

WALLINGFORD NEIGHBOURHOOD PLAN

Basic Conditions Statement

For

SOUTH OXFORDSHIRE DISTRICT COUNCIL

Date: 25th February 2020

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Introduction

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

The Wallingford Neighbourhood Plan (WNP) has been prepared by the Town Council, a qualifying body, for the Neighbourhood Area covering the whole of Wallingford Parish, as designated by the District Council on 1 May 2015 (see Map 1).

Map 1: Boundary map of Wallingford Neighbourhood Plan boundary



The policies in the WNP relate to the development and use of land in the designated Neighbourhood Area. The plan period of the Neighbourhood Plan is from 2019 to 2034, the plan end date coincides with the period of the emerging South Oxfordshire Local Plan. No policies in the Neighbourhood Plan seeks to control 'excluded development', as defined by the Regulations.

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

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

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

Background

The Plan preparation process has been led by the Town Council, as the 'qualifying body' under the 2012 Regulations. It has delegated the day to day responsibility for managing the project to a Steering Group of town councillors and local people, which has met regularly since 2015. The Town Council has delegated authority to the steering group to make day-to-day decisions on the preparation of the WNP. As the qualifying body, the Town Council has approved the publication of the Pre Submission Neighbourhood Plan in July 2019 and this Submission Neighbourhood Plan in December 2019

The local community has been consulted extensively since the start of the project in 2015 as set out in the Consultation Statement. Importantly, engagement activities during the plan preparation allowed the steering group to test opinions, both informally and then formally, on the sites that were put forward for development. The Consultation Statement describes this consultation work in detail.

The project has benefited from a positive working relationship between Town and South Oxfordshire District Councils. The District Council has advised and supported the steering group through the plan preparation. Both have been mindful of the challenges presented to neighbourhood plans by the ongoing delays to the finalisation of the strategic policy framework, the changing requirements expected of towns and by an uncertain five-year housing land supply position. The position as of January 2020 is that there is now a nine-year housing land supply.

Inevitably, the historic lack of a five-year housing land supply has led to planning applications being submitted and decided on which has caused concern to residents and limited the choices available for the neighbourhood plan.

The Neighbourhood Plan contains 39 land use policies; those that are geographically specific are defined on the Proposals Map. The steering group has generally avoided including policies that may duplicate development plan policies. However, with the recent delay to the Emerging Local Plan (ELP) programme we have felt it necessary to refine some of the older saved policies and to reflect some of the policy directions of the ELP. In addition, we have taken a different approach on some non-strategic policies than is currently set out in the ELP. This may present a difficulty in relation to the status of these WNP policies when the local plan is finally adopted.

There are some non-statutory proposals in the plan, these are referred to as Community Aspirations and are included for completeness so that the community better understands where we need to work with other organisations to achieve change. In making a clear distinction between land use planning policies and non-statutory proposals, the WNP allows the examination to focus on the requirement of the policies to meet the Basic Conditions.

Conformity with National Policy

The Neighbourhood Plan has been prepared with regard to national policies primarily as set out in the National Planning Policy Framework 2019 (NPPF) and is mindful of the Planning Practice Guidance (PPG) in respect of formulating neighbourhood plans. Table 1 below sets out where the WNP meets particular paragraphs of the NPPF.

In overall terms, NPPF paragraphs 29, 30 & 37 provide general guidance on neighbourhood planning, to which the WNP has directly responded.

We believe the WNP has grasped the opportunity to shape the future of Wallingford, through an ambitious, coherent and deliverable sustainable spatial strategy. Although the focus is inevitably on housing, the WNP contains many other proposals to enhance people's enjoyment of living, visiting and working in Wallingford and should enable the town to continue to thrive. Our proposals seek to retain what is most valued about the community facilities, landscape and heritage of Wallingford whilst also taking opportunities to improve these particularly with the expanded health and education facilities, with improvements to safety and the environment in the town centre, enhanced footpaths and cycle paths and a more robust green network and green spaces for wildlife gain.

