

Reviewed Long Wittenham  
Neighbourhood Development Plan  
2018-2033

# BASIC CONDITIONS STATEMENT

October 2018

Subtitle



## INTRODUCTION

1. This Basic Conditions Statement has been prepared in support of the Reviewed Long Wittenham Neighbourhood Development Plan (RLWDNP) as part of its submission to South Oxfordshire District Council.
2. The RLWNDP is an update of the original Long Wittenham Neighbourhood Development Plan (LWNDP) which was made on 12 October 2017. The review is an update and refinement of the 2017 NDP and relies on much of the evidence prepared for that document.
3. The RLWNDP has been prepared by the NDP steering group which is composed of Parish Councillors and members of the Long Wittenham Community.
4. Long Wittenham Parish Council is the “qualifying body” for the NDP and is the project sponsor for the community hub project which is a key delivery objective for the NDP.
5. Neighbourhood plans must meet a set of basic conditions as set out in 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.<sup>1</sup>

The basic conditions for neighborhood plans are:

- 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.

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<sup>1</sup> Planning Practice Guidance, Paragraph: 065 Reference ID: 41-065-20140306

d. the making of the neighbourhood plan contributes to the achievement of sustainable development.

e. 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 (or any part of that area).

f. the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.

g. prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

6. The National Planning Policy Framework (NPPF 2012/2018) states in para. 184/13 that neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies and should shape and direct development that is outside these strategic policies.
7. When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following<sup>2</sup>:
  - i. whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with
  - ii. the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy
  - iii. whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy
  - iv. the rationale for the approach taken in the draft neighbourhood plan and the evidence to justify that approach
8. NPPF 2018 para. 20 clarifies that strategic policies set out the overall strategy for the pattern, scale and quality of development making sufficient provision for housing, employment, leisure and other commercial development; infrastructure; community

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<sup>2</sup> Planning Practice Guidance Paragraph: 074 Reference ID: 41-074-20140306

facilities; and conservation and enhancement of the natural, built and historic environment. Para. 22-23 indicate that plans should make clear which policies are strategic and that these should cover a period of at least 15 years showing broad locations for development.

9. For the purposes of the RLW NDP, the strategic policies are set out in the South Oxfordshire Development Plan which consists of: South Oxfordshire Core Strategy, December 2012. However, the South Oxfordshire Local Plan 2011-2033, Publication Version (October 2017) provides the most up-to-date evidence in support of the RLW NDP and though it has limited weight, it provides relevant and material evidence in support of NDP policies.
10. The remainder of this report will be set out under the following headings, which will provide detail how the policies in the RLW NDP comply:
  - i. Compliance with the NPPF (2012/2018)
  - ii. Contribution towards Sustainable Development
  - iii. Compliance with Development Plan policies
  - iv. Compliance with EU policies.
11. **Full analysis of how individual policies and proposals comply with the NPPF and the Development Plan policies are set out in the Evidence Papers, in particular Evidence Paper: Planning Policy Context. The NDP and the evidence papers have been updated to be in conformity the NPPF 2018, but Annex 1 of that document requires that NDPs submitted before 24 January 2019 to be in conformity with NPPF 2012. This Statement therefore considers conformity for both 2012 and 2018 versions of the NPPF.**

## COMPLIANCE WITH THE NPPF (2012/2018)

LW NDP POLICY	NPPF PARA.	COMMENT
<p>LW1: Community Hub</p>	<p>NPPF 2012</p> <p>184: The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. Neighbourhood Plans should support strategic policies and plan positively to support them.</p> <p>NPPF 2018 (NPPF 2012)</p>	<p>Policy LW1 conforms to development plan strategic policies for housing. The evidence papers demonstrate that the housing requirement has been exceeded by a significant margin through this site allocation and others in the NDP. In addition, LW1 realizes the community vision to create a new community hub with improved school provision, particularly for pre-school. The proposal is meant to improve the village’s sustainability in the long term by providing improved access by foot and</p>

