

CUDDESDON AND DENTON NEIGHBOURHOOD DEVELOPMENT PLAN

BASIC CONDITIONS STATEMENT

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1. Basic conditions

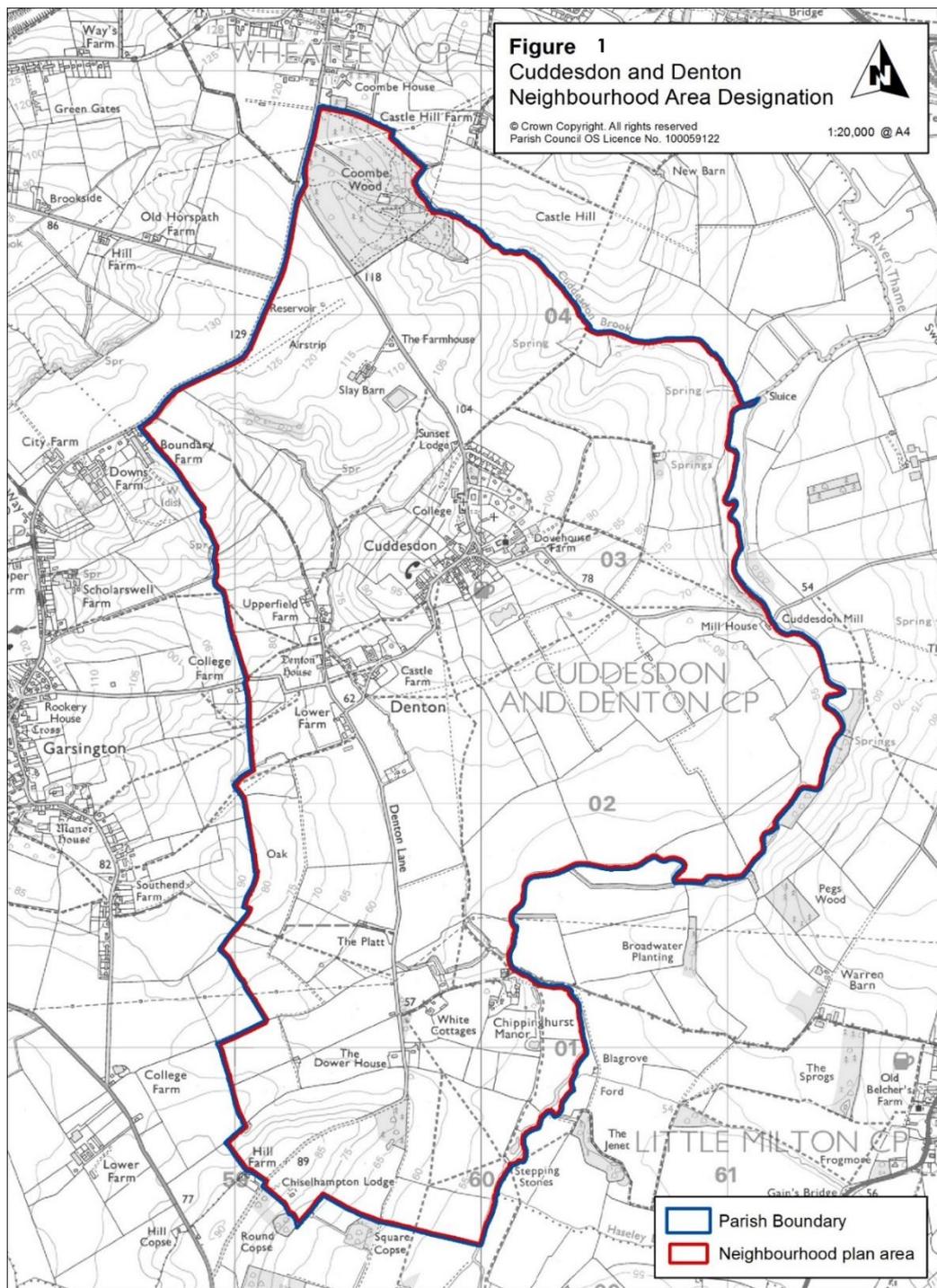
- 1.1 This Basic Conditions Statement has been prepared to accompany the Cuddesdon and Denton Neighbourhood Development Plan.
- 1.2 Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that Neighbourhood Development Plans (NDP) must meet the following basic conditions:
 - (i) the draft NDP must have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF);
 - (ii) the draft NDP must contribute to the achievement of sustainable development;
 - (iii) the draft NDP must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case South Oxfordshire District Council's (SODC) Local Plan 2011 and Core Strategy; and
 - (iv) the draft NDP must meet the relevant EU obligations.
- 1.3 This Basic Conditions Statement addresses these requirements in four sections:
 - Section 1 demonstrates the conformity of the Plan with the NPPF;
 - Section 2 shows how the Plan will contribute to sustainable development;
 - Section 3 demonstrates the conformity of the Plan with the adopted Local Plan and Core Strategy; and
 - Section 4 demonstrates compliance with the appropriate EU obligations.