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

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

The WNP has faced the challenge of establishing a coherent strategy within the changeable environment that existed without a five-year land supply. Proposals within Wallingford and neighbouring parishes have cumulative impacts on the important natural and historic environment locally and on the provision of services. We believe that a common sense approach that recognises Wallingford's status in the settlement hierarchy, and provides a broad reflection of the scale of housing growth expected in the ELP meets the PPG advice and will contribute to meeting housing needs in South Oxfordshire. If the local plan, when adopted, determines that insufficient provision has been made, then, in the plan-led system, there will be time for the Town Council to undertake a review of the WNP if necessary.

The existing and emerging District Council spatial strategy focuses housing and economic development in Science Vale. Three new or expanded settlements together with growth around the edge of Oxford are proposed in the ELP, together with proportionate growth in homes of around 15%

in market towns and larger villages. The target new housing figure identified for Wallingford in the ELP is 1070 new homes.

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

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

Table 1 How the WNP meets the policies of the NPPF

Policy No.	Policy Title	NPPF Ref	Commentary
WS1	The Local Strategy for Wallingford	NPPF para 11,13 All sections referred to below. PPG guidance on neighbourhood planning	This policy sets out the overall approach for sustainable development and change in Wallingford, the detail for each part of the policy is outlined in the individual policies below. The strategy encourages the re-use of brownfield land and redundant employment land where this exists, and minimises the use of greenfield land commensurate with the scale of development needed. It has regard to the importance of heritage assets, important landscapes, achieving net gains in biodiversity, encouraging walking, cycling and use of public transport and improving community wellbeing. The site selected for new housing avoids areas at risk of flooding. The policy accords with the core principle of national policy, the presumption in favour of sustainable development. The policy gives considerable weight to the landscape of the two adjacent AONBs and their setting and to the River Thames as well as adding detail about local views and greenspace to the core strategy policy.
WS2	The Land Allocation for Housing in Wallingford	NPPF paras 59,65,66,92, 102, 108,117,118, 124,127, 170, 185, 187	This policy will contribute to boosting the supply of housing in the local area, as NPPF paras 59, 65 and 66 by providing for around 502 new homes, giving a total of completions and commitments to 2034 of 1,431 new homes in Wallingford which exceeds the requirement in the ELP. It will assist in maintaining a thriving community and supporting a vibrant market town supplying services across a wide rural area. The policy seeks to ensure that the development is carried out having regard to the character and appearance of the area, the historic environment and wider rural landscape and that essential infrastructure is provided.
WS3	Housing Density	117, 118, 122, 123	The policy seeks the efficient use of land whilst also allowing for development densities which reflect local character and will enable Wallingford's relationship with the surrounding landscape to be retained. Ensuring there is adequate space between homes will help ensure development is neighbourly and that there is space for soft landscaping which will aid community well-being and enable Wallingford to continue to sit unobtrusively in the wider landscape which is of national importance.
WS4	Development within the Built-up Area	117,118, 68, 184 to 202	This policy supports the efficient use of land by allowing for windfall sites through redevelopment and infill within the built-up area of Wallingford. The policy reflects the presumption in favour of sustainable development. It acknowledges the constraints imposed by Wallingford's unique heritage and location in close proximity to nationally important landscapes in AONBs and extensive areas of river floodplain.
HD1	Design		

Policy No.	Policy Title	NPPF Ref	Commentary
HD2	Sustainable Design	91, 92, 124,125,126,127, PPG para 002	The policy seeks to promote sustainable development and good design which responds to local character and the environmental context. Good design achieves a number of our objectives. We want the design of new development to be resilient to climate change and to work well for everyone, look good and last well. It should provide for healthy lifestyles and inclusive communities with more opportunities for walking, cycling and outdoor sport and ensure good communication infrastructure is available.
HD3	Affordable Housing & Housing Mix	61,62,91	These policies seek a locally appropriate market housing mix, together with the provision of some affordable housing. They also seek the provision of different types of housing to give a variety of opportunities for people to secure their own homes. This will help to achieve a healthy and inclusive community.
HD4	Self-Build	64	This policy encourages the provision of sites for people to build their own homes.
HD5	Avoidance of Light Pollution	180, PPG Light Pollution	This policy seeks to minimize light pollution.
HA1	The Historic Environment	184,185, 193, 194, 202	Wallingford has many historic assets which are of national importance. The WNP identifies these historic assets and provides an overview of the importance of some assets and where assets may be in danger of decay. These policies seek to ensure that proposals that may impact on the heritage environment are given careful consideration to secure their conservation and enhancement. Also, that provision is made where possible to assist in the protection of Heritage At Risk.
HA2	Effects of development on Historic and Heritage Assets		
HA3	Views and Vistas		
HA4	Enabling Development supporting Heritage At Risk		
EV1	New Green Spaces and Green Corridors	92, 96 – 100, 174 – 177	These policies seek to establish an enhanced green network in Wallingford and to achieve net gains in biodiversity in line with recently issued national environmental policy and the retention and linking of areas of green infrastructure in the parish.
EV2	Protect Existing Amenity Spaces and Wallingford Green Network		
EE1	Allocation of Employment Land at Site C	28, 80, 82, 182	Land is allocated to meet the requirements of the ELP for Wallingford which seeks to secure economic growth in the district. The policies support sustainable development in Wallingford, in particular small-scale economic growth and business diversification as well as the retention and development of existing employment areas where this can be achieved without detriment to new occupiers or the activities of existing neighbouring uses.
EE2	Safeguard Existing Local Employment Sites for Class B Uses		

