by East Hagbourne Parish Council under section 61G(1) of the Town and Country Planning Act 1990 as amended. It was decided not to designate the area as a business area under section 61H(1) of the Act as it is not primarily or wholly business in nature. The relevant designation information is set out below:

- a) Name of neighbourhood area: East Hagbourne
- b) Map of neighbourhood area included below
- c) Relevant body: East Hagbourne Parish Council

Yours sincerely,

Adrian Duffield  
Head of Planning