2. Introduction

- 2.1 The draft Plan is submitted by Cuddesdon and Denton Parish Council, which, as a qualifying body, is entitled to submit a Neighbourhood Plan for its own parish. The Plan has been prepared by the Cuddesdon and Denton Neighbourhood Development Plan Committee, which is led by Cuddesdon and Denton Parish Council.
- 2.2 The whole parish of Cuddesdon and Denton was formally designated as a Neighbourhood Area by South Oxfordshire District Council on 5 September 2017.
- 2.3 The draft Plan contains policies relating to the development and use of land within the neighbourhood area. Proposals relating to planning matters (the use and development of land) have been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.
- 2.4 If adopted, the draft Plan will run from 2020 to 2035.

- 2.5 The draft Plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.
- 2.6 The draft Plan relates only to the parish of Cuddesdon and Denton. It does not relate to more than one neighbourhood area. There are no other neighbourhood development plans in place within the neighbourhood area.

Figure 1 – Cuddesdon and Denton Neighbourhood Plan Area Designation



3. Section 1: Conformity with NPPF

3.1 The National Planning Policy Framework was revised in February 2019. As well as policies on Achieving Sustainable Development, considered in the next section, it includes policies on:

- Building a sufficient supply of homes
- Building a strong, competitive economy
- Ensuring the vitality of town centres
- Promoting healthy and safe communities
- Promoting sustainable transport
- Supporting high quality communications
- Making effective use of land
- Achieving well designed places
- Protecting Green belt land
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment.

3.2 The Neighbourhood Plan contains non-strategic policies to manage development in the Parish, within the framework of the NPPF and South Oxfordshire Local Plan. The Parish Council believes the Neighbourhood Plan is planning positively to support the strategic development needs of the District by supporting small scale, infill development within the boundaries and limited capacity of the Parish.

3.3 The table on the next page relates the relevant chapter headings of the NPPF with the Objectives and Policies of the Cuddesdon and Denton Neighbourhood Development Plan.

Table 1: Conformity with the NPPF

NPPF Chapter Heading	C&D Plan Objectives	C&D Plan policies
Building a sufficient supply of homes	Within the capacity of the village, to encourage development which provides houses which meet the needs of younger adults and their families at prices they can afford particularly for those with a local connection.	The Plan supports infill development within the built-up area of Cuddesdon - Policies CD1and CD3
Building a strong, competitive economy	To support the development of local businesses including homeworking within the capacity of the village.	The Plan includes a specific Policy to support home working - Policy CD8
Ensuring the vitality of town centres	To support and maintain communal village infrastructure	The Plan includes a policy in support of the community facilities – Policy CD5
Promoting healthy and safe communities	To support and maintain communal village infrastructure To provide facilities for young people Conserve open spaces and designate sites for protection where appropriate. Identify the pub for protection as an asset of community value.	The Plan includes a policy in support of the community facilities – Policy CD5 It also includes a policy to designate and protect three local green spaces including the recreation ground – Policy CD7
Promoting sustainable transport	To require new developments to be fitted with charging points for electric cars. To encourage the provision of a bus service to Wheatley. To promote a safe cycling route to Oxford.	The Plan requires all new houses to be fitted with a fast charging point for electric cars - – Policy CD2 b) viii As other transport matters are the responsibility of the County Council, it includes a statement on sustainable transport – Statement No 2.
Supporting high quality communications	To support the development of local businesses including homeworking within the capacity of the village.	The statement on sustainable transport includes a request to provide high speed broadband in Denton and Chippinghurst – Statement No 2.
Making effective use of land	<i>No specific objective</i>	The Plan supports infill development within the built-up area of Cuddesdon and to protect productive farmland - Policies CD1and CD3