Policy No.	Policy Title	NPPF Ref	Commentary
EE3	Resist Loss of Employment Space and Uses		
TC1	Primary Shopping Area	85, 92	Wallingford is an important local service centre, policies define the primary shopping area and seek to retain town centre sites for town centre uses. Policies also seek to maintain the vitality of the centre by allowing diversification of uses on upper floors, and to retain community uses in this central location.
TC2	New Uses for Buildings within the Primary Shopping Area		
TC3	Regal Site		
TC4	Improve the Visitor Economy	28, 81, 83 PPG Town centres and retail	Wallingford is an attractive place for people to visit and tourism is important to the economy of the town. This policy encourages the provision of facilities to improve the visitor experience and provide for sustainable tourism.
TC5	Public and Private Car Parks	92, 105	The provision of adequate levels of parking is important to retaining the vitality of the town centre and to enable it to perform its service centre function for the surrounding rural area which is poorly served by public transport.
TC6	Provision of Coach Parking	28, 81, 83 PPG Town centres and retail	Wallingford is an attractive place for people to visit and tourism is important to the economy of the town. These policies encourages the provision of facilities to improve the visitor experience and provide for sustainable tourism.
TC7	Preservation of Visitor Accommodation		
MC1	Transport Statement and Travel Plan Statement	102 – 107, 111	The WNP encourages the use of public transport, walking and cycling as alternatives to the car, particularly for local journeys, and seeks improvements to facilities to make these more attractive options. It also recognises that for many journeys the car will continue to be used.
MC2	Access to Public Transport		
MC3	Promotion of Cycling		
MC4	Safe Travel		
MC5	Vehicle Parking	105 Planning Update: written statement – HCWS488 March 2015	This policy recognises Wallingford’s rural location and the fact that due to the limited public transport options most households will want to retain car(s). Policies aim to encourage residents to use their cars less. The policy through the provision of reasonable on plot parking seeks to ensure that car parking does not detract from the attractiveness of new developments, undermine the attractiveness and safety of walking and cycling routes or prevent essential vehicles from getting around. The policy meets the advice in the government’s planning update which seeks to ensure adequate parking provision is available and to avoid ‘parking misery’.
MC6	Cholsey and Wallingford Railway Corridor	92, 102	This policy seeks to protect a transport corridor for future use.

Policy No.	Policy Title	NPPF Ref	Commentary
CF1	Protecting Existing Facilities	92	This policy seeks the provision of important community facilities and the retention of all our local services where these can viably be retained.
CF2	Support for New Formal and Informal Sport and Community Facilities	91, 92, 96 - 100	This policy supports the retention and expansion of recreation facilities in line with the growth of Wallingford. Policies seek the provision of more public green space, this helps achieve recreation, health, biodiversity, and landscape benefits and is an important element of sustainable development. We will prepare a leisure strategy which will help identify where improvements are most needed.
CF3	Local Green Spaces		
CF4	Wallingford's Riverside	91, 92, 97	This policy seeks to make better use of the riverside environment by supporting opportunities for appropriate recreation use.
CF5	Local Amenity Provision	91, 92	This policy seeks the provision of new facilities on larger housing developments.
CF6	Health & Wellbeing Service Provision	92	The WNP seeks to ensure that good healthcare services are available for the local community.
CF7	Education Provision	94	This policy supports the expansion of education facilities in proportion to population growth to ensure that all children who wish to can attend local schools and have a choice of education options.