	<p>13: NDPs should support delivery of strategic policies in the development plan and should shape and direct development outside these policies</p> <p>28: NDPs can set out policies for allocating sites, the provision of infrastructure and community facilities</p> <p>29: NDPs allow communities to develop a shared vision for their area. NDPs should not promote less development.</p> <p>69: NDP groups should consider allocating small and medium sized sites suitable for housing in their area.</p> <p>83 (70): planning policies should enable the development of accessible community facilities and open space</p> <p>91 (69): planning policies should aim to achieve healthy, inclusive and safe places which promote social interaction and enable healthy lifestyles</p> <p>92 (70): policies should provide social, recreational and cultural facilities and services the community needs by planning positively for the provision of shared spaces and community facilities; guard against the unnecessary loss of valued facilities and services</p> <p>94 (72): it is important that a sufficient choice of school places is available</p> <p>98 (75): policies should enhance public rights of way and access</p> <p>117 (111): planning policies should promote the effective use of land</p> <p>125 (66): design policies should reflect community aspirations</p> <p>126 (59): plans should provide visual tools such as design guides</p> <p>163 (103): development should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate</p> <p>185 (126): plans should set out a positive strategy for conservation of historic environment</p>	<p>cycle to community facilities, improved open space and play pace, and reduced congestion in the village centre. In doing so, the master plan requirement under LW1B that the overall scheme will be sensitively designed and will complement neighbouring development. This policy “future proofs” the potential loss of the school and improves access to community space. It also provides additional affordable housing which will assist in delivering a locally-defined housing mix under LW5. LW1 requires heritage assets to be given proportionate protection. The Character Assessment and LW7 will ensure that design is in keeping with the locality. The policy seeks sustainable drainage.</p> <p>Overall, the community hub scheme is an effective use of land, making a contribution to community infrastructure and providing housing and affordable housing in a viable manner.</p>
<p><b>LW2: Safeguarded Sites</b></p>	<p>NPPF 2012</p> <p>184: The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the</p>	<p>LW2 takes an unusual approach and safeguards two sites rather than allocates them for the reasons set out in the evidence paper. The NPPF uses the term “safeguard” in numerous instances, but there are basically three meanings to</p>

	<p>Local Plan. Neighbourhood Plans should support strategic policies and plan positively to support them.</p> <p>NPPF 2018 (2012)</p> <p>204c (143): best definition of “safeguarding” sites in ref. to minerals policies which known resources are not sterilised by alternative development whilst not creating a presumption that the development will proceed.</p> <p>28 (157): NDPs can set out policies for allocating sites, the provision of infrastructure and community facilities</p> <p>29 (183): NDPs allow communities to develop a shared vision for their area. NDPs should not promote less development.</p> <p>69: NDP groups should consider allocating small and medium sized sites suitable for housing in their area.</p> <p>83 (28,70) : planning policies should enable the development of accessible community facilities and open space</p> <p>91 (69): planning policies should aim to achieve healthy, inclusive and safe places which promote social interaction and enable healthy lifestyles</p> <p>92 (70): policies should provide social, recreational and cultural facilities and services the community needs by planning positively for the provision of shared spaces and community facilities; guard against the unnecessary loss of valued facilities and services</p> <p>185 (126): plans should set out a positive strategy for conservation of historic environment</p>	<p>be understood: safeguarding as protection of an asset such as biodiversity; safeguarding as a means of putting in a safe zone around a hazard such as an aerodrome or hazardous installation; safeguarding minerals sites so that their potential future benefit is available when needed. The development plan uses safeguarding to protect a zone where transport infrastructure might be put – this (in keeping with the third meaning for minerals safeguarding and NPPF para 104c) is the approach used for LW2 for two sites that are required to be redeveloped for housing to realise LW1.</p> <p>The most effective use of the land in the event that the community hub scheme does not proceed might be for a land use other than housing. Therefore, it is better to safeguard the sites for housing rather than allocate them for housing to ensure that the land is most effectively used in future should either site not be required to deliver the community hub.</p> <p>The two sites referred to in LW2 are the sites that the community vision wishes to redevelop through LW1 and together they can provide up to 7 additional houses when their current uses become redundant. LW2 also provides improved and more accessible community space as a village green and improved historic asset (the war memorial).</p>
<p><b>LW3: Housing Allocation</b></p>	<p>NPPF 2012</p> <p>184: The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. Neighbourhood Plans should support strategic policies and plan positively to support them.</p> <p>NPPF 2018</p> <p>13: NDPs should support delivery of strategic policies in the development plan and should shape and direct development outside these policies</p>	<p>LW3 makes provision for the housing requirement identified in the Development Plan. This provision exceeds the identified need. The proposal will contain some community open space and the overall scheme should be designed to complement neighbouring development including that described in LW1. The policy seeks to increase sustainable modes of transport and requires heritage assets to be given proportionate protection. The Character Assessment and LW7 will ensure that design is in keeping with the locality. The policy seeks sustainable drainage.</p>