NPPF Chapter Heading	C&D Plan Objectives	C&D Plan policies
		There is no brownfield land in the Parish. Planning permission has already been granted for the one listed redundant barn in the Parish.
Achieving well designed places	To ensure that new development is of high quality design; complements local character, particularly of adjoining houses; the massing of the neighbouring buildings and maintains the sense of openness and connection to the surrounding landscape.	Policy CD2 sets out a number of principles to achieve high quality design which protects and enhances the village's character.
Protecting Green belt land	<p>To conserve and enhance the character of the surrounding open countryside and to maintain the far-reaching views.</p> <p>To ensure new development is within the built up areas to protect the Green Belt, existing farmland and jobs.</p> <p>To maintain the local gap between the individual settlements of Cuddesdon and Denton to prevent their coalescence and to protect their distinctive individual character and setting.</p>	<p>The whole Parish is washed over by the Oxford Green Belt. The need to protect the Green Belt has informed our approach and is included in Policy CD1.</p> <p>The Plan includes a specific policy CD6 on the Local Green Gap between Cuddesdon and Denton.</p>
Meeting the challenge of climate change, flooding and coastal change	<p>To ensure any new developments are ... energy efficient and adapted to heatwaves.</p> <p>To avoid any developments in the flood plain.</p>	<p>Policy CD2 includes requirements on energy efficiency and overheating.</p> <p>There are no policies on developments in the flood plain, because none are proposed and because the plan would add nothing to the policies in the Local Plan.</p>
Conserving and enhancing the natural environment	<p>To protect and expand green infrastructure and the different habitats in the parish so as to enhance biodiversity.</p> <p>To protect aquatic habitats from pollution so as to enhance biodiversity.</p>	<p>Policy CD1 includes a requirement to increase the habitat value.</p> <p>There is also a statement on land management - No 3</p>

NPPF Chapter Heading	C&D Plan Objectives	C&D Plan policies
Conserving and enhancing the historic environment.	To conserve and enhance the village’s character and setting, in particular its heritage assets, listed and unlisted	The Plan includes policies to protect and enhance the historic environment, listed and unlisted in Policies CD1, CD2 and CD3.

4. Section 2: Contribution to sustainable development

4.1 The NPPF sets out three overarching objectives for sustainable development:

- 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; and by identifying and coordinating the provision of infrastructure;
- b) **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; 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; and
- c) **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.”

4.2 The table below shows how the Cuddesdon and Denton Neighbourhood Development intends to contribute to sustainable development:

Table 2: Contribution to sustainable development

Objective	C&D Plan response
Economic	<p>The scope for the Parish to contribute to the economy of the wider district is limited but the Plan does include measures relevant to the circumstances of the Parish. The Plan includes policies:</p> <ul style="list-style-type: none"> • to protect farmland for farming – Policies CD1, CD3, CD6; • to support home working - Policy CD8; • a statement to protect the pub not only as a community asset but also as an employer – Statement No 4;

Objective	C&D Plan response
	<ul style="list-style-type: none"> • a statement on Sustainable Transport, which is key to the economy of the village but is outside the scope of the plan – Statement No 2.
Social	<ul style="list-style-type: none"> • The plan recognises the constraints of the Green Belt and supports housing provision by in-filling with Cuddesdon itself – Policies CD1, CD3. • It seeks to protect Local Green Spaces used for recreation – Policy CD7 - and to support the development of community facilities - Policy CD5. • It also includes a statement on assets of community value - Policy CD4. • The statement on Sustainable Transport - Statement No2 - aspires to improve access to services in Wheatley, which has the nearest shops, library and surgery.
Environmental	<ul style="list-style-type: none"> • The plan seeks to provide the fine grain to policies in the Local Plan which are intended to protect the natural, built and historic environment – Policies CD1, CD2, CD3. • It includes both climate mitigation and adaption measures - Policy CD2 - and a statement on land management - Statement No3.