Contribution To Achieving Sustainable Development

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

The February 2020 Environmental Report update supports the Option 1 Baseline scenario (allocation of sites E and C). It concludes:

'The assessment has concluded that the current version of the Neighbourhood Plan is likely to lead to significant positive effects in relation to the 'population and community' SEA theme. This relates to the focus of the Neighbourhood Plan on the delivery of high-quality housing to meet local needs, protecting and enhancing the provision of community facilities, and supporting the creation of safe, inclusive and attractive environments through sustainable design. The Neighbourhood Plan is also likely to lead to significant positive effects in relation to the 'health and wellbeing' SEA theme, linked to its promotion of improvements to local health services, enhancements to green infrastructure and open space provision, and through the delivery of an appropriate mix of housing types and tenures.

The Neighbourhood Plan will also bring positive effects in relation to the 'transportation' SEA theme. These benefits largely relate to the Neighbourhood Plan's focus on supporting accessibility to services, facilities and public transport networks, whilst also aiming to tackle traffic and congestion issues. This will also lead to indirect positive effects in relation to the 'air quality' SEA theme. Furthermore, the Neighbourhood Plan is also likely to positively tackle the threat of climate change via the implementation of a variety of adaptation and mitigation strategies through new developments, including measures to improve energy efficiency and a commitment to delivering low-carbon homes and through supporting a limitation of greenhouse gas emissions in the Neighbourhood Plan area by encouraging alternative options of transportation.

The Neighbourhood Plan will also initiate a number of beneficial approaches regarding the 'biodiversity' and 'landscape and historic environment' SEA themes, particularly through protecting local character, views and open spaces, supporting local distinctiveness and the quality of the public realm, preserving heritage assets and conserving and enhancing the natural environment through applying the principle of environmental net-gain in the design of new developments. However, given the approaches taken forward through the Neighbourhood Plan will predominantly help to safeguard areas and limit potential effects from new developments rather than secure significant overall enhancements, these impacts are unlikely to comprise significant positive effects.

The Neighbourhood Plan's focus on locating development within the built settlement and encouraging the regeneration and reuse of existing buildings, will lead to positive effects in relation to the 'land, soil and water resources' SEA theme. However, the permanent loss of BMV agricultural land through the allocation at Site E (albeit it is recognised that the site already has planning permission) is a negative impact which cannot be mitigated.'

General Conformity with the Development Plan

The assessment of the conformity of the WNP with the development plan has been undertaken in relation to both the existing development plan and the emerging South Oxfordshire Local Plan 2011 - 2034 using the Submission Version published in March 2019.

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

Development Plan Policies from the Core Strategy are in black, saved South Oxfordshire Local Plan (SOLP) 2011 Policies are in blue, Emerging development plan policies are in green

Policy No.	Policy Title	Development Plan Policy Core Strategy (black) South Oxfordshire Local Plan 2011 (blue) ELP (green)	Commentary
WS1	The Local Strategy for Wallingford	CS1 Presumption in favour of sustainable development, CSS1 Overall strategy, CSEM2, CSWAL1 Strategy for Wallingford CSEN1 Landscape CSG1 Green Infrastructure CSB1 Conservation and improvement of biodiversity C3, C4, C6, C9, R9 STRAT1 Overall Strategy, STRAT2 Housing and employment requirements, WAL1 Strategy for Wallingford ENV1 Landscape and countryside ENV3 Biodiversity ENV4 watercourses ENV5 Green Infrastructure	This policy sets out the overall approach for sustainable development and change in Wallingford. This supports the presumption in favour of sustainable development in policy CS1 and the role of Wallingford as a market town in the overall strategy CSS1. Allocations are made for housing and employment in accordance with CS and ELP policies. The policy gives considerable weight to the landscape of the AONBs and their setting and to the River Thames as well as adding detail about local views and greenspace to the development plan policies.
WS2	The Land Allocation for Housing in Wallingford	CS1 Presumption in favour of sustainable development CSS1, Overall strategy, CSM1 Transport, CSH1 Amount and distribution of housing G5 STRAT1 Overall Strategy H1 Delivering new homes, H3 Housing in towns EP4 Flood risk TRANS 4 Transport Assessments, TRANS 5 Consideration of Development Proposals, CF5 Open Space, Sport and Recreation in New Residential Development	This WNP policy will support the overall district spatial strategy set out in the core strategy and the emerging local plan by supporting Wallingford as a market town and by ensuring that outside the towns and villages any change will relate to the specific needs set out. The amount of housing built and that required has changed since the core strategy was adopted, the outstanding core strategy requirements are incorporated in the emerging local plan requirements, the WNP meets the target need of 1070 homes set out in the emerging policy H4. The WNP as a whole accords with the presumption in favour of sustainable development. It will assist in maintaining a thriving community in Wallingford. Brownfield sites and redundant employment land have already been developed in Wallingford. This policy minimises the use of greenfield land commensurate with the scale of development needed as required by SOLP G5. It has regard to the importance of heritage assets,