	<p>28: NDPs can set out policies for allocating sites, the provision of infrastructure and community facilities</p> <p>29: NDPs should not promote less development than set out in strategic policies.</p> <p>69: NDP groups should consider allocating small and medium sized sites suitable for housing in their area.</p> <p>83 (70): planning policies should enable the development of accessible community facilities and open space</p> <p>91 (69): planning policies should aim to achieve healthy, inclusive and safe places which promote social interaction and enable healthy lifestyles</p> <p>92 (70): policies should provide social, recreational and cultural facilities and services the community needs by planning positively for the provision of shared spaces and community facilities; guard against the unnecessary loss of valued facilities and services</p> <p>94 (72): it is important that a sufficient choice of school places is available</p> <p>98 (75): policies should enhance public rights of way and access</p> <p>125 (66): design policies should reflect community aspirations</p> <p>126 (59): plans should provide visual tools such as design guides</p> <p>163 (103): development should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate</p> <p>185 (126): plans should set out a positive strategy for conservation of historic environment</p>	
<p><b>LW4:</b> <b>Countryside</b></p>	<p>NPPF 2012</p> <p>184: The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. Neighbourhood Plans should support strategic policies and plan positively to support them.</p> <p>17: A core planning principle is to V actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling.</p>	<p>The countryside in the parish serves important amenity, green infrastructure and character functions for the parish and more widely for Didcot Garden Town which also requires transport improvements to be made in Long Wittenham (transport route and improved cycle and footpath access).</p> <p>A critical feature of the character of the countryside is the long distance and open views across it. The countryside also serves as the backdrop to the North Wessex Downs AONB. The countryside</p>

	<p>NPPF 2018</p> <p>13: NPDs should support the delivery of strategic policies</p> <p>28: non-strategic policies can conserve and enhance the natural and historic environment</p> <p>102: plan-making should promote walking and cycling</p> <p>104: work with neighbouring authorities to ensure that strategies for supporting sustainable transport are aligned and protect routes would be critical in delivering infrastructure</p> <p>118 (73, 75): planning policies should take opportunities to achieve net environmental gains such as improving public access to the countryside</p> <p>170 (81): planning policies should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, recognising the intrinsic character and beauty of the countryside and the wider benefits from natural capital and countryside</p> <p>172 (115): great weight should be given to conserving and enhancing Areas of Outstanding Natural Beauty</p> <p>180 (123): Planning policies should ensure that new development is appropriate for its location taking into account the likely effects on the natural environment and identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.</p>	<p>is tranquil in character and the policy seeks to protect this.</p> <p>The policy is written flexibly so that certain types of development can proceed: affordable housing on rural exception sites; growth and expansion of rural businesses; infill housing.</p> <p>The baseline for this policy is the date that the RLWNDP will be made which will define the village built-up area against which future developments can be assessed during the NDP period. The policy applies to the land outside the built up area on that date.</p> <p>This policy does not allow major housing schemes in the countryside because LW1, LW2 and LW3 have made excess housing provision and additional major housing schemes are not required at this time.</p>
<p><b>LW5: Housing Mix</b></p>	<p>NPPF 2012</p> <p>50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.</p> <p>58: Neighbourhood Plans should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation</p> <p>NPPF 2018 (2012)</p> <p>59: the needs of groups with specific housing requirements are addressed</p>	<p>This policy seeks to secure a range of housing types to meet local needs and aspirations.</p>

	<p>61: size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.</p> <p>77 (54): in rural areas, planning policies should be responsive to local circumstances and support housing developments that reflect local needs.</p> <p>83 (28): planning policies should support the sustainable growth and expansion of businesses in rural areas</p>	
<p><b>LW7: Heritage and Design</b></p>	<p>NPPF 2018 (2012)</p> <p>124 (56): good design is a key aspect of sustainable development</p> <p>125: plans should set out a clear design vision and expectations. Design policies should be developed with local communities, so they reflect local aspirations</p> <p>127 (58): planning policies should ensure that developments are sympathetic to local character and history and establish or maintain a strong sense of place</p> <p>185 (126): plans should set out a positive strategy for the conservation and enjoyment of the historic environment</p> <p>190 (129): local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal</p>	<p>This policy identifies the local character and seeks to ensure that new development preserves and enhances it. It makes provision for the conservation and enhancement of all heritage assets.</p> <p>Small areas of green space that are not suitable for designation as Local Green Spaces are protected for their contribution to local character.</p>
<p><b>LW8: Protected Views</b></p>	<p>NPPF 2018 (2012)</p> <p>127 (58): planning policies should ensure that developments are sympathetic to local character including the surrounding built environment and landscape setting</p> <p>170 (109): planning policies should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside</p>	<p>The policy has identified views of value to the local community and which enhance the value of the countryside as green infrastructure. The policy seeks appropriate evidence prepared in support of development proposals that might harm the views to ensure that the views' visual integrity is maintained.</p>
<p><b>LW9: Cycle and Footpaths</b></p>	<p>NPPF 2012</p> <p>35: Plans should protect and exploit opportunities for the use of sustainable transport modes for the</p>	<p>The policy seeks to secure cycle and footpath and cycle path improvements from new development and has</p>

