

SHIPLAKE NEIGHBOURHOOD PLAN

'Making Shiplake a Better Place'

2011-2035
VOLUME 4

**BASIC CONDITIONS STATEMENT
SUBMISSION DRAFT - SEPTEMBER 2021**

Prepared by Shiplake Parish Neighbourhood Plan Steering Group &
Committee 2021

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1. INTRODUCTION

1.1. This Basic Conditions Statement has been produced to explain how the Shiplake Neighbourhood Plan (SNP) has been prepared in accordance with Section 15 of the Neighbourhood Planning (General) Regulations 2012, (as amended).

1.2. This Statement addresses each of the five 'basic conditions' required of 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 (as amended).

1.3. The following documents constitute the Shiplake Neighbourhood Plan and supporting documents in their entirety, which are being submitted to South Oxfordshire District Council in order to allow for subsequent independent examination, followed by a public referendum in the designated area for the Plan:

- The Shiplake Neighbourhood Plan 2011-2035 dated July 2021 (Volume 1: Plan and Volume 2: Appendices)
- A map of the Designated Neighbourhood Plan Area;
- This Basic Conditions Statement (July 2021);
- A Consultation Statement dated July 2021 detailing the extensive consultation with residents and other local stakeholders and statutory bodies throughout the development process;
- A Screening Statement on the determination of the need for a Strategic Environmental Assessment (SEA) carried out by South Oxfordshire District Council ('SODC') dated 29th November 2019. The conclusion of this Screening Statement was that the Shiplake Neighbourhood Plan does not require either SEA or HRA Appropriate Assessment.

1.4. An evidence base (which includes the appendices to the Neighbourhood Plan) supports the Neighbourhood Plan and the associated statutorily required documents. It includes the following:

1. 2017 Household Survey
2. Further Community Survey – 2019
3. Wider Evidence Base for the Plan hosted on the Parish Council's website at this address: <https://shiplakevillages.com/index.php?pid=338>

4. Statutory Heritage Assets List
5. Housing Policy Evidence
6. Landscape Character Assessment by Kirkham Landscape Planning Ltd / The terra firma Consultancy Ltd
7. Footpath Survey September 2019
8. Shiplake Villages Character Appraisal and Design Guide

2. LEGAL REQUIREMENTS

2.1 The legal requirements for Neighbourhood Plans, and the related procedural obligations, are set out in the Town & Country Planning Act 1990 (as amended), the Planning and Compulsory Purchase Act 2004 (as amended) and the Neighbourhood Planning (General) Regulations 2012 (as amended).

2.2 As part of the process of writing this Neighbourhood Plan the Steering Group has had regard to the various legal requirements contained in the key legislation. The following paragraphs of this statement describe those requirements and the compliance assessment.

Is Shiplake Parish Council a 'Qualifying Body' authorised to act in relation to the Neighbourhood Area?

2.3 This requirement is described in Sections 61E(1) / 61E(6) and 61F(1) of the Town & Country Planning Act 1990 (as amended).

2.4 Shiplake Parish Council is a Qualifying Body and is therefore authorised to act in relation to the production of a Neighbourhood Plan covering the Neighbourhood Area.

Has the Neighbourhood Area been designated by South Oxfordshire District Council?

2.5 This requirement is described in Section 61G(1) of the Town & Country Planning Act 1990 (as amended).

2.6 The Shiplake Neighbourhood Area application was submitted on 7th April 2017 and on the 25th July 2017 the South Oxfordshire District Council Head of Planning designated the area with a slight modification to the boundaries of the area (which excluded houses lying to the north of Woodlands Road).

2.7 On 23rd January 2019 a further application was made by the Parish Council to amend the designated area to include a part of the parish at the time included within the Joint Henley and Harpsden Neighbourhood Plan area. This further application was approved by SODC on 3rd May 2019. SODC confirmed in a letter of 17th May 2019 that “... the amended Shiplake neighbourhood area does not affect the continuation in

force of the joint Henley and Harpsden Neighbourhood Plan, in part of the parish of Shiplake, even though as a result of the modification the plan now relates to two neighbourhood areas.”

Does the designation follow an application for designation by the ‘Relevant Body’ (ie Shiplake Parish Council)?

2.8 This requirement is described in Section 61G(1a) of the Town & Country Planning Act 1990 (as amended).

2.9 The Shiplake Neighbourhood Area application was submitted by Shiplake Parish Council who are the ‘Relevant Body’ for the purposes of Section 61G(1a).

2.10 The designated Neighbourhood Area is indicated below in Figure 1:

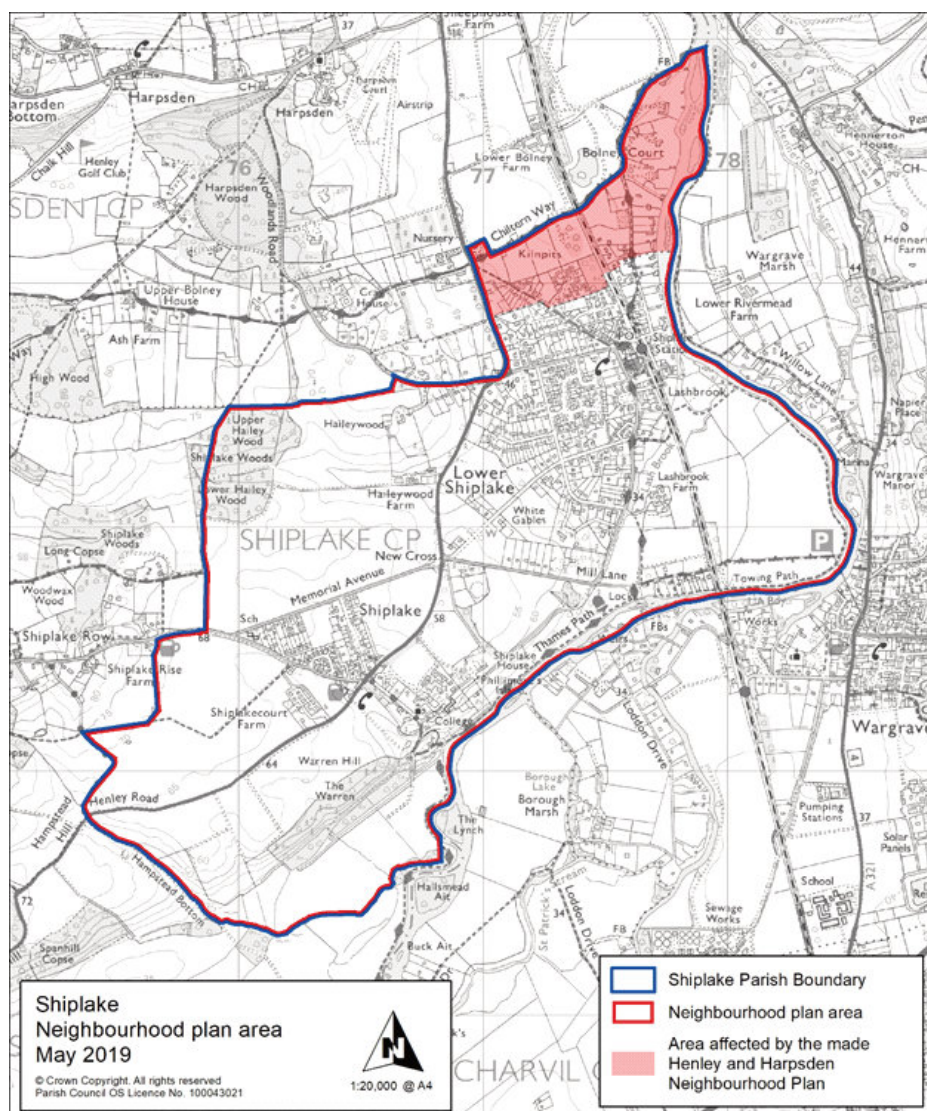


Figure 1. Designated Neighbourhood Area, 17th May 2019

Do the Shiplake Neighbourhood Plan and Basic Conditions Statement specify the period for which the Plan is to have effect?

2.11 This requirement is described in Section 38B (1a) of the Planning and Compulsory Purchase Act 2004 (as amended).

2.12 Both the Neighbourhood Plan and the Basic Conditions Statement specify the period over which the Plan is to have effect, namely the period 2011-2035. This aligns with the dates covered by the South Oxfordshire Local Plan 2011-2035 (adopted December 2020).

Does the Shiplake Neighbourhood Plan include provisions about development that is ‘Excluded Development’?

2.13 This requirement is described in Section 38B (1b) of the Planning and Compulsory Purchase Act 2004 (as amended). ‘Excluded Development’ is defined in Section 61K of the Town & Country Planning Act 1990 (as amended) as development that consists of a county matter (ie minerals and waste matters); or the carrying out of prescribed operations / development / development in a prescribed area; development within Annex 1 to Council Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment; or nationally significant infrastructure projects.

2.14 The Neighbourhood Plan does not contain provisions about development that is ‘Excluded Development’.

Does the Shiplake Neighbourhood Plan relate to more than one neighbourhood area?

2.15 This requirement is described in Section 38B (1c) of the Planning and Compulsory Purchase Act 2004 (as amended).

2.16 As noted in sections 2.5-2.7 above, the Neighbourhood Plan covers part of the previous Henley and Harpsden Neighbourhood Area, an area with a ‘made’ plan in force. In the letter dated 17th

May 2019 from SODC the Local Planning Authority confirmed:

“The amendment to the Shiplake neighbourhood area boundary required the Joint Henley and Harpsden neighbourhood area boundary to be modified as it previously included part of the Shiplake Parish.