Policy No.	Policy Title	Development Plan Policy Core Strategy (black) South Oxfordshire Local Plan 2011 (blue) ELP (green)	Commentary
			important landscapes, achieving net gains in biodiversity, encouraging walking, cycling and use of public transport and improving community wellbeing. The site selected for new housing avoids areas at risk of flooding.
WS3	Housing Density	CSH 2 Density STRAT5 Average density for major developments DES2 Enhancing Local Character DES5 Outdoor Amenity Space DES6 residential Amenity DES8 Efficient use of resources	The policy seeks the efficient use of land whilst also allowing for development densities which reflect local character and will enable Wallingford's relationship with its unique heritage and the important surrounding landscape to be retained. The policy conforms with the core strategy policy but sets a lower minimum density than that proposed in the ELP DES5 and DES8 for the reasons provided. Ensuring there is adequate space between homes will help ensure development is neighbourly and that there is space for soft landscaping which will aid community well being and enable the town to continue to sit unobtrusively in the wider landscape.
WS4	Development within the Built-up Area	CSS1 Overall strategy, CSWAL1 G2, G3, G4, G5, C3, C4, C9, H4 STRAT1 Overall Strategy H1 Delivering new homes H16 Infill Development and Redevelopment	This policy directs future development proposals towards the built up area of Wallingford. This allows for further growth in the town on infill or brownfield sites as in the development plan policy CSWAL1 and ELP policy H16, it reflects the presumption in favour of sustainable development and will guide new development to appropriate areas. It acknowledges the constraints imposed by the town's location in a valued landscape, almost all of which is either in an AONB or forms its setting. In addition there are extensive areas of river floodplain. The policy also seeks to resist inappropriate development in rural areas as set out in core

Policy No.	Policy Title	Development Plan Policy Core Strategy (black) South Oxfordshire Local Plan 2011 (blue) ELP (green)	Commentary
			strategy overall strategy CSS1 and the SOLP general strategy policies. The policy accords with those in the existing development plan and the ELP.
HD1	Design	CSQ3 Design CSQ4 Design Briefs EP1, EP2, D1, D3, D4, D7 ENV11 Pollution DES 1 Delivering High Quality Development	These WNP policies are designed to work alongside the core strategy, SOLP and ELP design policies. They seek to promote good design that achieves a number of our objectives. The policy also seeks to achieve good design when homes are altered and extended. The policies link design requirements to the Wallingford Conservation Area Character Appraisal and the South Oxfordshire Design Guide adopted after the core strategy was prepared and require that it should respond to local character and the environmental context, provide for healthy lifestyles and inclusive communities with more opportunities for walking, cycling and outdoor sport.
HD2	Sustainable Design	DES2 Enhancing Local Character DES5 Outdoor Amenity Space DES6 residential Amenity DES9 Promoting Sustainable Design , DES10 Renewable Energy	
HD3	Affordable Housing & Housing Mix	CSH3 Affordable housing CSH4 Meeting housing needs H9 Affordable Housing H11 Housing Mix H12 Self build and custom build H13 Specialist housing for older people	The WNP does not seek to change affordable housing requirements or the tenure mix set out in the core strategy CSH4 and carried forward to the ELP H11 and H12. This policy seeks a locally appropriate market housing mix as set out in the development plan.
HD4	Self Build	H12 Self Build and Custom Build	This policy encourages the provision of sites for people to build their own homes.
HD5	Avoidance of Light Pollution	ENV11 Pollution	This policy seeks to minimize light pollution in accordance with PPG.
HA1	The Historic Environment	CSEN3 Historic Environment	The WNP identifies the historic assets in Wallingford and provides an overview of the