	<p>movement of goods or people. Therefore, developments should be located and designed where practical to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities</p> <p>NPPF 2018 (2012)</p> <p>91: planning policies should aim to achieve healthy, inclusive and safe places which promote social interaction through measures such as easy pedestrian and cycle connections</p> <p>104: planning policies should provide for high quality walking and cycling networks</p> <p>110 (35): planning applications should give priority first to pedestrian and cycle movements both within the scheme and with neighbouring areas</p>	<p>identified those routes that are highest priority.</p>
<p><b>LW10: Off-street parking</b></p>	<p>NPPF 2012</p> <p>39: if setting local parking standards, planning authorities should take account of type, mix and use of development.</p> <p>NPPF 2018 (2018)</p> <p>102: Transport issues should be considered in plan-making including patterns of movement, street parking and other transport consideration which are integral to the design of schemes and contribute to making high quality places</p> <p>106 (40): In town centres, local authorities should seek to improve the quality of parking so that it is convenient, safe and secure, alongside measures to promote accessibility for pedestrians and cyclists.</p>	<p>The policy seeks to restrict the amount of on-street parking from new developments so that existing congestion caused by vehicles parked on-street is not exacerbated, and to create better developments in future.</p>
<p><b>LW11: Ecologically Sensitive Area</b></p>	<p>174 (109): to protect and enhance biodiversity, plan should identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, and identify and pursue opportunities for securing measurable net gains for biodiversity.</p>	<p>This policy seeks to provide additional protection for a known colony of Helix Pomatia which is a species on the IUCN Red list of Threatened Species.</p>

## CONTRIBUTION TOWARDS SUSTAINABLE DEVELOPMENT

12. The RLW NDP seeks to contribute to the achievement of sustainable development first and foremost by making for provision of a new community hub which will provide improved public and community services, and secondly by allocating land for housing in excess of its identified requirement. Policies LW1, LW2 and LW3 together ensure that the village can

grow and that there will be sufficient good quality services to maintain the current standard of life.

13. The Vision for 2033 complements these high aims with additional aspirations to increase opportunities to walk and cycle within and outside the village, reduce congestion in the village centre, and protecting the high quality built and natural environment in the parish. Policies LW4 – LW11 set out detailed policies how this will be achieved.

## COMPLIANCE WITH DEVELOPMENT PLAN POLICIES

LWNDP POLICY	SOUTH OXFORDSHIRE CORE STRATEGY (DECEMBER 2012)	COMMENT
<p><b>LW1: Community Hub</b></p>	<p><b>Policy CSS1 The overall strategy</b> Proposals for development in South Oxfordshire should be consistent with the overall strategy of: (i) focusing major new development at the growth point of Didcot so the town can play an enhanced role in providing homes, jobs and services with improved transport connectivity; (iv) supporting other villages in the rest of the district by allowing for limited amounts of housing and employment and by the provision and retention of services; and (v) outside the towns and villages, and other major developed sites, any change will need to relate to very specific needs such as those of the agricultural industry or enhancement of the environment.</p> <p><b>Policy CSH1 Amount and distribution of housing</b> Planning permission will be granted to meet housing requirements in Table 7.1 in accordance with Tables 7.2 to 7.3.</p> <p><b>Policy CSH3 Affordable housing</b> 40 per cent affordable housing will be sought on all sites where there is a net gain of three or more dwellings subject to the viability of provision on each site.</p> <p><b>Policy CSR1 Housing in villages</b> In order to contribute to the present and future economic, environmental and social sustainability of the villages, housing will be allowed where the scale and nature of the development is as follows: smaller villages have no allocations with infill of up to 0.2hs with rural exception sites allowed.</p> <p><b>Policy CSR3 Community facilities and rural transport</b> 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><b>Policy CSEN3 Historic Environment</b> The district’s designated historic heritage assets, both above and below ground such as: nationally designated assets including listed buildings, historic parks and gardens, historic</p>	<p>The core strategy does not allocate housing in Long Wittenham though it allows for limited growth in smaller villages. Policy LW1 will nonetheless add an additional 40-45 houses to the village and will retain and strengthen local services. Provision will also be made for affordable housing.</p> <p>The policy makes provision for the conservation and enhancement of historic assets and seeks design in keeping with local character and in particular, the neighbouring allocated housing site.</p> <p>The proposal seeks to improve access to the High Street by foot and cycle.</p>