5. Section 3: Conformity of the Plan with the SODC Core Strategy

- 5.1 The Neighbourhood Plan needs to comply with the South Oxfordshire Local Plan 2011 including the South Oxfordshire Core Strategy which was adopted in December 2012. The Plan is not tested against the emerging Local Plan, although it has been written with this in mind.
- 5.2 The Local Plan 2011 presents a comprehensive vision and policies for the whole of South Oxfordshire, including Cuddesdon and Denton. Therefore the Cuddesdon and Denton Plan has been written to provide a finer grain of detail than the Local Plan, where appropriate. In many cases, the Local Plan Policies are sufficient and the Cuddesdon and Denton Plan is therefore silent.
- 5.3 One example is flooding. This is well covered by the Local Plan and the Cuddesdon and Denton plan has nothing to add. So not all the Policies in the Local Plan are reflected in the Cuddesdon and Denton Plan but all the Policies in the Cuddesdon and Denton Plan are linked to Policies in the Local Plan. This is captured in the table on the next page.
- 5.4 The plan includes a number of statements to express residents' views and concerns relevant to the planning system but which are outside the scope of a neighbourhood development plan. A separate table shows how these are relevant to the delivery of the Local Plan.

Table 3: Conformity of Proposed Policies with South Oxfordshire Local Plan and Core Strategy

C&D Policy	Commentary
<p>CD1 – General Development Principles</p>	<p>This policy seeks to support the General Approach set out by the District Council by maintaining the overall rural character of Cuddesdon and Denton and in particular the views which are so valued by residents.</p> <p>It is intended to support and amplify the following Local Plan and Core Strategy policies:</p> <p>Policy G2 - Protection and enhancement of the environment The district's countryside, settlements and environmental resources will be protected from adverse developments</p> <p>Policy G4 - Development in the countryside and on the edge of settlements The need to protect the countryside for its own sake is an important consideration when assessing proposals for development.</p> <p>Policy C4 - The landscape setting of settlements Development which would damage the attractive landscape setting of the settlements of the district will not be permitted. The effect of any proposal on important local landscape features which contribute to the visual and historic character and appearance of a settlement will be considered.</p> <p>Policy C6 - Biodiversity conservation In considering proposals for development, the maintenance and enhancement of the biodiversity resource of the district will be sought. Full account of the effects of development on wildlife will be taken. Where there is any significant loss in biodiversity as part of a proposed development, the creation and maintenance of new landscape features, habitats, habitat links and wildlife corridors of appropriate scale and kind will be required to ensure there is no net loss in biodiversity resources.</p> <p>Policy GB4 - Visual amenity Where new development is permitted, either within or where it would be conspicuous from the Green Belt, it should be designed and sited in such a way that its impact on the open nature, rural character and visual amenity of the Green Belt is minimised.</p> <p>Policy CON5 - The setting of listed buildings Proposals for development which would adversely affect the setting of a listed building will be refused.</p> <p>Policy CSEN1 - Landscape</p>

C&D Policy	Commentary
	<p>The district's distinct landscape character and key features will be protected against inappropriate development and where possible enhanced.</p> <p>Policy CSEN2 - Green Belt The special character and landscape setting of Oxford will be protected by the Oxford Green Belt, the boundary is shown on the Adopted Policies Map.</p> <p>Policy CSEN3 - Historic environment The district's designated historic heritage assets, both above and below ground ... will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place</p> <p>Policy CSG1 - Green infrastructure A net gain in green infrastructure including biodiversity will be sought through developer works, developer contributions and the targeted use of other funding sources. ... A net loss of green infrastructure including biodiversity through development proposals will be avoided.</p> <p>Policy CSB1 - Conservation and improvement of biodiversity A net loss of biodiversity will be avoided, and opportunities to achieve a net gain across the district will be actively sought.</p>
<p>POLICY CD2 – Design principles</p>	<p>Both the NPPF and the Local Plan emphasise the importance of good design. This policy adds to the South Oxfordshire Design Guide 2016 by setting out in more detail what good design means for the parish.</p> <p>It follows on from the following Local Plan and Core Strategy policies:</p> <p>Policy EP3- Light pollution Proposals for new floodlighting and other external lighting that would have an adverse effect on neighbouring residents, the rural character of the countryside or biodiversity will not be permitted, unless effective mitigation measures will be implemented.</p> <p>Policy CSEN3 - Historic environment The district's designated historic heritage assets, both above and below ground ... will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place</p> <p>Policy CSQ3 - Design</p>