Section 61G(6D) of the Town and Country Planning Act 1990 sets out that a modification under subsection (6) of a designation already made does not affect the continuation in force of a neighbourhood development plan even though as a result of the modification—

- (a) it no longer relates to a neighbourhood area, or*
- (b) it relates to more than one neighbourhood area.*

This means the amended Shiplake neighbourhood area does not affect the continuation in force of the joint Henley and Harpsden Neighbourhood Plan, in part of the parish of Shiplake, even though as a result of the modification the plan now relates to two neighbourhood areas.”

2.17 The revised Shiplake Neighbourhood area designation letter, map and application can be found at [this link](#). The Henley and Harpsden Neighbourhood Area was subsequently amended to exclude the land in Shiplake Parish and the revised area designation was issued in August 2020. The revised area designation plan for Henley and Harpsden Neighbourhood Area is at Figure 2 overleaf:

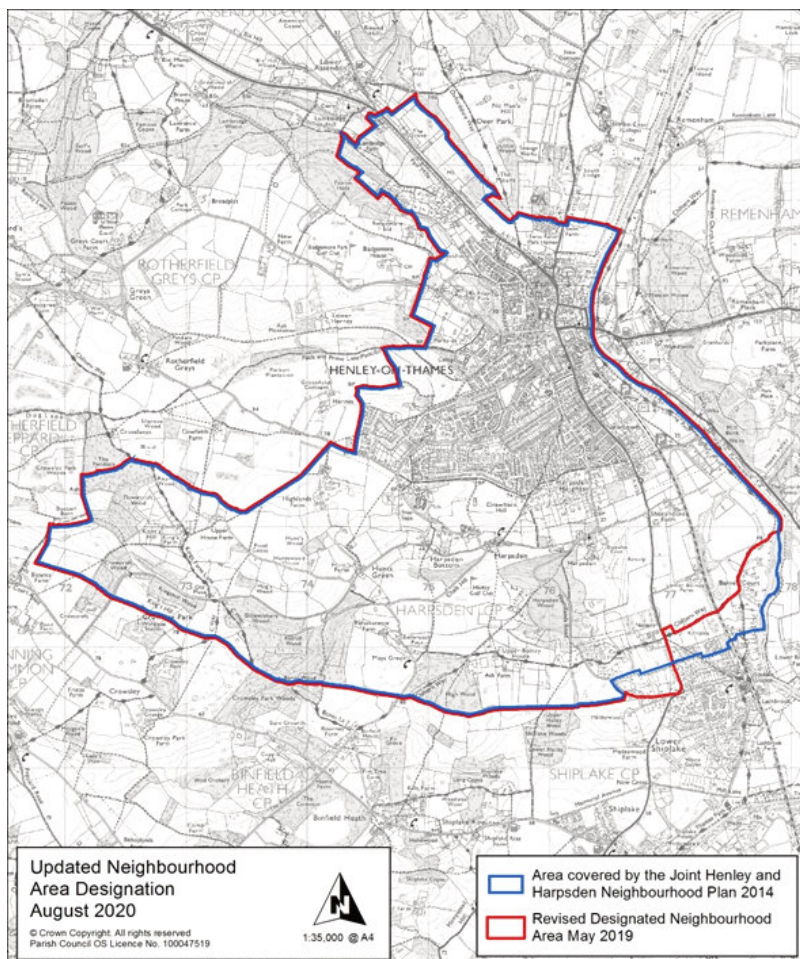


Figure 2. Figure 2: Henley and Harpsden Updated Area Designation, August 2020

Are there any other Neighbourhood Plans in place for the Shiplake Neighbourhood area?

2.18 This requirement is described in Section 38B (2) of the Planning and Compulsory Purchase Act 2004 (as amended).

2.19 As noted above, the Neighbourhood Plan for Henley and Harpsden (‘made’ 14th April 2016) covers a parcel of land within the former Henley and Harpsden Neighbourhood Area (now revised to exclude that land) and also now within the Shiplake Neighbourhood Area.

Does the Shiplake Neighbourhood Plan contain policies that relate to the development and use of land?

2.20 The Shiplake Neighbourhood Plan contains policies which relate to the development or use of land and are therefore appropriate for inclusion within a Neighbourhood Plan. The policies relate only to the revised designated area.

Does the Shiplake Neighbourhood Plan meet the ‘Basic Conditions’?

2.21 The requirement to meet ‘Basic Conditions’ is set out in Schedule 4B(8(1a)) to the Town & Country Planning Act 1990 (as amended), with the basic conditions themselves being set out in Schedule 4B(8(2a-g)).

2.22 The rest of this Statement is devoted to assessing the degree to which the submission Neighbourhood Plan meets the basic conditions set out in Schedule 4B.

2.23 For the sake of completeness, the basic conditions that are relevant to Neighbourhood Plans such as this are as follows:

- (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
- (b) the making of the neighbourhood plan contributes to the achievement of sustainable development

(c) 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 (in this case South Oxfordshire District Council)

(d) the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations as incorporated into UK law

(e) the making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017, which set out the habitat regulation assessment process for land use plans, including consideration of the effect on habitats sites (this is a 'Prescribed Condition')

2.24 Basic Conditions (d) and (e) are addressed together in Section 6 of this Statement.

2.25 Schedule 4B (8(6)) also indicates that it is necessary to consider whether the neighbourhood plan is "compatible with the Convention rights". The interpretation section (s.17) in Schedule 4B confirms that "the Convention rights" has the same meaning as in the Human Rights Act 1998. This will be considered in Section 6 of this Statement.

3. CONFORMITY WITH NATIONAL POLICY / ADVICE

3.1 The Shiplake Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) dated July 2021. The Neighbourhood Plan has also had regard to the guidance set out on the National Planning Practice Guidance (NPPG) website, published by the Government in 2014 and updated on a rolling basis.

3.2 The Parish Council believes that the Neighbourhood Plan plans positively for future development in the Parish and that it is consistent with the provisions of the adopted South Oxfordshire Local Plan 2011-2035.

3.3 Set out in Table 1 overleaf, is a brief summary of how each policy conforms to the NPPF and NPPG. The particular paragraphs referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

Table 1: Conformity of Neighbourhood Plan Policies to National Policy and Advice

NP Policy Number and Title	NPPF / NPPG paragraph	Comment on Conformity
ALL POLICIES	<p><i>NPPF Paragraphs 8 (sustainable development), 12-14, 18, 21, 29-30, 37, 50, 101, 127, 140 and 156 (neighbourhood planning).</i></p> <p><i>NPPG Paragraphs 41-001-20190509-41-107-20200925 (neighbourhood planning).</i></p>	<p>The neighbourhood plan has been drafted having regard to the extensive policy and guidance contained in the Government’s NPPF and NPPG resources. The policy and guidance has fundamentally informed and shaped the policies in this neighbourhood plan as a result.</p>
Policy SV1 Infill Development	<p><i>NPPF paragraphs 8 (sustainable development), 68-70 (delivering housing), 77-79 (rural housing), 119-121 (making effective use of land), 124-125 (density), 126-135 (design), 174, 176 (AONBs and landscape), 130 and 185 (amenity).</i></p> <p><i>NPPG Paragraphs 67-009-20190722 to 67-010-20190722 (rural housing), 26-001-20191001 to 26-023-20191001 (design), 8-036-20190721 to 8-042-20190721 (landscape), 66-004-20190722 to 66-005-20190722 (density), 66-006-20190722 to 66-007-20190722 (amenity)</i></p>	<p>This policy seeks to build upon the policies of the development plan in maintaining the special character of the settlements in the Plan area and their associated spatial arrangement and appearance.</p> <p>It draws upon Neighbourhood Plan evidence from community consultation exercises, the Landscape Character Assessment (Appendix 4) and Villages Character Appraisal and Design Guide (Appendix 6) to develop a policy approach that is consistent with national planning policy and guidance on infill housing development in rural areas.</p>
Policy SV2 Rural Housing	<p><i>NPPF paragraphs 8 (sustainable development), 68-70 (delivering housing), 77-79 (rural housing), 119-121 (making effective use of land), 124-125 (density), 126-135 (design), 174, 176 (AONBs and landscape), 130 and 185 (amenity).</i></p> <p><i>NPPG Paragraphs 67-009-20190722 to 67-010-20190722 (rural housing), 26-001-20191001 to 26-023-20191001 (design), 8-036-20190721 to 8-042-20190721 (landscape), 66-004-20190722 to 66-005-20190722 (density), 66-006-20190722 to 66-007-20190722 (amenity)</i></p>	<p>This policy draws upon policy in the NPPF (paragraph 79 in particular) as well as Neighbourhood Plan evidence in the Landscape Character Assessment (Appendix 4) and Villages Character Appraisal and Design Guide (Appendix 6) to develop a policy approach that is consistent with national planning policy and guidance on rural housing developments.</p>
Policy SV3 Conversion of Buildings in the Countryside	<p><i>NPPF paragraphs 8 (sustainable development), 68-70 (delivering housing), 77-79 (rural housing), 119-121 (making effective use of land), 124-125 (density), 126-135 (design), 174, 176 (AONBs and landscape), 130 and 185 (amenity) and 189-208 (heritage).</i></p>	<p>This policy reflects national policy on rural housing, natural environment, heritage and design in the NPPF, together with related guidance in the NPPG, by setting out a series of guidelines against which to assess proposals for conversion of rural buildings in the Plan area.</p> <p>It supports developments that are responsive to the character of the</p>