	<p>battlefields and Scheduled Ancient Monuments; conservation areas; and their settings will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.</p> <p><b>Policy CSQ3 Design</b> Planning permission will be granted for new development that is of a high quality and inclusive design that: responds positively to and respects the character of the site and its surroundings, particularly the historic significance and heritage values of the historic environment, enhancing local distinctiveness and ensuring that new development is of a scale, type and density appropriate to the site and its setting; ☐ improves the quality of the public realm with well designed external areas, and, where appropriate a clear structure of open spaces; provides and/or links into green infrastructure where available; is designed to create safe communities and reduce the likelihood and fear of crime; creates a distinctive sense of place and is easy to understand through the use of vistas, landmarks and focal points; ensures high levels of accessibility and ease of use by all modes of transport both within the site and with the wider area, also making sure that any new development is properly integrated with existing development ensuring accessibility to local services; and is adaptable to changing requirements and constructed with materials appropriate to the area.</p> <p><b>Policy CSM1 Transport</b> The council will work with Oxfordshire County Council and others to: (v) support measures which enable modal shift to public transport, cycling and walking particularly where these support the network of settlements in the district;</p>	
<p><b>LW2: Safeguarded Sites</b></p>	<p><b>Policy CSS1 The overall strategy</b> Proposals for development in South Oxfordshire should be consistent with the overall strategy of: (i) focusing major new development at the growth point of Didcot so the town can play an enhanced role in providing homes, jobs and services with improved transport connectivity; (iv) supporting other villages in the rest of the district by allowing for limited amounts of housing and employment and by the provision and retention of services; and (v) outside the towns and villages, and other major developed sites, any change will need to relate to very specific needs such as those of the agricultural industry or enhancement of the environment.</p> <p><b>Policy CSH1 Amount and distribution of housing</b> Planning permission will be granted to meet housing requirements in Table 7.1 in accordance with Tables 7.2 to 7.3.</p> <p><b>Policy CSR1 Housing in villages</b> In order to contribute to the present and future economic, environmental and social sustainability of the villages, housing will be allowed where the scale and nature of the development is as</p>	<p>The policy makes provision for two infill housing sites where this is the most effective use of the land. In doing so, the policy safeguards necessary land and influences the balance of viability in favour of LW1. It also safeguards existing community facilities by preventing their redevelopment for land uses other than housing to deliver the hub scheme.</p> <p>The sites are located in the conservation area and under LW7 will be appropriately designed to respect the character of their sites and surroundings.</p> <p>The war memorial is a historic asset that will be protected and</p>

	<p>follows: smaller villages have no allocations with infill of up to 0.2hs with rural exception sites allowed.</p> <p><b>Policy CSR3 Community facilities and rural transport</b> 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><b>Policy CSEN3 Historic Environment</b> The district’s designated historic heritage assets, both above and below ground such as: nationally designated assets including listed buildings, historic parks and gardens, historic battlefields and Scheduled Ancient Monuments; conservation areas; and their settings will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.</p> <p><b>Policy CSQ3 Design</b> Planning permission will be granted for new development that is of a high quality and inclusive design that: responds positively to and respects the character of the site and its surroundings, particularly the historic significance and heritage values of the historic environment, enhancing local distinctiveness and ensuring that new development is of a scale, type and density appropriate to the site and its setting; improves the quality of the public realm with well designed external areas, and, where appropriate a clear structure of open spaces; provides and/or links into green infrastructure where available; is designed to create safe communities and reduce the likelihood and fear of crime; creates a distinctive sense of place and is easy to understand through the use of vistas, landmarks and focal points; ensures high levels of accessibility and ease of use by all modes of transport both within the site and with the wider area, also making sure that any new development is properly integrated with existing development ensuring accessibility to local services; and is adaptable to changing requirements and constructed with materials appropriate to the area.</p>	<p>its setting enhanced under this policy.</p>
<p><b>SW3: Housing Allocation</b></p>	<p><b>Policy CSS1 The overall strategy</b> Proposals for development in South Oxfordshire should be consistent with the overall strategy of: (i) focusing major new development at the growth point of Didcot so the town can play an enhanced role in providing homes, jobs and services with improved transport connectivity; (iv) supporting other villages in the rest of the district by allowing for limited amounts of housing and employment and by the provision and retention of services; and (v) outside the towns and villages, and other major developed sites, any change will need to relate to very specific needs such as those of the agricultural industry or enhancement of the environment.</p>	<p>The core strategy does not allocate housing in Long Wittenham though it allows for limited growth in smaller villages. Policy LW3 will nonetheless add an additional 36 houses to the village. Provision will also be made for affordable housing.</p> <p>The policy makes provision for the conservation and enhancement of historic assets and seeks design in keeping with local character and in particular,</p>

