



# Ewelme

## Neighbourhood Plan



Basic Conditions Statement

September 2020

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## 1. Introduction

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- 1.1 This Basic Conditions Statement has been prepared by Ewelme Parish Council to accompany its submission to South Oxfordshire District Council of the Ewelme Neighbourhood Development Plan (ENP) to demonstrate how the Plan meets the statutory requirements set out within the Town and County 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 ENP complies with the basic conditions:
- Section 2 sets out how the ENP 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 ENP contributes to sustainable development.
  - Section 4 sets out how the ENP 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 ENP.

**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

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- 2.1 Table 2.1 sets out how the Ewelme 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 Table 2.2 then sets out compliance of the ENP with specific legal requirements.

Table 2.1 Ewelme NP Policies having regard to the February 2019 National Planning Policy Framework (NPPF)

Policy Number	Policy Title	NPPF Reference (paragraph)	Commentary
EP1	Natural environment, wildlife and biodiversity	8, 110, 127, 170, 174, 175	<p>These policies have regard to the following NPPF paragraphs:</p> <p>8- Achieving sustainable development means that the planning system has three overarching objectives. [This includes] an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity,</p> <p>110- applications for development should... respond to local character and design standards</p> <p>127- Planning policies and decisions should ensure that developments... are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)... establish or maintain a strong sense of place...</p> <p>170- Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland... d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures</p> <p>174- To protect and enhance biodiversity and geodiversity, plans should... promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity</p>

			<p>175- When determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused... c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.</p> <p><b>Two studies, available as appendices to the Ewelme NP, set out the context with regard to local character and historical setting, and landscape: <i>Protection of Views and Village Character Assessment.</i></b></p>
EP2	Protection of Views	110, 127, 170	<p>These policies have regard to the following NPPF paragraphs:</p> <p>110- applications for development should... respond to local character and design standards</p> <p>127- Planning policies and decisions should ensure that developments... are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)... establish or maintain a strong sense of place...</p> <p>170- Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes... .</p>
EP3	A Spatial Plan for the Parish	7, 8, 110, 127, 170	<p>These policies have regard to the following NPPF paragraphs:</p> <p>7- The purpose of the planning system is to contribute to the achievement of sustainable development.</p>

			<p>8- Achieving sustainable development means that the planning system has three overarching objectives. [This includes] an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment...</p> <p>110- applications for development should... respond to local character and design standards</p> <p>127- Planning policies and decisions should ensure that developments... are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)... establish or maintain a strong sense of place...</p> <p>170- Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes...</p>
<b>EP4</b>	<b>Housing – Protecting our Open Spaces</b>	8, 110, 127, 170	<p>These policies have regard to the following NPPF paragraphs:</p> <p>8- Achieving sustainable development means that the planning system has three overarching objectives. [This includes] an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment...</p> <p>110- applications for development should... respond to local character and design standards</p> <p>127- Planning policies and decisions should ensure that developments... are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)... establish or maintain a strong sense of place...</p> <p>170- Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes...</p>
<b>EP5</b>	<b>Housing Mix</b>	8, 15, 59, 61, 77, 78	<p>These policies have regard to the following NPPF paragraphs:</p> <p>8- Achieving sustainable development means that the planning system has three</p>

			<p>overarching objectives [including] a social objective – 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... .</p> <p>15- The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area [including] a framework for addressing housing needs...</p> <p>59- To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed</p> <p>61- the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).</p> <p>77- In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.</p> <p>78- To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.</p>
<b>EP6</b>	<b>Affordable Housing</b>	8, 15, 59, 61, 77, 78	<p>These policies have regard to the following NPPF paragraphs:</p> <p>8- Achieving sustainable development means that the planning system has three overarching objectives [including] a social objective – 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... .</p>

			<p>15- The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area [including] a framework for addressing housing needs...</p> <p>59- To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed</p> <p>61- the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).</p> <p>77- In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.</p> <p>78- To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.</p>
<b>EP7</b>	<b>Parking</b>	39	<p>The policy has regard to the following NPPF paragraphs:</p> <p>102- Transport issues should be considered from the earliest stages of plan-making and development proposals, 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>
<b>EP8</b>	<b>Conservation of Heritage Assets</b>	184, 185, 192	<p>The policy has regard to the following NPPF paragraphs:</p> <p>184- Heritage assets...are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations</p>