	<p>NPPG Paragraphs 67-009-20190722 to 67-010-20190722 (rural housing), 26-001-20191001 to 26-023-20191001 (design), 8-036-20190721 to 8-042-20190721 (landscape), 66-004-20190722 to 66-005-20190722 (density), 66-006-20190722 to 66-007-20190722 (amenity), 18a-001-20190723 to 18a-063-20190723 (heritage) and 18a-039-20190723 to 18a-041-20190723 (non-designated heritage assets)</p>	<p>built and natural environment (NPPF paragraphs 126-136 and 179-181), and which sustain and enhance the significance of buildings of heritage value (NPPF paragraphs 189-208).</p>
<p>Policy SV4 Employment Development</p>	<p>NPPF paragraphs 8 (sustainable development), 81-85 (economy), 110-113 (transport); 130, 185, 187 (amenity / pollution), 174, 176 (landscape),</p> <p>NPPG paragraphs 41-045-20190509 to 41-046-20190509 (infrastructure needs), 8-036-20190721 to 8-042-20190721 (landscape), 66-006-20190722 to 66-007-20190722 (amenity) and 42-001-20140306 to 42-015-20140306 (transport)</p>	<p>The NPPF strongly supports employment development which helps to build a strong, competitive economy (section 6) and this policy also supports a specific form of employment development.</p> <p>It provides a policy framework for supporting Use Class E employment developments (ie the former Use Class B1) subject to satisfying various criteria which reflect the policy approach in NPPF sections 9 and 15 in particular.</p>
<p>Policy SV5 Dwelling Statement</p>	<p>NPPF paragraphs 8 (sustainable development), 60-72 (housing mix and affordability), 78-80 (rural housing), 119-121 (making effective use of land), 124-125 (density), 126-135 (design), 130 and footnote 49 (space standards)</p> <p>NPPG Paragraphs 67-001-20190722 to 67-015-20210524 (housing need and affordability), 2a-017-20190220 to 2a-024-20190220 (affordable housing need), 3-001-20190626 to 63-019-20190626 (housing for older and disabled people), 56-001-20150327 to 56-023-20160519 (technical standards), 26-001-20191001 to 26-023-20191001 (design), 66-004-20190722 to 66-005-20190722 (density).</p>	<p>The NPPF contains detailed guidance on meeting the accommodation needs of communities through the provision of certain forms of housing development where the need is supported by good evidence. Section 5 of the NPPF and the associated NPPG guidance provide a great deal of detail in this regard and Policy SV5 seeks to capture this approach by asking developers to demonstrate how their proposals meet the specific needs of the villages in the Plan area. This is entirely consistent with the thrust of national policy which seeks to ensure a range of housing development is provided at the time and in the location it is needed.</p>
<p>Policy SV6 Dwelling Extensions</p>	<p>NPPF paragraphs 8 (sustainable development), 119-121 (making effective use of land), 124-125 (density), 126-135 (design), 130, 185 (amenity), 189-208 (heritage).</p> <p>NPPG Paragraphs 26-001-20191001 to 26-023-20191001 (design), 66-004-20190722 to 66-005-20190722 (density), 66-006-20190722 to 66-007-20190722 (amenity / daylight), 18a-001-20190723 to 18a-063-20190723 (heritage) and 18a-039-</p>	<p>This policy refers to evidence in Appendix 6 of the Neighbourhood Plan (the Character Appraisal and Design Principles document).</p> <p>Policy SV6 is directly reflective of the requirements in paragraphs 126 to 129 of the NPPF insofar as it is clear about design expectations, and how these will be tested, and it refers to the Character Appraisal and Design Principles which identify the special</p>

	20190723 to 18a-041-20190723 (non-designated heritage assets)	qualities of each area and explain how this should be reflected in development.
Policy SV7 Replacement Dwellings	<p>NPPF paragraphs 8 (sustainable development), 119-121 (making effective use of land), 124-125 (density), 126-135 (design), 130, 185 (amenity), 189-208 (heritage).</p> <p>NPPG Paragraphs 26-001-20191001 to 26-023-20191001 (design), 66-004-20190722 to 66-005-20190722 (density), 66-006-20190722 to 66-007-20190722 (amenity / daylight), 18a-001-20190723 to 18a-063-20190723 (heritage) and 18a-039-20190723 to 18a-041-20190723 (non-designated heritage assets)</p>	This policy addresses matters which are relevant to the replacement of dwellings in the context of a variety of scenarios and with a variety of impacts that are discussed in detail in the NPPF and NPPG. In particular it incorporates an open list of circumstances where replacement dwellings will be controlled for heritage and landscape reasons as set out in the NPPF. It also addresses the potential impacts on existing amenity and environmental considerations associated with replacement dwellings, in a way that reflects the policy in the NPPF as well as Planning Practice Guidance.
Policy SV8 Settlement Character	<p>NPPF paragraphs 8 (sustainable development), 78-80 (rural housing), 119-121 (making effective use of land), 124-125 (density), 126-135 (design), 174, 176 (AONBs and landscape), 185(c) (dark landscapes), 130 and 185 (amenity).</p> <p>NPPG Paragraphs 26-001-20191001 to 26-023-20191001 (design), 8-036-20190721 to 8-042-20190721 (landscape), 66-004-20190722 to 66-005-20190722 (density), 66-006-20190722 to 66-007-20190722 (amenity).</p>	<p>Policy SV8 reflects the requirements in paragraphs 126 to 129 of the NPPF insofar as it is clear about design expectations, requiring development proposals to preserve or enhance the features which positively define the character of the Plan area.</p> <p>Furthermore it reflects the policy approach in paragraph 174 of the NPPF by protecting and enhancing the valued landscapes in the area and recognising the intrinsic character and beauty of the countryside between the settlements.</p>
Policy SV8a Separation of Settlements	<p>NPPF paragraphs 8 (sustainable development), 78-80 (rural housing), 119-121 (making effective use of land), 124-125 (density), 126-135 (design), 174, 176 (AONBs and landscape), 185(c) (dark landscapes), 130 and 185 (amenity).</p> <p>NPPG Paragraphs 26-001-20191001 to 26-023-20191001 (design), 8-036-20190721 to 8-042-20190721 (landscape), 66-004-20190722 to 66-005-20190722 (density), 66-006-20190722 to 66-007-20190722 (amenity).</p>	<p>This policy draws on comprehensive landscape and village character evidence in appendices 4 and 6 to the Neighbourhood Plan to identify a where the villages are vulnerable to coalescence and where it will be important to maintain their separate physical and visual identities.</p> <p>In so doing, it reflects the policy approach in paragraph 174 of the NPPF by protecting and enhancing the valued landscapes in the area and recognising the intrinsic character and beauty of the countryside between the settlements.</p> <p>The approach set out in the policy reflects those aspects of national planning policy and guidance that are relevant, in particular those aspects</p>

		dealing with amenity, design and landscape quality.
Policy SV9 Valued Landscapes	<p><i>NPPF paragraphs 8 (sustainable development), 126-135 (design), 174, 176 (AONBs and landscape), 185(c) (dark landscapes).</i></p> <p><i>NPPG Paragraphs 26-001-20191001 to 26-023-20191001 (design), 8-036-20190721 to 8-042-20190721 (landscape) and 31-001-20191101 to 31-007-20191101 (light pollution).</i></p>	<p>The policy describes the approach to be adopted for development affecting the local valued landscapes that are designated in the Plan.</p> <p>The policy follows best practice in the NPPF (paragraph 176) and NPPG in setting out the requirements for development within or affecting the setting of the Chilterns AONB.</p> <p>Furthermore it reflects the policy approach in paragraph 174 of the NPPF by protecting and enhancing the valued landscapes in the area and recognising the intrinsic character and beauty of the countryside between the settlements in the Plan area.</p>
Policy SV10 Riverside Related Development	<p><i>NPPF paragraphs 8 (sustainable development), 104-106 and 110-112 (transport), 126-135 (design), 153-168 (flood risk), 174, 176 (AONBs and landscape), 130, 185 (amenity etc), 185(c) (dark landscapes), 189-208 (heritage) and 174, 179-182 (biodiversity / Net Gain / green infrastructure).</i></p> <p><i>NPPG Paragraphs 26-001-20191001 to 26-023-20191001 (design), 37-004-20140306 (rights of way) and 42-013-20140306 to 42-015-20140306 (transport), 7-001-20140306 to 7-068-20140306 (flood risk), 8-036-20190721 to 8-042-20190721 (landscape), 6-001-20140306 to 6-012-20190315 (climate change), 66-004-20190722 to 66-005-20190722 (density), 31-001-20191101 to 31-007-20191101 (light pollution), 66-006-20190722 to 66-007-20190722 (amenity / daylight), 18a-001-20190723 to 18a-063-20190723 and 18a-039-20190723 to 18a-041-20190723 (heritage) and 8-004-20190721 to 8-035-20190721 (biodiversity / Net Gain and green infrastructure)</i></p>	<p>Policy SV10 reflects and builds upon a range of issues that are addressed in the NPPF including design (section 12), landscape and biodiversity (section 15), flood risk (section 14), rights of way (section 9), and heritage (section 16).</p> <p>The approach in policy SV12 reflects the unique role that the Thames plays in the Plan area and the value it represents to the local community and visitors. The competing interests are set out in detail in the Policy and the approach that will be taken to managing development alongside the River Thames, including seeking to secure mitigation for the effects of development that impacts on the river corridor, is also set out.</p>
Policy SV11 Important Views	<p><i>NPPF paragraphs 8 (sustainable development), 126-135 (design), 174, 176 (AONBs and landscape), 185(c) (dark landscapes).</i></p> <p><i>NPPG Paragraphs 26-001-20191001 to 26-023-20191001 (design), 8-036-20190721 to 8-042-20190721 (landscape) and 31-001-20191101 to 31-007-20191101 (light pollution).</i></p>	<p>This policy draws on the evidence contained in Appendices 4 and 6 to identify and manage the impact of development on the important views that are listed, in a way that is consistent with the requirements at NPPF at paragraphs 126-135 (design), 174 and 176 (landscape) by ensuring that the design of development reflects the special qualities of the</p>