	<p><b>Policy CSH1 Amount and distribution of housing</b> Planning permission will be granted to meet housing requirements in Table 7.1 in accordance with Tables 7.2 to 7.3.</p> <p><b>Policy CSH3 Affordable housing</b> 40 per cent affordable housing will be sought on all sites where there is a net gain of three or more dwellings subject to the viability of provision on each site.</p> <p><b>Policy CSR1 Housing in villages</b> In order to contribute to the present and future economic, environmental and social sustainability of the villages, housing will be allowed where the scale and nature of the development is as follows: smaller villages have no allocations with infill of up to 0.2hs with rural exception sites allowed.</p> <p><b>Policy CSR3 Community facilities and rural transport</b> 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><b>Policy CSEN3 Historic Environment</b> The district’s designated historic heritage assets, both above and below ground such as: nationally designated assets including listed buildings, historic parks and gardens, historic battlefields and Scheduled Ancient Monuments; conservation areas; and their settings will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.</p> <p><b>Policy CSQ3 Design</b> Planning permission will be granted for new development that is of a high quality and inclusive design that: responds positively to and respects the character of the site and its surroundings, particularly the historic significance and heritage values of the historic environment, enhancing local distinctiveness and ensuring that new development is of a scale, type and density appropriate to the site and its setting; ☐ improves the quality of the public realm with well designed external areas, and, where appropriate a clear structure of open spaces; provides and/or links into green infrastructure where available; is designed to create safe communities and reduce the likelihood and fear of crime; creates a distinctive sense of place and is easy to understand through the use of vistas, landmarks and focal points; ensures high levels of accessibility and ease of use by all modes of transport both within the site and with the wider area, also making sure that any new development is properly integrated with existing development ensuring accessibility to local services; and is adaptable to changing requirements and constructed with materials appropriate to the area.</p> <p><b>Policy CSM1 Transport</b> The council will work with Oxfordshire County Council and others to: (v) support measures which enable modal shift to public transport,</p>	<p>the neighbouring allocated hub site.</p> <p>The proposal seeks to lead to an overall increase in sustainable transport choices.</p>
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	<p>cycling and walking particularly where these support the network of settlements in the district;</p>	
<p><b>LW4: Countryside</b></p>	<p><b>Policy CSS1 The overall strategy</b> Proposals for development in South Oxfordshire should be consistent with the overall strategy of: (i) focusing major new development at the growth point of Didcot so the town can play an enhanced role in providing homes, jobs and services with improved transport connectivity; (iv) supporting other villages in the rest of the district by allowing for limited amounts of housing and employment and by the provision and retention of services; and (v) outside the towns and villages, and other major developed sites, any change will need to relate to very specific needs such as those of the agricultural industry or enhancement of the environment.</p> <p><b>Policy CSM1 Transport</b> The council will work with Oxfordshire County Council and others to: (v) support measures which enable modal shift to public transport, cycling and walking particularly where these support the network of settlements in the district;</p> <p><b>Policy CSEM4 Supporting economic development</b> Planning permission will be granted for: (vi) the re-use of rural buildings where the proposals accord with other policies in the development plan.</p> <p><b>Policy CSDID4 Other proposals for Didcot</b> The council will work with others to secure necessary infrastructure to support development including: ☐ the package of transport measures identified in the Accessing Science Vale UK strategy ☐ green infrastructure</p> <p><b>Policy CSR2 Employment in Rural Areas</b> Planning permission will be granted for proposals which support the economy of the rural areas through: schemes for agricultural diversification and the re-use of rural buildings; small-scale infill schemes in villages including mixed housing and employment schemes; working at home; schemes which support agricultural production and the retention of functioning farm units; and schemes which support tourism based on the character of the area.</p> <p><b>Policy CSEN1 Landscape</b> The district’s distinct landscape character and key features will be protected against inappropriate development and where possible enhanced. (i) Where development is acceptable in principle, measures will be sought to integrate it into the landscape character of the area. (ii) High priority will be given to conservation and enhancement of the Chilterns and North Wessex Downs Areas of Outstanding Natural Beauty (AONBs) and planning decisions will have regard to their setting. Proposals which support the economies and social well being of the AONBs and their communities, including affordable housing schemes, will be encouraged provided they do not conflict with the aims of conservation and</p>	<p>This policy makes provision for transport improvements (land safeguarded for the green Line and foot/cycle path improvements to the Wittenham Clumps) as part of the strategy to support the growth of Didcot Garden Town. Long Wittenham has been identified as important for Didcot’s delivery of necessary green infrastructure and this policy puts in place a clear framework that will direct development in such a way as to retain the integrity of the GI resource.</p> <p>The policy allows for rural businesses to grow whilst putting in place protections for the landscape and countryside tranquillity.</p> <p>The policy seeks to conserve and enhance the setting of the North Wessex Downs AONB and of the River Thames Corridor.</p> <p>The policy protects the countryside landscape and its features and views whilst ensuring that urbanising features that may cause harm are screened.</p>