			<p>185- Plans should set 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. This strategy should take 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; and d) opportunities to draw on the contribution made by the historic environment to the character of a place.</p> <p>192- In determining applications, local planning authorities should take 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>
<b>EP9</b>	<b>Sustainable and High-Quality design</b>	8, 130, 170	<p>The policy has regard to the following NPPF paragraphs:</p> <p>8- Achieving sustainable development means that the planning system has three overarching objectives [including] an environmental objective – 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>130- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.</p> <p>170- Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of</p>

			the best and most versatile agricultural land, and of trees and woodland... d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
<b>EP10</b>	<b>Community facilities and leisure</b>	83, 91, 92, 98, 110, 127	<p>The policy has regard to the following NPPF paragraphs:</p> <p>83- Planning policies and decisions should enable: 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- Planning policies and decisions should aim to achieve healthy, inclusive and safe places which... enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.</p> <p>92- To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan 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; b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community; c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs; d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.</p> <p>98- Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users.</p> <p>110- applications for development should... respond to local character and design standards.</p>

			127- Planning policies and decisions should ensure that developments... are sympathetic to local character and history, including the surrounding built environment and landscape setting.
<b>EP11</b>	<b>Economy</b>	8, 83, 110, 127	<p>The policy has regard to the following NPPF paragraphs:</p> <p>8- Achieving sustainable development means that the planning system has three overarching objectives [including] a) an economic objective – 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;</p> <p>83- Planning policies and decisions should enable: a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; b) the development and diversification of agricultural and other land-based rural businesses; c) sustainable rural tourism and leisure developments which respect the character of the countryside; and d) 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>110- applications for development should... respond to local character and design standards.</p> <p>127- Planning policies and decisions should ensure that developments... are sympathetic to local character and history, including the surrounding built environment and landscape setting.</p>

**Table 2.2 Ewelme Neighbourhood Plan: conformity with legal requirements to fulfil the Basic Conditions**

<b>Requirements</b>	<b>Basis in law/regs</b>	<b>How the requirements are met in the NP</b>	<b>Reference</b>
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 ENP policies relate to the development and use of land within the designated Neighbourhood Plan area.	ENP policies EP1-EP11  ENP section 3.1
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 2034, which is expected to align with the new, emerging <i>South Oxfordshire District Council Local Plan, 2034</i> .	ENP executive summary and ENP section 2.1
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  ENP policies EP1-EP11
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.	ENP section 3.1
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 18.5.17	Basic Conditions Statement Appendix 1

**Table 2.2 Ewelme Neighbourhood Plan: conformity with legal requirements to fulfil the Basic Conditions**

<b>Requirements</b>	<b>Basis in law/regs</b>	<b>How the requirements are met in the NP</b>	<b>Reference</b>
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 Ewelme Parish Council.	ENP section 2.1
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
The Plan contributes to the achievement of sustainable development.	Para 8(2) of Schedule 4B TCPA 1990	Considerations of sustainability across a range of themes were central 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. There has been full and adequate opportunity for all interested parties to take part in the preparation of the Plan.	Basic Conditions Statement Table 2.3  ENP policies EP1-EP11

### 3. Sustainable development

- 3.1 Paragraphs 7-11 of the 2019 NPPF set out: 1- that the purpose of the planning system is to contribute to the achievement of sustainable development; and 2- that at the heart of the Framework is a presumption in favour of sustainable development.
- 3.2 Sustainable development has been integral to the Ewelme Neighbourhood Plan process, including positively supporting development while seeking protection and enhancement of the landscape setting, local character, community facilities etc. (where appropriate). The elements of sustainable development specified in the NPPF are listed in Table 3.1 below, with an explanation of how ENP 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>2019 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 EP11 supports the enhancement of local employment opportunities in order to help build a sustainable community.</p>
<p><b>2019 NPPF</b> 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>Policies EP5 and EP 6 are positive policies supporting sustainable housing growth to meet local needs.</p> <p>The parking requirements in Policy EP7 will meet needs while helping facilitate a high-quality built environment.</p> <p>Policy EP10 supports new development which extend local sporting and leisure facilities. This will contribute to ensuring a vibrant community and improved health and well-being.</p> <p>Policy EP8 supports the cultural well-being of the community by enhancing and protecting the historical environment and heritage assets.</p>
<p><b>2019 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 ENP emphasises through Policies EP1, EP2, EP3 and EP4 the importance of development being in keeping with village character and landscape setting, particularly the AONB setting.</p> <p>Policy EP1 seeks to protect and enhance an important local water and nature features conserves while supporting opportunities to promote biodiversity and ecological improvements</p>