		area, and ensuring that great weight is afforded to the conservation and enhancement of the Chilterns AONB, and that the landscape and views within the Plan area are protected.
Policy SV12 Dark Skies and Lighting	<p><i>NPPF paragraphs 8 (sustainable development), 126-135 (design), 174, 176 (AONBs and landscape), 185(c) (dark landscapes) and 130 and 185 (amenity).</i></p> <p><i>NPPG Paragraphs 26-001-20191001 to 26-023-20191001 (design), 8-036-20190721 to 8-042-20190721 (landscape), 66-004-20190722 to 66-005-20190722 (density), 66-006-20190722 to 66-007-20190722 (amenity).</i></p>	By encouraging good design, this policy seeks to minimise light pollution within the Shiplake Neighbourhood Area in order to maintain its rural character. This is consistent with the NPPF approach to limiting the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation (NPPF paragraph 185(c)), as well as recognising the need for quality design, protecting and enhancing the landscape in the Plan area (including the Chilterns AONB and its setting) and recognising the intrinsic character and beauty of the countryside (paragraphs 8, 126-135, 174, 176).
Policy SV13 Biodiversity Net Gain	<p><i>NPPF paragraphs 8 (sustainable development), 174 and 176 (AONBs and landscape) and 20, 92, 154, 174-182, 186 (biodiversity / Net Gain / green infrastructure).</i></p> <p><i>NPPG Paragraphs 8-036-20190721 to 8-042-20190721 (landscape) and 8-004-20190721 to 8-035-20190721 (biodiversity / Net Gain and green infrastructure)</i></p>	<p>Policy SV13 builds on the expectation that emerging legislation will confirm the requirement for a minimum percentage biodiversity net gain. Already enshrined in the NERC Act 2006 and the NPPF (Section 15) is the requirement to demonstrate how a net gain can be achieved.</p> <p>Opportunities to incorporate biodiversity improvements in and around developments will be encouraged, especially where this can secure measurable net gains for biodiversity and therefore the policy is considered to be in accordance with the requirements of the NPPF.</p>
Policy SV14 Landscaping and Greening of the Environment	<p><i>NPPF paragraphs 8 (sustainable development), 104, 110-111 (traffic / highways), 119-120 (making effective use of land), 126-135 (design), 174, 176 (AONBs and landscape) and 20, 92, 154, 174-182, 186 (biodiversity / Net Gain / green infrastructure).</i></p> <p><i>NPPG Paragraphs 26-001-20191001 to 26-023-20191001 (design), 42-013-20140306 to 42-015-20140306 (transport), 8-036-20190721 to 8-042-20190721 (landscape) and 8-004-20190721 to 8-035-20190721 (biodiversity / Net Gain and green infrastructure).</i></p>	Landscaping is critically important throughout the Neighbourhood Plan area but the purpose of policy SV14 is to seek to protect those parts of the Plan area that are especially significant because they contain green and blue infrastructure, to support the provision of new green and blue infrastructure, and to encourage additional planting, biodiversity enhancements and pedestrian / cycle connections. These objectives are wholly consistent with the principles in the NPPF at sections 2, 9, 12 and 15 in

		particular, and the also reflect the associated guidance in the NPPG.
Policy SV15 Preservation and Replacement of Trees	<p><i>NPPF paragraphs 8 (sustainable development), 119-120 (making effective use of land), 126-135 (design), 153 and Section 14 generally (climate change – flood risk), 174, 176 (AONBs and landscape) and 20, 92, 154, 174-182, 186 (biodiversity / net gain / green infrastructure).</i></p> <p><i>NPPG Paragraphs 26-001-20191001 to 26-023-20191001 (design), 8-036-20190721 to 8-042-20190721 (landscape), 7-001-20140306 to 7-068-20140306 (flood risk), 6-001-20140306 to 6-012-20190315 (climate change) and 8-004-20190721 to 8-035-20190721 (biodiversity / Net Gain and green infrastructure).</i></p>	Trees are significant features in the landscape throughout the Plan area. The safeguarding of existing trees is central to the policy objectives in paragraphs 174 and 180 of the NPPF. Encouragement of replacement planting (as part of the achievement of net gains) is central to NPPF policy at paragraphs 174, 179 and 180 in particular as well as elsewhere throughout the NPPF in relation to the protection and enhancement of Green Infrastructure.
Policy SV16 Memorial Hall Enabling Development	<p><i>NPPF paragraphs 8 (sustainable development), 55, 57-58 (planning obligations), 84-85 (rural economy), 92-93 (healthy / safe communities), 98-99 (open space / recreation), Section 16 (heritage) and 208 (enabling development).</i></p> <p><i>NPPG paragraphs 37-003-20140306 (open space / recreation); 41-045-20190509 to 41-046-20190509 (infrastructure needs); 18a-001-20190723 to 18a-063-20190723 and 18a-039-20190723 to 18a-041-20190723 (heritage); and 23b-001-20190315 to 23b-038-20190901 (planning obligations).</i></p>	<p>Policy SV16 addresses one of the key concerns of the community, the desire to ensure the longevity of the Memorial Hall. However, it is recognised that maintaining the Hall is costly and cannot be covered from existing income sources or grant funding alone.</p> <p>By supporting enabling development which would secure the long-term future of the Hall, this policy accords with the Government’s theme of encouraging healthy communities (NPPF paragraphs 92-93).</p>
Policy SV17 Infrastructure / Community Facilities	<p><i>NPPF paragraphs 8 (sustainable development), 58, 123 (viability), 81-85 (the economy), 92-93, 95 (healthy / safe communities), 98-99 (open space / recreation), 187 (pollution)</i></p> <p><i>NPPG paragraphs 37-003-20140306 (open space / recreation); 41-045-20190509 to 41-046-20190509 (infrastructure needs); 53-007-20190722 (delivering sufficient school places); 10-007-20190509 to 10-028-20180724 (viability)</i></p>	This policy seeks to protect existing community infrastructure and facilities. This is central to the Government’s theme for supporting a prosperous rural economy and encouraging healthy communities (sections 6 and 8 of the NPPF).
Policy SV18 Infrastructure / Community Aspirations	<p><i>NPPF paragraphs 8 (sustainable development), 55, 57-58 (planning obligations), 58, 123 (viability), 81-85 (the economy), 92-93, 95 (healthy / safe communities), 98-99 (open space / recreation), 187 (pollution)</i></p> <p><i>NPPG paragraphs 37-003-20140306 (open space / recreation); 41-045-20190509 to 41-046-20190509 (infrastructure needs);</i></p>	This policy seeks to improve existing community facilities and infrastructure, as well as encouraging provision of new facilities provided that the new or improved facilities / infrastructure are required to directly mitigate the impact of development. This is central to the Government’s theme for supporting a prosperous rural economy and encouraging