	enhancement. (iii) The landscapes and waterscapes of the River Thames corridor will be maintained and where possible enhanced as will the setting and heritage of the river for its overall amenity and recreation use.	
<b>LW5: Housing Mix</b>	<b>Policy CSR1 Housing in villages Suitably designed</b> and located development at an appropriate scale that facilitates the economic and social wellbeing of such areas, especially in the Larger Villages in the Areas of Outstanding Natural Beauty will be supported. This includes the provision of adequate housing to meet identified local needs.	This policy seeks to ensure that new housing development will make provision to meet identified local need.
<b>LW7: Heritage and Design</b>	<p><b>Policy CSEN3 Historic Environment</b> The district’s designated historic heritage assets, both above and below ground such as: nationally designated assets including listed buildings, historic parks and gardens, historic battlefields and Scheduled Ancient Monuments; conservation areas; and their settings will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.</p> <p><b>Policy CSQ3 Design</b> Planning permission will be granted for new development that is of a high quality and inclusive design that: responds positively to and respects the character of the site and its surroundings, particularly the historic significance and heritage values of the historic environment, enhancing local distinctiveness and ensuring that new development is of a scale, type and density appropriate to the site and its setting; improves the quality of the public realm with well designed external areas, and, where appropriate a clear structure of open spaces; provides and/or links into green infrastructure where available; is designed to create safe communities and reduce the likelihood and fear of crime; creates a distinctive sense of place and is easy to understand through the use of vistas, landmarks and focal points; ensures high levels of accessibility and ease of use by all modes of transport both within the site and with the wider area, also making sure that any new development is properly integrated with existing development ensuring accessibility to local services; and is adaptable to changing requirements and constructed with materials appropriate to the area.</p>	<p>The policy is based on the Character Assessment and the countryside evidence which together have identified designated and non-designated features and assets of importance to the community.</p> <p>The scope of design policies is set out to add detail to the development plan policies.</p> <p>The policy seeks to retain incidental green spaces that are too small to be classified as Local Green Spaces, but which nonetheless contribute to the character of the village, enhancing its local distinctiveness so that the public realm is well designed.</p>
<b>LW8: Protected Views</b>	<b>Policy CSEN1 Landscape</b> The district’s distinct landscape character and key features will be protected against inappropriate development and where possible enhanced.(i) Where development is acceptable in principle, measures will be sought to integrate it into the landscape character of the area. (ii) High priority will be given to conservation and enhancement of the Chilterns and North Wessex Downs Areas of Outstanding Natural Beauty (AONBs) and planning decisions will have regard to	This policy protects key identified views which is a method for protecting distinct landscape character and key features. Where development has the potential to harm the view, provisions are made which seek to retain its visual integrity.

	<p>their setting. Proposals which support the economies and social well being of the AONBs and their communities, including affordable housing schemes, will be encouraged provided they do not conflict with the aims of conservation and enhancement. (iii) The landscapes and waterscapes of the River Thames corridor will be maintained and where possible enhanced as will the setting and heritage of the river for its overall amenity and recreation use.</p>	
<p><b>LW9: Cycle and Footpaths</b></p>	<p><b>Policy CSM1 Transport</b> The council will work with Oxfordshire County Council and others to: (v) support measures which enable modal shift to public transport, cycling and walking particularly where these support the network of settlements in the district;</p>	<p>Specific cycle and footpath improvements have been identified in this policy that will improve the village’s sustainable transport accessibility as well as links between settlements.</p>
<p><b>LW10: Off-street parking</b></p>	<p><b>Policy CSM1 Transport:</b> The council will work with Oxfordshire County Council and others to: (vi) promote and support traffic management measures and environmental improvements which increase safety, improve air quality, encourage the use of sustainable modes of transport and/or make our towns and villages more attractive;</p> <p><b>Policy CSQ3 Design</b> Planning permission will be granted for new development that is of a high quality and inclusive design that: ☐ ensures high levels of accessibility and ease of use by all modes of transport both within the site and with the wider area, also making sure that any new development is properly integrated with existing development ensuring accessibility to local services;</p>	<p>Off-street parking provision is encouraged in new developments to reduce congestion in the village whilst managing traffic better and ensuring that integrates with existing development.</p>
<p><b>LW11: Ecologically Sensitive Area</b></p>	<p><b>Policy CSB1 Conservation and improvement of biodiversity</b> A net loss of biodiversity will be avoided, and opportunities to achieve a net gain across the district will be actively sought</p>	<p>Provision is made in this policy to protect the habitat of helix pomatia.</p>

**COMPLIANCE WITH EU POLICIES.**

- 14. A screening report was submitted to the local planning authority in May 2018. The report argued that SEA was not required. However, following consultation with statutory consultees, the planning authority determined that SEA was advisable.
- 15. It is a requirement that SEA is undertaken in-line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004, which transposed into national law EU Directive 2001/42/EC on SEA.