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

<b>Sustainable development (NPPF definition)</b>	<b>How the Plan contributes to this element of sustainable development</b>
	<p>The importance of economic and housing development in keeping with landscape setting is also emphasised in Policies EP4, EP8, EP10 and EP11.</p> <p>Policy EP9 contributes to mitigation and adaptation to climate change by supporting the incorporation on new buildings, where appropriate, of energy efficiency measures and the use of renewable energy resources.</p>

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

- positively supporting housing development of appropriate mix, design etc. to help meet current and future needs.
- protecting and enhancing community facilities to help meet the needs of residents and foster a well-designed 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 Ewelme.
- Protecting and enhancing the natural assets of the parish, biodiversity, the natural environment, views and green infrastructure.

## 4. Strategic policies of the Local Plan

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- 4.1 The ENP 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 ENP was being drafted, South Oxfordshire Local Plan 2034 was still in development.
- 4.2 Table 4.1 below summarises an analysis of how each policy the ENP is in general conformity with relevant policies in the Development Plan for South Oxfordshire.

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

ENP Policy	Local Plan core strategy 2012	Saved policies Local Plan 2011
<p><b>EP1: Natural environment, wildlife and biodiversity</b></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 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 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><b>EP2: Protection of Views</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>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 CSQ3 (Design) as it requires high quality and inclusive design that responds positively</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</p>

	<p>to and respects the character of a development site and its surroundings.</p>	<p>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><b>EP3: A Spatial Plan for the Parish</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>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 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 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 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 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><b>EP4: Housing – Protecting our Open Spaces</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>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 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 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><b>EP5: Housing Mix</b></p>	<p>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 Ewelme, including smaller dwellings and affordable housing.</p>	<p>No relevant saved policies</p>
<p><b>EP6: Affordable Housing</b></p>	<p>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 Ewelme, including smaller dwellings and affordable housing.</p>	<p>No relevant saved policies</p>
<p><b>EP7: Parking</b></p>	<p>The policy is in general conformity with CSM2 (Transport Assessments and Travel Plans) by requiring that new proposals for</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>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> <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>
<p><b>EP8: Conservation of Heritage Assets</b></p>	<p>This policy is in general conformity with CSEN3 (Historic Environment) by conserving and enhancing Ewelme’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 Ewelme 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 Ewelme 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</p>

		proposals for development outside a conservation area which would have a harmful effect on the conservation area.
<b>EP9: Sustainable and High-Quality design</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 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>	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.
<b>EP10: Community facilities and leisure</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 line with Policy CSEM1 (Supporting a successful economy), by supporting the prosperity of the area's tourism industry and recreation-based rural diversification where proposals are of a scale and type appropriate to their location.</p>	The policy is in general conformity with Policies R1 (Formal Recreation) and R4 (Recreation in the Countryside).
<b>EP11: Economy</b>	The policy is in general conformity with Policy CSR2 by encouraging development proposals that generate employment opportunities, including appropriate rural diversification, but with the caveat that these developments should not have any significant adverse impact on the village's character and natural	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>environment.</p> <p>This policy is in general conformity with CSR2, by encouraging proposals that support tourism based on the character of the area.</p> <p>The policy is in line with Policy CSEM1 (Supporting a successful economy), by supporting the prosperity of the area's tourism industry and recreation-based rural diversification where proposals are of a scale and type appropriate to their location.</p>	<p>The policy is in general conformity with Policy TSM1 (Tourism) And Policy TSM2 (Tourist attractions and facilities) by supporting the prosperity of the local tourism industry and recreation-based rural diversification where proposals are of a scale and type appropriate to their location in respect of local landscape and heritage effects.</p>
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4.3 As the ENP was being drafted, South Oxfordshire Local Plan 2034 was still in development. Although not required, we have made a comparison of policies in the emerging Local Plan with ENP 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 latest available at the time this assessment was undertaken: *South Oxfordshire Local Plan 2011-2034, January 2019*.