	53-007-20190722 (<i>delivering sufficient school places</i>); 10-007-20190509 to 10-028-20180724 (<i>viability</i>); and 23b-001-20190315 to 23b-038-20190901 (<i>planning obligations</i>).	healthy communities (sections 6 and 8 of the NPPF) and it follows the policy approach for planning obligations set out in paragraphs 55-57-58 of the NPPF.
Policy SV19 New Development and Highway Safety	NPPF paragraphs 8 (<i>sustainable development</i>), 104, 110-112 (<i>traffic / highways</i>) 126-135 (<i>design</i>), Ministerial statement on Parking 2015. NPPG Paragraphs 42-013-20140306 to 42-015-20140306 (<i>transport</i>) and 26-001-20191001 to 26-023-20191001 (<i>design</i>).	The criteria contained in this policy echo the national policy objectives for road safety at paragraphs 104-112 of the NPPF, whilst also referencing good practice in designing for rural locations. The policy accords with national planning policy and guidance in this regard.
Policy SV20 Protection of Existing Rights of Way and Cycle Network	NPPF paragraphs 8 (<i>sustainable development</i>), 92 (<i>healthy communities</i>), 104-106 and 110-112 (<i>transport</i>), 130 (<i>design</i>). NPPG paragraphs 37-004-20140306 (<i>rights of way</i>) and 42-013-20140306 to 42-015-20140306 (<i>transport</i>)	This policy draws on evidence in Appendix 5 in seeking to ensure that new development protects existing cycle and pedestrian routes where possible. This is consistent with the approach to the promotion of sustainable modes of transportation as set out in detail in the NPPF and, to a lesser degree, in the NPPG.
Policy SV21 Cycle Network, Rights of Way, Footpaths and other Routes	NPPF paragraphs 8 (<i>sustainable development</i>), 55, 57-58 (<i>planning obligations</i>), 92 (<i>healthy communities</i>), 104-106 and 110-112 (<i>transport</i>), 130 (<i>design</i>). NPPG paragraphs 37-004-20140306 (<i>rights of way</i>) and 42-013-20140306 to 42-015-20140306 (<i>transport</i>) and 23b-001-20190315 to 23b-038-20190901 (<i>planning obligations</i>).	This policy supports proposals for new and enhanced cycle and pedestrian routes and indicates that planning obligations or CIL will be used to fund improvements to the existing network where deliverable. Improving rights of way is a key component of the Government's policy for healthy communities and this policy is therefore in accordance with the approach in the NPPF in sections 8 and 9.
Policy SV22 Design and Access Statements	NPPF paragraphs 8 (<i>sustainable development</i>), 119-121 (<i>making effective use of land</i>), 124-125 (<i>density</i>), 126-135 (<i>design</i>), 152-157 (<i>climate change</i>), 174, 176 (<i>AONBs and landscape</i>), 130, 185 (<i>amenity etc</i>), 185(c) (<i>dark landscapes</i>), 189-208 (<i>heritage</i>) and 174, 179-182 (<i>biodiversity / Net Gain / green infrastructure</i>). NPPG Paragraphs 26-001-20191001 to 26-023-20191001 (<i>design</i>), 8-036-20190721 to 8-042-20190721 (<i>landscape</i>), 6-001-20140306 to 6-012-20190315 (<i>climate change</i>), 66-004-20190722 to 66-005-20190722 (<i>density</i>), 31-001-20191101 to 31-007-20191101 (<i>light pollution</i>), 66-006-20190722 to 66-007-20190722 (<i>amenity / daylight</i>), 18a-001-20190723 to 18a-063-20190723 and 18a-039-20190723 to 18a-041-20190723 (<i>heritage</i>) and 8-004-	Whilst design and access statements are a requirement for certain forms of development proposal, policy SV22 sets out how design and access statements should demonstrably relate the proposed development to the character of the local area in the context of the assessment documents at Appendices 4 and 6 of the Neighbourhood Plan. Many of the policies in the NPPF are relevant to the quality and form of developments. However section 12 in particular supports a Neighbourhood Plan-led approach, indicating that "Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the

	20190721 to 8-035-20190721 (biodiversity / Net Gain and green infrastructure)	<p><i>production of design policy, guidance and codes by local planning authorities and developers.”</i></p> <p>This policy will ensure that developments directly draw upon the guidance on local distinctiveness in the Plan’s appendices, thus according with the NPPF and paragraphs 126-130 in particular.</p>
Policy SV23 Village Centre Improvements	<p>NPPF paragraphs 8 (sustainable development), 104-106 and 110-112 (transport), 119-121 (making effective use of land), 124-125 (density), 126-135 (design), 152-157 (climate change), 130, 185 (amenity etc), 189-208 (heritage).</p> <p>NPPG Paragraphs 26-001-20191001 to 26-023-20191001 (design), 6-001-20140306 to 6-012-20190315 (climate change), 66-004-20190722 to 66-005-20190722 (density), 66-006-20190722 to 66-007-20190722 (amenity / daylight), 18a-001-20190723 to 18a-063-20190723 and 18a-039-20190723 to 18a-041-20190723 (heritage) and 42-013-20140306 to 42-015-20140306 (transport).</p>	<p>This policy deals with specific elements of design, character, the creation of space, as well as provision for road users, pedestrians and cyclists in the village centres. These all draw upon the equivalent policies in the NPPF and seek to achieve good quality place-making, consistent with the NPPF and sections 2, 7, 8, 9 and 12 in particular.</p>
Policy SV24 Special Character Areas	<p>NPPF paragraphs 8 (sustainable development), 119-121 (making effective use of land), 124-125 (density), 126-135 (design), 152-157 (climate change), 130, 185 (amenity etc), 189-208 (heritage) and 20, 92, 154, 174-182, 186 (biodiversity / net gain / green infrastructure).</p> <p>NPPG Paragraphs 26-001-20191001 to 26-023-20191001 (design), 6-001-20140306 to 6-012-20190315 (climate change), 66-004-20190722 to 66-005-20190722 (density), 66-006-20190722 to 66-007-20190722 (amenity / daylight), 18a-001-20190723 to 18a-063-20190723 and 18a-039-20190723 to 18a-041-20190723 (heritage), and 8-004-20190721 to 8-035-20190721 (biodiversity / Net Gain and green infrastructure).</p>	<p>This policy reflects the policy approach in the NPPF at section 12 about good design. NPPF Paragraph 127 notes that Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development. The Special Character Areas listed in policy SV24 are defined in Appendix 6 to the Plan and the policy sets out the approach to development within these Areas in a way that is consistent with the NPPF sections 12, 15 and 16 in particular.</p>
Policy SV25 Building Materials / Design / Density / Layout	<p>NPPF paragraphs 8 (sustainable development), 119-121 (making effective use of land), 124-125 (density), 126-135 (design), 152-157 (climate change), 174, 176 (AONBs and landscape), 130, 185 (amenity etc), 185(c) (dark landscapes), 189-208 (heritage) and 174, 179-182 (biodiversity / Net Gain / green infrastructure).</p> <p>NPPG Paragraphs 26-001-20191001 to 26-023-20191001 (design), 8-036-20190721</p>	<p>This policy draws widely on evidence in the character analysis documents in Appendices 4 and 6 to the Neighbourhood Plan to develop a detailed policy dealing with a wide range of development management matters from design to climate change, energy efficiency, construction, open space provision, heritage, density, height, scale, massing, amenity, landscape, views, walking / cycling and light / noise / air</p>

	<p>to 8-042-20190721 (landscape), 6-001-20140306 to 6-012-20190315 (climate change), 66-004-20190722 to 66-005-20190722 (density), 31-001-20191101 to 31-007-20191101 (light pollution), 66-006-20190722 to 66-007-20190722 (amenity / daylight), 18a-001-20190723 to 18a-063-20190723 and 18a-039-20190723 to 18a-041-20190723 (heritage) and 8-004-20190721 to 8-035-20190721 (biodiversity / Net Gain and green infrastructure)</p>	<p>/ water pollution. The policy draws on the detailed national policy in the NPPF and is therefore in conformity with the relevant sections of the NPPF (sections 2, 8, 9, 11, 12, 15, 16 in particular) and the associated guidance in the NPPG.</p>
<p>Policy SV26 Pre-Application Requirements</p>	<p>NPPF paragraphs 8 (sustainable development), 39-46 (pre-application engagement), 119-121 (making effective use of land), 124-125 (density), 126-135 (design), 152-157 (climate change), 174, 176 (AONBs and landscape), 130, 185 (amenity etc), 185(c) (dark landscapes), 189-208 (heritage) and 174, 179-182 (biodiversity / Net Gain / green infrastructure).</p> <p>NPPG Paragraphs 26-001-20191001 to 26-023-20191001 (design), 8-036-20190721 to 8-042-20190721 (landscape), 6-001-20140306 to 6-012-20190315 (climate change), 66-004-20190722 to 66-005-20190722 (density), 31-001-20191101 to 31-007-20191101 (light pollution), 66-006-20190722 to 66-007-20190722 (amenity / daylight), 18a-001-20190723 to 18a-063-20190723 and 18a-039-20190723 to 18a-041-20190723 (heritage), 8-004-20190721 to 8-035-20190721 (biodiversity / Net Gain and green infrastructure) and 20-001-20190315 to 20-026-20150326 (pre-application engagement).</p>	<p>This policy asks applicants to engage at an early stage with the Parish Council and LPA to discuss a range of development management issues. The policy reflects national planning policy – in terms of coverage of the issues in the NPPF – and it also reflects the approach advocated in paragraphs 39-46 of the NPPF on pre-application engagement. It is therefore in conformity with the NPPF and the associated guidance in the NPPG.</p>

4. CONTRIBUTION TO SUSTAINABLE DEVELOPMENT

4.1 There are three over-arching objectives to sustainable development: economic, social and environmental (see NPPF paragraph 8). The three objectives are mutually dependent. In addressing the above basic conditions, the Neighbourhood Plan pays particular regard to NPPF, Paragraph 9, which requires that:

“Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area”.

4.2 The Vision of the Neighbourhood Plan is: *“To preserve Shiplake as a rural parish containing two separate and distinct village settlements set within open countryside; to conserve and enhance the character of Shiplake and its villages in a way that allows the community to evolve whilst sustaining and improving core vital services and village attributes”*

4.3 This translates through to the objectives of the Neighbourhood Plan which are focussed on the environment (objectives 1, 3, 4 and 5), social matters (objectives 1, 2, 4, 6 and 7) and economic matters (objectives 1, 6 and 7).

Economic Sustainable Development Objective

4.4 In considering the economic role, the Plan’s vision seeks to sustain and improve the villages’ core vital services and this is supported by objective 1 which seeks to allow the villages to grow organically; objective 6, which seeks to protect and improve core facilities and services and to develop village infrastructure and services; and objective 7 which seeks to encourage the growth of local community-based businesses and facilities.