16. In-line with the Regulations, a report (known as the Environmental Report) must be published for consultation alongside the draft plan that 'identifies, describes and evaluates' the likely significant effects of implementing 'the plan, and reasonable alternatives'.<sup>3</sup> The report must then be taken into account, alongside consultation responses, when finalising the plan.
17. The NDP steering group commissioned AECOM to prepare a Strategic Environmental Assessment for the Revised Long Wittenham Neighbourhood Plan (October 2018). The Environmental Report concluded that:

9.42 RLWNP policies will benefit the local community through; the redevelopment and relocation of key service and facility provisions to meet local needs in a more accessible location; the delivery of new housing to meet local needs; protection of the surrounding countryside; a reduced potential for coalescence with Didcot; local heritage protection; and the protection of green spaces. The community hub proposal in particular is considered likely to lead to long term significant positive effects for the community.

9.43 It is recognised that the Plan is relatively limited in the potential to improve local transport infrastructure through new development, however capitalising on opportunities to connect the existing pedestrian and cycle network with the new hub, which will serve a large number of the residents, is considered likely to lead to positive effects for both 'transport and accessibility' and 'community health and wellbeing'. 9.44 No significant negative effects have been identified, however; it is recognised that there is the potential for minor long term negative effects through; the loss of greenfield land and potentially high quality soil resources; and a continued reliance on the private vehicle as residents are likely to continue to travel outside of the Plan area to access a wider range of services, facilities and employment opportunities.

18. On the matter of Human Rights, all members of the community were provided with an equal opportunity to comment upon the preparation of the original and reviewed NDPs.
19. On the matter of Habitats Regulation Assessments, Long Wittenham 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.

The RLWDP plan-making process is compatible with EU regulations.



## CONCLUSION

20. Neighbourhood plans must meet a set of basic conditions which are:

- i. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan.
- ii. the making of the neighbourhood plan contributes to the achievement of sustainable development.
- iii. 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 (or any part of that area).
- iv. the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.

21. The table below summarises how the NDP meets its basic conditions:

Requirement	Reference	Comment
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	All policies apply to land within the designated area.
The Plan specifies the period to which it has effect	22. Section 38B of the 2004 PCPA, Para 8(1) of Schedule 4B TCPA 1990	The plan period is 2018 -2033
The Plan does not include excluded development	Section 38B of the 2004 PCPA, Para 8(1) of Schedule 4B TCPA 1990	The NDP does not relate to minerals, waste or any nationally significant infrastructure project
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	It only relates to Long Wittenham Parish
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 NDP relates to the designated area
The Plan has been developed and submitted for examination by a qualifying body	Para 8(1) of Schedule 4B TCPA 1990	The NDP is submitted by Long Wittenham Parish Council who is the qualifying body

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	This has been demonstrated above
The Plan contributes to the achievement of sustainable development.	Para 8(2) of Schedule 4B TCPA 1990	This has been demonstrated above
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	This has been demonstrated above
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	This has been demonstrated above

23. The evidence set out in this statement lead to the conclusion that the RLWNDP meets the basic conditions: conformity with policies in the NPPF and the Development Plan has been demonstrated, the plan contributes to the achievement of sustainable development and it does not breach EU obligations.
24. When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:
- i. whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with
  - ii. the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy
  - iii. whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy
  - iv. the rationale for the approach taken in the draft neighbourhood plan and the evidence to justify that approach
25. The evidence set out in this statement concludes that:
- i. The RLWNDP supports and upholds the general principle that the strategic policies in the development plan contains, namely that housing allocations are made in excess of the requirement; the critical community infrastructure has been provided in a viable manner; that the policies lead to the conservation and enhancement of the built, historic and natural environment; and that provision is made for strategic

transport and green infrastructure requirements of neighbouring Didcot Garden Town.

- ii. There is no conflict between the RLWNDP and strategic policy.
- iii. The RLWNDP provides a significant level of additional detail and local justification presented in evidence in support of the plan.
- iv. The rationale for all policies in the RLWNDP has been evidenced and justified.

26. The RLWNDP therefore meets its basic conditions.