4.4 ENP 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:

<b>STRATEGY</b>	STRAT 1: The Overall strategy
<b>SETTLEMENTS AND HOUSING</b>	H1: Delivering new homes H8: Housing in the Smaller Villages H9: Affordable housing H10: Exception Sites H11: Housing Mix H16: Infill Development and redevelopment
<b>INFRASTRUCTURE</b>	INF1: Infrastructure Provision TRANS2: Promoting Sustainable Transport and Accessibility TRANS4: Transport Assessments, Transport Statements and Travel Plans TRANS5: Consideration of development proposals
<b>DESIGN</b>	DES1: Delivering High-quality Development DES2: Enhancing Local Character DES9: Promoting Sustainable Design
<b>COMMUNITY FACILITIES</b>	CF1: Safeguarding Community Facilities CF2: Provision of Community Facilities and Services CF3: New open space, sport and recreation facilities CF4: Existing Open Space, Sport and recreation facilities
<b>EMPLOYMENT</b>	EMP11: Development in the Countryside and Rural areas
<b>ENVIRONMENT</b>	ENV1: Landscape and Countryside ENV2: Biodiversity- designated sites, priority habitats and species ENV3: Biodiversity- non-designated sites, priority habitats and species ENV4: Watercourses ENV5: Green infrastructure in new developments ENV6: Historic Environment ENV7: Listed Buildings ENV8: Conservation Areas ENV9: Archaeology and Scheduled Monuments

4.5 ENP policies are either neutral with respect to all other Local Plan 2033 policies or they are not applicable to Ewelme.

## 5. EU obligations

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- 5.1 A South Oxfordshire District Council (SODC) screening statement dated 13 September 2019 concluded that a Strategic Environmental Assessment (SEA) is not required for the Ewelme Neighbourhood Development Plan.
- 5.2 The EWP 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 The South Oxfordshire District Council (SODC) screening opinion dated 13 September 2019 concluded that a Habitats Regulation Assessment (HRA) is not required for the EWP Neighbourhood Development Plan.
- 5.4 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. The ENP does not breach and is compatible with European obligations; and it is not likely to have a significant effect on a European site.
- 5.5 Ewelme 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 council's Habitats Regulations Screening Assessment (Appendix 2 of the council's SEA Screening Statement) concludes that the making of the Cuddesdon and Denton 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) either alone or in combination with other plans or projects.'

The Parish Council has been mindful of the fundamental rights and freedoms guaranteed under the European Convention on Human Rights in process of preparing the Neighbourhood Plan and considers that it complies with the Human Rights Act

## Appendix 1: Area Designation Letter

The original letter is on South Oxfordshire District Council Website

[http://www.southoxon.gov.uk/sites/default/files/2017\\_05\\_15\\_Ewelme%20Designated%20Area%20letter.pdf](http://www.southoxon.gov.uk/sites/default/files/2017_05_15_Ewelme%20Designated%20Area%20letter.pdf)

### Planning Services

HEAD OF SERVICE: Adrian Duffield



Listening Learning Leading

Ewelme Parish Council

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

This letter confirms that on 15 May 2017, the Head of Planning at South Oxfordshire District Council, designated the area shown on map 1 below as the 'Ewelme Neighbourhood Plan Area'. This designation has been made for the purposes of preparing a Neighbourhood Development Plan by Ewelme 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:

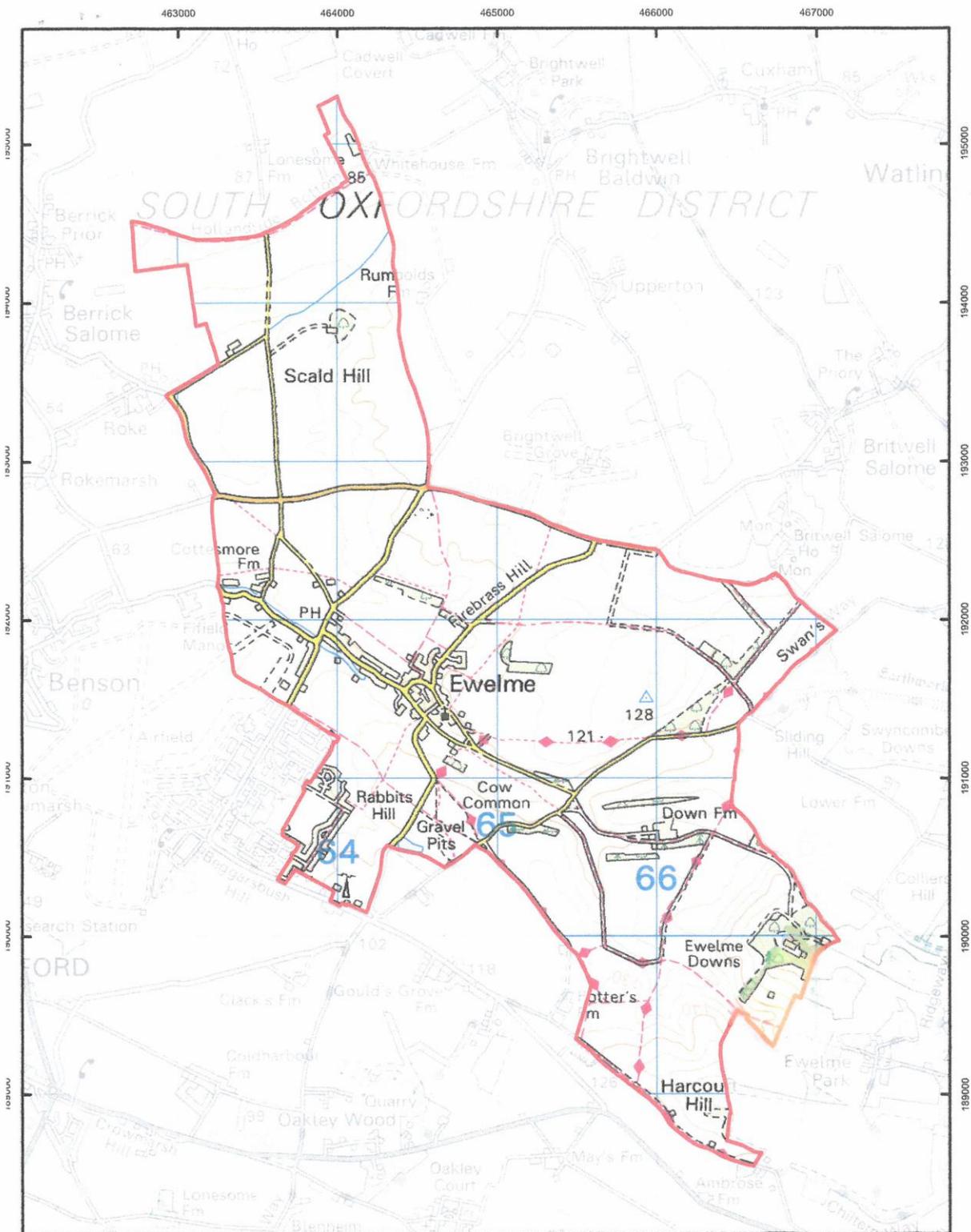
- a) Name of neighbourhood area: Ewelme
- b) Map of neighbourhood area included below
- c) Relevant body: Ewelme Parish Council
- d) The Area Designation Application and Supporting Statement submitted by Ewelme Parish Council is available in Appendix 1

Yours sincerely,

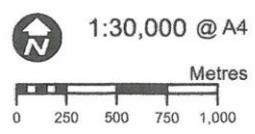
Adrian Duffield  
Head of Planning

[www.southoxon.gov.uk](http://www.southoxon.gov.uk)





### Ewelme Neighbourhood Plan Area



February 2017  
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