4.5 To this end the Plan contains policies to achieve these objectives including policies SV4 (employment development), SV17 (Infrastructure / Community Facilities), SV18 (Infrastructure / Community Aspirations) and SV23 (Village Centre Improvements).

4.6 These policies will help to ensure that a) 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 b) to identify and coordinate the provision of infrastructure when and where it is needed in the Plan area.

4.7 Together, these policies demonstrate the Plan’s contribution towards achieving the economic objective of sustainable development.

Social Sustainable Development Objective

4.8 In considering the social role, the Plan’s vision seeks to preserve Shiplake as a rural parish containing two separate and distinct village settlements, whilst allowing the community to evolve, sustaining and improving core vital services and village attributes. This is supported by objective 1 which seeks to allow the villages to grow organically; objective 2 which seeks to help manage the community profile of the villages over time; objective 4 which seeks to provide a catalyst for re-siting inappropriate and non-conforming uses away from the centre of Lower Shiplake; objective 6, which seeks to protect and improve core facilities and services and to develop village infrastructure and services; and objective 7 which seeks to encourage the growth of local community-based businesses and facilities.

4.9 To this end the Plan contains policies to achieve these objectives including policies SV1, SV2, SV3, SV5, SV6 and SV7 (which all deal with housing-related development in the Plan area), SV16-SV21 (which deal with community facilities and infrastructure, roads / parking and cycleways / footpaths) and SV22-SV26 (which deal with quality design and built form).

4.10 These policies reflect national and local planning policies in helping to ensure the Shiplake Neighbourhood Plan area continues to contain 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.

4.11 The scope and content of the social objective policies will ensure that the Plan will contribute towards achieving the social objective of sustainable development.

Environmental Sustainable Development Objective

4.12 In considering the environmental role, the Plan’s vision seeks to preserve the two separate and distinct village settlements set within open countryside, and to conserve and enhance the character of Shiplake and its villages. This is supported by objective 1 which seeks to conserve and enhance the essential rural character of the Plan area and its villages; objective 3 which seeks to sustain the sensitive landscape setting of the villages and preserve and enhance the areas of natural landscape and agriculture existing between the villages, whilst also conserving green and blue infrastructure and protecting and enhancing wildlife sites / habitats and biodiversity; objective 4 which seeks to relocate non-conforming uses away from the centre of Lower Shiplake; and objective 5 which seeks to minimise the need for building on open greenfield land.

4.13 To this end the Plan contains policies to achieve these objectives including policies SV2 (Rural Housing), SV3 (Conversion of Buildings in the Countryside), SV6 (Dwelling Extensions), SV7 (Replacement Dwellings), SV8 (Settlement Character), SV8a (Separation of Settlements), SV9 (Valued Landscapes), SV10 (Riverside Related Development), SV11 (Important Views), SV12 (Dark Skies and Lighting), SV13 (Biodiversity Net Gain), SV14 (Landscaping and Greening of the Environment), SV15 (Preservation and Replacement of Trees), SV22 (Design and Access Statements), SV24 Special Character Areas) and SV25 (Building Materials / Design / Density / Layout).

4.14 These policies will help to ensure that the Plan protects and enhances the natural, built and historic environment of the Plan area; that it makes effective use of land; and that it improves biodiversity, uses natural resources prudently, minimises waste and pollution, and mitigates and adapts to climate change, including moving to a low carbon economy.

4.15 Together, these policies demonstrate the Plan’s contribution towards achieving the environmental objective of sustainable development.

4.16 Table 2 overleaf has assessed the Plan’s policies in terms of how it will deliver sustainable development in the economic, social and environmental aspects of sustainability. It shows that the Plan’s policies address all three objectives in clear and logical ways.

4.17 The degree to which the policies meet key sustainable development objectives is scored in the table below. The scoring is as follows:

Score	Commentary
++	The policy will result in a very positive effect on the sustainability objective in question
+	The policy will result in a positive effect on the sustainability objective in question
0	The policy will result in a neutral effect on the sustainability objective in question
-	The policy will result in a negative effect on the sustainability objective in question
--	The policy will result in a very negative effect on the sustainability objective in question

Table 2: Assessment of Sustainability of Neighbourhood Plan Policies

NP Policy Number and Title	Achievement of Sustainable Development		
ALL POLICIES	Taken as a whole, all policies in the Neighbourhood Plan have taken, as their starting point, the instruction in paragraph 9 of the NPPF that <i>“Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area”</i> .		
Policy SV1 Infill Development	Economic	+	Social
	Environmental	++	++
Policy SV2 Rural Housing	Economic	+	Social
	Environmental	++	++
Policy SV3 Conversion of Buildings in the Countryside	Economic	+	Social
	Environmental	++	++
Policy SV4 Employment Development	Economic	++	Social
	Environmental	+	
Policy SV5 Dwelling Statement	Economic	+	Social
	Environmental	0	
Policy SV6 Dwelling Extensions	Economic	+	Social
	Environmental	++	++
Policy SV7 Replacement Dwellings	Economic	+	Social
	Environmental	++	++
Policy SV8 Settlement Character	Economic	0	Social
	Environmental	++	++
Policy SV8a Separation of Settlements	Economic	+	Social
	Environmental	++	++
Policy SV9 Valued Landscapes	Economic	0	Social
	Environmental	++	++
Policy SV10 Riverside Related Development	Economic	+	Social
	Environmental	++	++
Policy SV11 Important Views	Economic	0	Social
	Environmental	++	++
Policy SV12 Dark Skies and Lighting	Economic	0	Social
	Environmental	++	++

Policy SV13 Biodiversity Net Gain	Economic Social Environmental	0 ++ ++
Policy SV14 Landscaping and Greening of the Environment	Economic Social Environmental	0 ++ ++
Policy SV15 Preservation and Replacement of Trees	Economic Social Environmental	0 ++ ++
Policy SV16 Memorial Hall Enabling Development	Economic Social Environmental	+ ++ ++
Policy SV17 Infrastructure / Community Facilities	Economic Social Environmental	++ ++ 0
Policy SV18 Infrastructure / Community Aspirations	Economic Social Environmental	++ ++ 0
Policy SV19 New Development and Highway Safety	Economic Social Environmental	+ ++ ++
Policy SV20 Protection of Existing Rights of Way and Cycle Network	Economic Social Environmental	+ ++ ++
Policy SV21 Cycle Network, Rights of Way, Footpaths and other Routes	Economic Social Environmental	+ ++ ++
Policy SV22 Design and Access Statements	Economic Social Environmental	+ ++ ++
Policy SV23 Village Centre Improvements	Economic Social Environmental	++ ++ ++
Policy SV24 Special Character Areas	Economic Social Environmental	0 ++ ++
Policy SV25 Building Materials / Design / Density / Layout	Economic Social Environmental	+ ++ ++
Policy SV26 Pre-Application Requirements	Economic Social Environmental	+ ++ ++

5. CONFORMITY WITH STRATEGIC POLICIES

5.1 The Development Plan in the South Oxfordshire District area is The South Oxfordshire Local Plan 2011-2035 (adopted December 2020).

5.2 The policies of the SNP are shown in Table 3 below. Each Neighbourhood Plan policy is accompanied by a statement describing the 'general

conformity' with the strategic policies of the Development Plan.

5.3 Any Development Plan strategic policy that is not identified in Table 3 is not considered to be directly relevant to the SNP.

Table 3: Conformity of Neighbourhood Plan Policies to the Strategic Policies of the Development Plan

NP Policy Number and Title	SODC Local Plan 2011-2035 Strategic Policy / Other Policies	Comment on Conformity
Policy SV1 Infill Development	<i>Policies STRAT1: The Overall Strategy; STRAT2: South Oxfordshire Housing and Employment Requirements; STRAT5: Residential Densities; H1: Delivering New Homes; H8: Housing in the Smaller Villages; H11: Housing Mix; H16: Backland and Infill Development and Redevelopment; ENV1: Landscape & Countryside; DES1: Delivering High Quality Development; DES2: Enhancing Local Character; ENV6: Historic Environment; ENV7: Listed Buildings</i>	This policy seeks to build upon the policies of the development plan (especially policies STRAT1, H8 and H16) by maintaining the special character of the settlements in the Plan area. It draws upon Neighbourhood Development Plan evidence from the Landscape Character Assessment and Villages Character Appraisal and Design Guide (Appendices 4 and 6 respectively) to develop a policy approach that is in general conformity with the strategic policies of the development plan and in particular Local Plan policies STRAT1, H8 and H16.
Policy SV2 Rural Housing	<i>Policies STRAT1: The Overall Strategy; STRAT2: South Oxfordshire Housing and Employment Requirements; STRAT5: Residential Densities; H10: Exception Sites; H17: Subdivision and Conversion; H18: Replacement Dwellings; H19: Rural Workers' Dwellings; ENV1: Landscape & Countryside; DES1: Delivering High Quality Development; DES2: Enhancing Local Character; ENV6: Historic Environment; ENV7: Listed Buildings</i>	Rural housing is only supported in a limited range of circumstances in national policy and this is translated through to the development plan. Policy SV2 has been written in a way that draws together different strands of policy in the development plan and the General Permitted Development Order to provide a single source of information (an open list) on the forms of rural housing that are acceptable in the countryside. This approach is consistent with the policy approach in the development plan policies identified in the adjacent column.
Policy SV3 Conversion of Buildings in the Countryside	<i>Policies STRAT1: The Overall Strategy; STRAT2: South Oxfordshire Housing and Employment Requirements; EMP10: Development in Rural Areas; DES1: Delivering High Quality Development; DES2: Enhancing Local Character; Policy DES8: Promoting Sustainable Design; ENV1: Landscape & Countryside; ENV6: Historic Environment; ENV7: Listed Buildings</i>	Policy SV3 provides a locally relevant policy which follows the approach to the conversion of buildings in the countryside set out in the development plan and in particular policies STRAT1, EMP10, ENV6 and ENV7. As a consequence it is considered to be in general conformity with the strategic policies of the development plan.
Policy SV4 Employment Development	<i>Policies STRAT1: The Overall Strategy; STRAT2: South Oxfordshire Housing and Employment Requirements; EMP1: The Amount and Distribution of</i>	This policy seeks to encourage new employment development in Use Class E (formerly Use Class B1) and the protection of existing employment within the Plan area.