C&D Policy	Commentary
	<p>Planning permission will be granted for new development that is of a high quality and inclusive design that:</p> <ul style="list-style-type: none"> • 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; <p>...</p> <ul style="list-style-type: none"> • provides and/or links into green infrastructure where available; <p>...</p> <ul style="list-style-type: none"> • creates a distinctive sense of place and is easy to understand through the use of vistas, landmarks and focal points; • is adaptable to changing requirements and constructed with materials appropriate to the area. <p>...</p>
<p>CD3 – Housing Infill Developments</p>	<p>The whole Neighbourhood Plan Area is washed over by the Green Belt, imposing a significant constraint on new development in the parish. Nevertheless this policy seeks to contribute to meeting housing need by supporting infilling within Cuddesdon itself.</p> <p>The Plan thus seeks to support the following policies:</p> <p>Policy CSS1 - The overall strategy Proposals for development in South Oxfordshire should be consistent with the overall strategy of:</p> <p>...</p> <p>(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</p> <p>(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>Policy CSR1 - Housing in villages 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: (For smaller villages, infill sites of up to 0.2 ha)</p> <p>Policy CSEN3 - Historic Environment</p>

C&D Policy	Commentary
	<p>The district's designated historic heritage assets, both above and below ground ... will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place</p>
CD4 – Residential Parking	<p>Pressure on parking space in the High Street in Cuddesdon is an issue which will not be solved by this Plan. This policy is intended to help prevent it becoming worse within the framework of the Local Plan and the policies of the County Council:</p> <p>Policy D2 - Vehicle and bicycle parking Planning permission will not be granted for developments that fail to incorporate adequate, safe and secure parking for vehicles and cycles. Vehicle parking should be provided in a discreet and sensitive manner.</p> <p>Policy CSM1 - Transport The council will work with Oxfordshire County Council and others to: ... (vii) adopt a comprehensive approach to car parking aimed at improving the attraction of our town and village centres;</p>
CD5 – Community Facilities	<p>The village hall, recreation ground, pub and church are all highly valued community facilities. This policy aims to support positively any proposals for growth whilst also protecting them for the community.</p> <p>The relevant Local Plan policy is: Policy CF2 - Provision of community facilities and services Proposals that would result in the provision of additional community facilities or services within settlements will be permitted, provided that there are no overriding amenity, environmental or traffic objections to the proposals and that there is no conflict with the other policies in this plan.</p>
CD6 – Local Green Gap	<p>The green gap between Cuddesdon and Denton is an important landscape feature which residents want specifically protected. This conforms with the following policy:</p> <p>Policy CSEN1 - Landscape The district's distinct landscape character and key features will be protected against inappropriate development and where possible enhanced.</p>

C&D Policy	Commentary
CD7 – Local Green Spaces	<p>The village also wishes to take advantage of the opportunity to protect three green spaces within the parish. This policy therefore supports and augments the following policies:</p> <p>Policy CON16 – Common Land Proposals for development on or affecting common land, village greens and other important spaces within settlements will not be permitted.</p> <p>Policy CF1 - Safeguarding community facilities and services including recreation facilities Proposals that result in the loss of a recreation facility or an essential community facility or service, through change of use or redevelopment, will not be permitted unless: (i) suitable alternative provision is made for the facility (or similar facilities of equivalent community value) on a site elsewhere in the locality, or (ii) in the case of recreational facilities, it is not needed, or ...</p>
CD8 – Home working	<p>Supporting home working is one way of facilitating a more sustainable life-style and directly relates to the following policies:</p> <p>Policy CSEM1 - Supporting a successful economy We will work with our business and education partners to provide an environment that positively and proactively encourages sustainable economic growth. We will do this by: ... (iii) supporting measures that deliver sustainable transport solutions, home working, and a stronger link between local jobs and local labour supply;</p> <p>Policy CSR2 - Employment in Rural Areas Planning permission will be granted for proposals which support the economy of the rural areas through: ... • working at home;</p>

Table 4: Commentary on Statements

Statement	Commentary
<p>No 1 – Possible Expressway</p>	<p>The possible expressway is a significant threat to the character and life of the parish on many levels, should the route pass through the Thame valley below the village. The statement aims to capture this in the plan and to call for a full and proper environmental assessment. The Parish Council believes that this is appropriate given the following Local Plan policies:</p> <p>Policy G2 - Protection and enhancement of the environment The district's countryside, settlements and environmental resources will be protected from adverse developments</p> <p>Policy G4 - Development in the countryside and on the edge of settlements The need to protect the countryside for its own sake is an important consideration when assessing proposals for development.</p> <p>Policy C4 - The landscape setting of settlements Development which would damage the attractive landscape setting of the settlements of the district will not be permitted. The effect of any proposal on important local landscape features which contribute to the visual and historic character and appearance of a settlement will be considered.</p> <p>Policy C6 - Biodiversity conservation In considering proposals for development, the maintenance and enhancement of the biodiversity resource of the district will be sought. Full account of the effects of development on wildlife will be taken. Where there is any significant loss in biodiversity as part of a proposed development, the creation and maintenance of new landscape features, habitats, habitat links and wildlife corridors of appropriate scale and kind will be required to ensure there is no net loss in biodiversity resources.</p> <p>Policy GB4 - Visual amenity Where new development is permitted, either within or where it would be conspicuous from the Green Belt, it should be designed and sited in such a way that its impact on the open nature, rural character and visual amenity of the Green Belt is minimised.</p> <p>Policy CON5 - The setting of listed buildings Proposals for development which would adversely affect the setting of a listed building will be refused.</p> <p>Policy CSEN1 - Landscape</p>