Policy No.	Policy Title	Development Plan Policy Core Strategy (black) South Oxfordshire Local Plan 2011 (blue) ELP (green)	Commentary
HA2	Effects of Development on Historic and Heritage Assets	CON1, CON2, CON4, CON5, CON6, CON7, CON8, CON9, CON11, CON12, CON13, CON14, CON15 WAL1 Strategy for Wallingford, ENV6 Historic Environment, ENV7 Listed Buildings, ENV8 Conservation Areas, ENV9 Archaeology and Scheduled Monuments	significance of some assets and where assets may be in danger of decay. It also draws attention to important views and vistas. The WNP policies update the core strategy policy and links it to Historic England advice, the policies will work alongside ELP policy. Policy HA4 makes provision for some enabling development to help secure Heritage At Risk.
HA3	Views and Vistas		
HA4	Enabling development supporting Heritage At Risk		
EV1	New Green Spaces and Green Corridors	CSG1 Green Infrastructure CSB1 Conservation and improvement of biodiversity CSEN1 Landscape	Policies seek to establish a green network around the town linking green spaces and improve biodiversity in accordance with core strategy and ELP policies. The WNP is intended to work with the development plan and ELP plan landscape, green infrastructure and biodiversity policies and includes a strong requirement to achieve net gains in biodiversity and the retention and linking of areas of green infrastructure.
EV2	Protect Existing Amenity Spaces and Wallingford Green Network	C3, C4, C6, C9, R9 ENV1 Landscape and countryside ENV3 Biodiversity ENV4 watercourses ENV5 Green Infrastructure	
EE1	Allocation of Employment Land at Site C	CSEM2 The amount and distribution of employment CSEM4 Supporting Economic development	Policies allocate employment land and seek the retention of existing employment land in accordance with the core strategy and ELP policies. The two main existing industrial areas are safeguarded for employment use to ensure Wallingford remains a sustainable community with a balance of residential and employment uses and to avoid unneighbourly effects.
EE2	Safeguard Existing Local Employment Sites for Class B Uses	WAL1 Strategy for Wallingford, EMP1 Amount and Distribution of B-class Employment land, EMP2 Range Size and Mix of Employment Premises	
EE3	Resist Loss of Employment Space and Uses	EMP3 Retention of Employment Land, EMP7 New Employment Land in Wallingford, ENV12 Pollution,	
TC1	Primary Shopping Area	CST1 Town centres and shopping CSWAL1 The strategy for Wallingford	Wallingford is an important local service centre as defined in CST1, policies define the primary shopping area and seek to retain town centre sites for town centre uses. Policies also seek to maintain the distinctiveness and vitality of the town centre by allowing diversification of uses including
TC2	New Uses for Buildings within the Primary Shopping Area	TC2, TC5 CF1, CF2, TRANS2 vii, TSM1	

Policy No.	Policy Title	Development Plan Policy Core Strategy (black) South Oxfordshire Local Plan 2011 (blue) ELP (green)	Commentary
TC3	Regal Site	WAL1 Strategy for Wallingford, H22, EMP 12 Tourism, EMP14 Retention of Visitor Accommodation, TC2 Retail hierarchy, TC4 Convenience floorspace provision, TC5 Primary shopping areas	leisure uses and residential on upper floors, and to retain community uses in this central location. Policies also seek to retain and enhance facilities and the attractiveness of the town to support visitors and the town's role as a local service centre. Policies support the development plan and the ELP, however the boundaries of the town centre and Primary Shopping Area have been locally defined.
TC4	Improve the Visitor Economy		
TC5	Public and Private Car Parks		
TC6	Provision of Coach Parking		
TC7	Preservation of Visitor Accommodation		
MC1	Transport Statement and Travel Plan Statement	CSM1 Transport, CSM2 Transport Assessments and Travel Plans TRANS 2 Promoting Sustainable Transport, TRANS 4 Transport Assessments TRANS 5 Consideration of Development Proposals and EP1 Air Quality	The WNP seeks to improve the attractiveness of walking and cycling routes and of public transport to encourage residents to use their cars less for local journeys. It encourages the use of these modes as alternatives to the car. It encourages the preparation of Transport Assessments and Travel Plans where relevant. It also recognises that for many journeys the car will continue to be used. These WNP policies support development plan policies and expand on particular concerns about traffic and transport issues in Wallingford.
MC2	Access to Public Transport		
MC3	Promotion of Cycling		
MC4	Safe Travel		
MC5	Vehicle Parking	D2, TRANS2 Promoting Sustainable Transport	This policy recognises Wallingford's rural location and the fact that due to the limited public transport options most households will want to retain car(s), other policies aim to encourage residents to use their cars less. This policy through the provision of reasonable on plot parking seeks to ensure that car parking does not detract from the attractiveness of new developments, undermine the attractiveness and safety of walking and cycling routes or prevent essential vehicles from getting around. The parking standards proposed are different to the existing county council standards and those in the ELP, but are consistent with those in the Cholsey Neighbourhood Plan.