	New Employment Land; EMP2: Range, Size and Mix of Employment Premises; EMP3: Retention of Employment Land; EMP10: Development in Rural Areas	This supportive approach is in general conformity with policies STRAT1, EMP3 and EMP10 of the development plan in particular as well as being consistent with a range of other policies.
Policy SV5 Dwelling Statement	Policies STRAT1: The Overall Strategy; STRAT2: South Oxfordshire Housing and Employment Requirements; H1: Delivering New Homes; H8: Housing in the Smaller Villages; H10: Exception Sites; H11: Housing Mix (including space standards); H12: Self-Build and Custom-Build Housing; H13: Specialist Housing for Older People; H14: Provision for Gypsies, Travellers and Travelling Showpeople; H19: Rural Workers' Dwellings; ENV1: Landscape & Countryside; DES1: Delivering High Quality Development; DES2: Enhancing Local Character; ENV6: Historic Environment; ENV7: Listed Buildings	In asking for applications to be accompanied by a dwelling statement, Policy SV5 will require proposals to demonstrate conformity with a number of policies in the development plan including those dealing with housing mix, specialist housing and nationally described space standards. The policy itself acts as a wayfinding policy to the policies in the development plan. It is therefore in conformity with the development plan's strategic policies as well as being consistent with the policies on housing mix and specialist housing (eg policies STRAT1 and STRAT2, H10, H11, H12, H13, H14 and H19).
Policy SV6 Dwelling Extensions	Policies STRAT1 The Overall Strategy; H16: Backland and Infill Development and Redevelopment; H20 Extensions to Dwellings; DES1 Delivering High Quality Development; DES2 Enhancing Local Character; DES6 Residential Amenity; DES7 Efficient Use of Resources; DES8 Promoting Sustainable Design;	Policy SV6 seeks to ensure that development proposals are designed taking into account the guidance in the Plan's Character Appraisal and Design Principles document (Appendix 6). This approach (referring to locally defined evidence on design and character) is in general conformity with the strategic policies of the development plan and in particular policies STRAT1, DES1 and DES2.
Policy SV7 Replacement Dwellings	Policies STRAT1: The Overall Strategy; STRAT2: South Oxfordshire Housing and Employment Requirements; H18: Replacement Dwellings; ENV1: Landscape & Countryside; DES1: Delivering High Quality Development; DES2: Enhancing Local Character; DES5: Outdoor Amenity Space; DES6: Residential Amenity; ENV6: Historic Environment; ENV7: Listed Buildings	Policy SV7 deals with the heritage, landscape, amenity and built environment aspects of replacement dwellings. The approach in the policy seeks to protect the best heritage assets from replacement, and to allow replacement of other dwellings of heritage / landscape / design value subject to compliance with several criteria. Replacement dwellings must avoid giving rise to adverse amenity impacts. These principles are all in general conformity with the development plan policies listed in the column to the left.
Policy SV8 Settling Character	Policies STRAT1: The Overall Strategy; H8: Housing in the Smaller Villages; H16: Backland and	Policy SV8 seeks to ensure that development proposals are designed to preserve or enhance the features which

	Infill Development and Redevelopment; DES1: Delivering High Quality Development; DES2: Enhancing Local Character; ENV1: Landscape & Countryside; ENV6: Historic Environment; ENV7: Listed Buildings	positively define the character of Shiplake Parish by taking into consideration the guidance in the Plan’s Character Appraisal and Design Principles document (Appendix 6) and Landscape Character Appraisal (Appendix 4). This approach (referring to locally defined evidence on design and character) is in general conformity with the strategic policies of the development plan and in particular policies STRAT1, ENV1, DES1 and DES2.
Policy SV8a Separation of Settlements	Policies STRAT1: The Overall Strategy; H8: Housing in the Smaller Villages; H16: Backland and Infill Development and Redevelopment; DES1: Delivering High Quality Development; DES2: Enhancing Local Character; ENV1: Landscape & Countryside; ENV6: Historic Environment; ENV7: Listed Buildings	The separation of settlements policy will help to maintain the separate identities of the settlements in the Plan area. This is in general conformity with the development strategy, the policies for smaller villages and infill, and the design and landscape policies in the development plan (policies STRAT1, H16, DES1, DES2, ENV1, ENV6 and ENV7).
Policy SV9 Valued Landscapes	Policies STRAT1 The Overall Strategy; STRAT5 Residential Densities; H8: Housing in the Smaller Villages; H16: Backland and Infill Development and Redevelopment; ENV1 Landscape and Countryside; ENV2 Biodiversity – Designated Sites, Priority Habitats and Species; ENV3 Biodiversity; ENV4: Watercourses; ENV5: Green Infrastructure in New Developments; ENV6 Historic Environment; ENV7 Listed Buildings; DES1 Delivering High Quality Development; DES2 Enhancing Local Character	The Valued Landscapes that are of particular quality within the Plan area are defined in policy SV9. This policy seeks to retain the distinct rural character and intrinsic beauty of the valued landscapes and countryside, to recognise the role they play in providing a setting to the AONB, and to recognise the important contribution the landscapes make to the distinctive character and identity of the settlements of Shiplake Cross and Lower Shiplake. The value of the landscapes that are identified is influenced by the landscape form, vegetation, biodiversity, heritage assets and design of built development. These are all matters that are addressed in the development plan and the approach adopted by policy SV9 is in general conformity with the policies that deal with these matters, including development plan policies ENV1, ENV3, ENV5-7, DES1-2 and STRAT1.
Policy SV10 Riverside Related Development	Policies STRAT1 The Overall Strategy; ENV1 Landscape and Countryside; ENV2 Biodiversity – Designated Sites, Priority Habitats and Species; ENV3 Biodiversity; ENV4: Watercourses; ENV5: Green Infrastructure in New Developments; ENV6 Historic Environment; ENV7 Listed	Policy SV10 reflects a range of issues that are addressed in the development plan including design, landscape and biodiversity, flood risk, rights of way, and heritage. The approach in policy SV12 reflects the unique role that the Thames plays in the Plan area and the value it represents to

	Buildings; DES1 Delivering High Quality Development; DES2 Enhancing Local Character; EP4: Flood Risk; TRANS2: Promoting Sustainable Transport and Accessibility; TRANS5: Consideration of Development Proposals	<p>the local community and visitors. The competing interests are set out in detail in the Policy and the approach that will be taken to managing development alongside the River Thames, including seeking to secure mitigation for the effects of development that impacts on the river corridor, is also set out.</p> <p>This approach is in general conformity with the approach set out in policies STRAT1, ENV1, ENV3, DES1-2, EP4 and TRANS5 in particular.</p>
Policy SV11 Important Views	Policies STRAT1 The Overall Strategy; H8: Housing in the Smaller Villages; H16: Backland and Infill Development and Redevelopment; ENV1 Landscape and Countryside; DES1 Delivering High Quality Development; DES2 Enhancing Local Character	<p>Policy SV11 identifies Important Views and seeks to manage the effect of development on the character of the landscape, and to respond positively to the Important Views.</p> <p>This reflects the policy approach in policies STRAT1, ENV1 and DES2 and the policy is considered to be in general conformity with those policies.</p>
Policy SV12 Dark Skies and Lighting	Policies STRAT1 The Overall Strategy; H8: Housing in the Smaller Villages; H16: Backland and Infill Development and Redevelopment; ENV1 Landscape and Countryside; ENV12: Pollution - Impact of Development on Human Health, the Natural Environment and/or Local Amenity (Potential Sources of Pollution); DES1 Delivering High Quality Development; DES2 Enhancing Local Character; Policy DES6: Residential Amenity	<p>Policy SV12 is written to conserve and enhance tranquillity in relation to light pollution and dark night skies.</p> <p>This approach is specifically addressed in relation to some of the strategic site policies in the development plan (eg STRAT10) but more generally it is good practice for policies to avoid encouraging light spill in areas that are dark at night (especially within the setting of – or within – the AONB). Policies STRAT1, ENV1 and DES2 support this general approach and therefore policy SV12 is considered to be in general conformity with these development plan policies.</p>
Policy SV13 Biodiversity Net Gain	Policies STRAT1: The Overall Strategy; DES1: Delivering High Quality Development; DES2: Enhancing Local Character; ENV1: Landscape and Countryside; ENV2: Biodiversity – Designated Sites, Priority Habitats and Species; ENV3: Biodiversity; ENV4: Watercourses; ENV5: Green Infrastructure in New Developments	Achieving biodiversity net gain is critically important and it is referred to in a number of the strategic site policies (eg STRAT13). At a district-wide level, policy ENV3 seeks to secure net gains and policy SV13 is in conformity with the approach set out in policy ENV3.
Policy SV14 Landscaping and Greening of the Environment	Policies STRAT1: The Overall Strategy; DES1: Delivering High Quality Development; DES2: Enhancing Local Character; ENV1: Landscape and Countryside; ENV2: Biodiversity – Designated Sites,	Landscaping and greening the environment of the Plan area is an important objective and one that is wholly consistent with the approach adopted in development plan policies ENV1-5, DES1-2, TRANS2, CF2 and STRAT1