Statement	Commentary
	<p>The district's distinct landscape character and key features will be protected against inappropriate development and where possible enhanced.</p> <p>Policy CSEN2 - Green Belt The special character and landscape setting of Oxford will be protected by the Oxford Green Belt, the boundary is shown on the Adopted Policies Map.</p> <p>Policy CSEN3 - Historic environment The district's designated historic heritage assets, both above and below ground ... will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place</p> <p>Policy CSG1 - Green infrastructure A net gain in green infrastructure including biodiversity will be sought through developer works, developer contributions and the targeted use of other funding sources. ... A net loss of green infrastructure including biodiversity through development proposals will be avoided.</p> <p>Policy CSB1 - Conservation and improvement of biodiversity A net loss of biodiversity will be avoided, and opportunities to achieve a net gain across the district will be actively sought.</p>
<p>No 2 – Sustainable Transport</p>	<p>Cuddesdon and Denton has no bus service, neither to Oxford nor even to Wheatley, the nearest centre with shops, library and a surgery. In this sense it is not sustainable. Transport is outside the scope of the Neighbourhood Plan and therefore the issues are set out in this statement, which is intended to support the following policies.</p> <p>Policy CSM1 - Transport The council will work with Oxfordshire County Council and others to: ... (iii) support improvements for accessing Oxford; ... (v) support measures which enable modal shift to public transport, cycling and walking particularly where these support the network of settlements in the district; ... (viii) encourage the use of sustainable modes of transport;</p>

Statement	Commentary
	<p>(ix) promote electronic communications allowing businesses to operate throughout the district and to provide services and information which reduce the need to travel and encourage sustainable modes of transport; and</p> <p>(x) cater for the needs of all users</p> <p>Policy CSEM1 - Supporting a successful economy We will work with our business and education partners to provide an environment that positively and proactively encourages sustainable economic growth. We will do this by:</p> <p>...</p> <p>(iii) supporting measures that deliver sustainable transport solutions, home working, and a stronger link between local jobs and local labour supply;</p> <p>...</p> <p>(v) seeking measures that support the development of the digital economy and the roll-out of high speed broadband across the district;</p> <p>Policy CSR3 - Community facilities and rural transport ...</p> <p>Rural transport initiatives that improve movement particularly to access services and employment will be encouraged.</p>
<p>No 3 - Landscape Character And Biodiversity</p>	<p>This statement is an attempt to respond to residents’ desire to encourage wildlife in the fields around the village. It aims to recognise the opportunities and responsibilities for improving their management, supporting policy:</p> <p>Policy CSEN1 - Landscape The district’s distinct landscape character and key features will be protected against inappropriate development and where possible enhanced.</p>
<p>No 4 – Assets of Community Value</p>	<p>For completeness, the Plan includes this statement on the protection of the pub as an asset of community value in response to comments during the planning process. It supports the following policy:</p> <p>Policy CSR3 - Community facilities and rural transport 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>

6. Section 4: Compliance with the appropriate EU obligations

6.1 In September 2019, South Oxfordshire determined that the Cuddesdon and Denton Neighbourhood Plan does not require a Strategic Environmental Assessment, as follows:

- “The Cuddesdon and Denton NDP is unlikely to have significant effects on Natura 2000 sites, either alone or in combination with other plans or programmes; therefore, an Appropriate Assessment for the Cuddesdon and Denton Neighbourhood Development Plan is not required.
- Based on the assessment presented in Appendices 3, the Cuddesdon and Denton NDP is unlikely to have a significant effect on the environment.
- The Cuddesdon and Denton NDP does not require a Strategic Environment Assessment.”

6.2 Cuddesdon and Denton 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

6.3 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.