Policy No.	Policy Title	Development Plan Policy Core Strategy (black) South Oxfordshire Local Plan 2011 (blue) ELP (green)	Commentary
MC6	Cholsey and Wallingford Railway Corridor	TRANS 6 Rail	This policy seeks to protect a transport corridor for future travel use.
MC7	Provision of Electric Vehicle Charging Points	TRANS 5 Consideration of Development Proposals	Encouraging electric vehicles will help reduce pollution from vehicles particularly within the AQMA.
CF1	Protecting Existing Facilities	CSI1 Infrastructure Provision Local Plan 2011 Policies R1, R2, R3, R4, R5, R6, R7 and CF1 and CF2 INF1 Infrastructure, INF2 Electronic Communications, 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, CF5 Open Space, Sport and Recreation in New Residential Development	These policies seek the provision of important community facilities and the retention of all our local services where these can viably be retained. They support the retention and expansion of recreation facilities in line with the growth of Wallingford. Policies seek the provision of more public green space, this helps achieve recreation, health, biodiversity, and landscape benefits and is an important element of sustainable development. We will prepare a leisure strategy which will help identify where improvements are most needed.
CF2	Support for New Formal and Informal Sport and Community Facilities		
CF3	Local Green Spaces	Policy CF1 CF1 Safeguarding Community Facilities and CF4 Existing Open Space, Sport and Recreation Facilities	Three local green spaces are designated as Local Green Spaces to secure their use in perpetuity and provide a community benefit. This supports the community facilities policies of the development plan and ELP.
CF4	Wallingford's Riverside	R1, R3, R4, R7, R8, R9, CF2 CF1 Safeguarding Community Facilities, CF4 Existing Open Space, Sport and Recreation Facilities	This policy seeks to make better use of the riverside environment by supporting opportunities for appropriate recreation use. Wallingford's riverside is an historic and much used community area and the policy adds local detail.
CF5	Local Amenity Provision		This policy seeks the provision of new facilities on larger housing developments.
CF6	Health & Wellbeing Service Provision	CSI1 Infrastructure provision	The WNP seeks to ensure that good healthcare services are available for the local community.
CF7	Education Provision		This policy supports the expansion of education facilities in proportion to population growth to ensure that all children who wish to can attend local schools and have a choice of education options.

Policy No.	Policy Title	Development Plan Policy Core Strategy (black) South Oxfordshire Local Plan 2011 (blue) ELP (green)	Commentary
			The WNP Health and Wellbeing and Education policies work alongside the core strategy and ELP infrastructure policies to add detail about local needs and aspirations.

Compatibility With EU Legislation

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

Habitat Regulations Assessment

A neighbourhood plan must also comply with the Conservation of Habitats and Species Regulations 2017 which looks at the potential for significant impacts on nature conservation sites that are of European importance.

South Oxfordshire District Council consulted with Natural England, and in November 2019 gave notice in a Screening Opinion¹ that a Habitat Regulations Assessment is not required for the Wallingford Neighbourhood Plan as Natural England were of the opinion that there would be no likely significant effects on Natura 2000 sites.

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

¹ https://1drv.ms/b/s!ApYfAxyQB_GpgfZlaThSH6Oq3coEBA