	<p>Priority Habitats and Species; ENV3: Biodiversity; ENV4: Watercourses; ENV5: Green Infrastructure in New Developments; TRANS2 Promoting Sustainable Transport and Accessibility; TRANS5 Consideration of Development Proposals; CF2: Provision of Community Facilities and Services</p>	<p>which support the provision of additional planting, landscaping, biodiversity enhancement, maintenance and enhancement of the green and blue infrastructure network and provision of new cycle and pedestrian routes.</p>
<p>Policy SV15 Preservation and Replacement of Trees</p>	<p>Policies STRAT1: The Overall Strategy; DES1: Delivering High Quality Development; DES2: Enhancing Local Character; ENV1: Landscape and Countryside; ENV2: Biodiversity – Designated Sites, Priority Habitats and Species; ENV3: Biodiversity; ENV5: Green Infrastructure in New Developments</p>	<p>Protection and replacement of trees is an important policy principle in the Plan and one that is consistent with the approach adopted in development plan policies ENV1-5, DES1-2 and STRAT1 which support the provision of additional planting, landscaping, biodiversity enhancement and maintenance / enhancement of the green and blue infrastructure network.</p>
<p>Policy SV16 Memorial Hall Enabling Development</p>	<p>Policies STRAT1: The Overall Strategy; DES1: Delivering High Quality Development; DES2: Enhancing Local Character; ENV6: Historic Environment; ENV7: Listed Buildings; CF1 Safeguarding Community Facilities; CF4: Existing Open Space, Sport and Recreation Facilities</p>	<p>The Memorial Hall and associated playing fields are an important community facility in the Plan area. Policy SV16 expresses support for proposals which will help to secure the long term future of the Hall, through enabling development. This approach is innovative but in general conformity with the development plan policy approach of protecting and enhancing the historic environment and protecting community facilities (see policies ENV6-7, CF1, CF4 and STRAT1 in particular).</p>
<p>Policy SV17 Infrastructure / Community Facilities</p>	<p>Policies STRAT1: The Overall Strategy; DES1: Delivering High Quality Development; DES2: Enhancing Local Character; ENV6: Historic Environment; ENV7: Listed Buildings; CF1 Safeguarding Community Facilities; CF4: Existing Open Space, Sport and Recreation Facilities; INF1: Infrastructure Provision</p>	<p>This policy applies to a specific group of facilities defined in policy SV17. The policy provides clear guidance about the retention or replacement of village facilities, matters which are in general conformity with development plan policies INF1, CF1 and CF4 which protect existing community facilities / infrastructure and support the provision of new facilities / infrastructure.</p>
<p>Policy SV18 Infrastructure / Community Aspirations</p>	<p>Policies STRAT1: The Overall Strategy; DES1: Delivering High Quality Development; DES2: Enhancing Local Character; ENV6: Historic Environment; ENV7: Listed Buildings; Policy CF2: Provision of Community Facilities and Services; Policy CF3: New Open Space, Sport and Recreation Facilities; INF1: Infrastructure Provision</p>	<p>This policy provides clear guidance about supporting the provision / enhancement of village facilities where a need arises due to additional pressure / use due to new development taking place. This is a matter which is in general conformity with development plan policies INF1, CF2 and CF3 which support the provision of new community facilities / infrastructure.</p>

<p>Policy SV19 New Development and Highway Safety</p>	<p>Policies STRAT1 The Overall Strategy; H8: Housing in the Smaller Villages; H16: Backland and Infill Development and Redevelopment; DES1 Delivering High Quality Development; DES2 Enhancing Local Character; TRANS2: Promoting Sustainable Transport and Accessibility; TRANS4: Transport Assessments, Transport Statements and Travel Plans; TRANS5 Consideration of Development Proposals; INF1: Infrastructure Provision</p>	<p>This policy's criteria deal with highway-related matters such as parking highway safety, access/egress and provision of turning space. These are generally detailed issues which development plan policies TRANS2, TRANS4, TRANS5 and INF1 broadly address. As a consequence policy SV19 is considered to be in general conformity with the identified policies in the development plan.</p>
<p>Policy SV20 Protection of Existing Rights of Way and Cycle Network</p>	<p>Policies STRAT1 The Overall Strategy; H8: Housing in the Smaller Villages; H16: Backland and Infill Development and Redevelopment; DES1 Delivering High Quality Development; INF1: Infrastructure Provision; TRANS2 Promoting Sustainable Transport and Accessibility; TRANS5 Consideration of Development Proposals; CF1: Safeguarding Community Facilities</p>	<p>The criteria in policy SV20 seek to achieve the ongoing protection of footpaths and cycleways. There is support for such an approach in the policies of the development plan (see policies TRANS2, TRANS4, TRANS5 and CF1 in particular). The policy is therefore in general conformity with both the strategic and non-strategic policies of the development plan.</p>
<p>Policy SV21 Cycle Network, Rights of Way, Footpaths and other Routes</p>	<p>Policies STRAT1 The Overall Strategy; H8: Housing in the Smaller Villages; H16: Backland and Infill Development and Redevelopment; DES1 Delivering High Quality Development; INF1: Infrastructure Provision; TRANS2 Promoting Sustainable Transport and Accessibility; TRANS5 Consideration of Development Proposals; CF2: Provision of Community Facilities and Services</p>	<p>The criteria in policy SV21 seek to the enhancement of the existing network of footpaths and cycleways. There is support for such an approach in the policies of the development plan (see policies TRANS2, TRANS4, TRANS5 and CF2 in particular). The policy is therefore in general conformity with both the strategic and non-strategic policies of the development plan.</p>
<p>Policy SV22 Design and Access Statements</p>	<p>Policies STRAT1 The Overall Strategy; H8: Housing in the Smaller Villages; H16: Backland and Infill Development and Redevelopment; DES1: Delivering High Quality Development; DES2: Enhancing Local Character; DES3: Design and Access Statements</p>	<p>Policy SV22 links the provision of design and access statements to the need to demonstrate how the proposal will contribute to local distinctiveness. It refers to the landscape and village character appraisal documents at Appendices 4 and 6 of the Plan. This is in conformity with the approach adopted in development plan policies including STRAT1, H16, DES1, DES2 and DES3.</p>
<p>Policy SV23 Village Centre Improvements</p>	<p>Policies STRAT1 The Overall Strategy; DES1: Delivering High Quality Development; DES2: Enhancing Local Character; TRANS5 Consideration of Development</p>	<p>Improvements to the village centres through improvements to parking and highway safety, and the creation of spaces for social interaction and access to local facilities, are all measures that are also addressed in the development plan</p>

	Proposals; CF2: Provision of Community Facilities and Services	in policies DES1, DES2, TRANS5 and CF2. Policy SV23 is considered to be in general conformity with these development plan policies.
Policy SV24 Special Character Areas	Policies STRAT1 The Overall Strategy; H8: Housing in the Smaller Villages; H16: Backland and Infill Development and Redevelopment; ENV1: Landscape and Countryside; ENV2: Biodiversity – Designated Sites, Priority Habitats and Species; ENV3: Biodiversity; ENV4: Watercourses; ENV5: Green Infrastructure in New Developments; DES1: Delivering High Quality Development; DES2: Enhancing Local Character; DES3: Design and Access Statements	Special Character Areas are defined in the Villages Character Appraisal (Appendix 6 to the Plan). Requiring development to be compatible with the features, characteristics or elements which are particularly distinctive within a character area is an approach that the development plan adopts in policies ENV1, DES1 and DES3 particularly. Consequently, policy SV24 is considered to be in general conformity with the strategic policies of the development plan.
Policy SV25 Building Materials / Design / Density / Layout	Policies STRAT1 The Overall Strategy; STRAT5 Residential Densities; H8: Housing in the Smaller Villages; H16: Backland and Infill Development and Redevelopment; ENV1 Landscape and Countryside; ENV2 Biodiversity – Designated Sites, Priority Habitats and Species; ENV3 Biodiversity; ENV5 Green Infrastructure in New Developments; ENV6 Historic Environment; ENV7 Listed Buildings; DES1 Delivering High Quality Development; DES2 Enhancing Local Character; DES5: Outdoor Amenity Space; DES6 Residential Amenity; DES7 Efficient Use of Resources; DES8 Promoting Sustainable Design; DES9 Renewable and Low Carbon Energy; DES10 Carbon Reduction; CF5: Open Space, Sport and Recreation in New Residential Development; INF1: Infrastructure Provision; TRANS2 Promoting Sustainable Transport and Accessibility; TRANS5 Consideration of Development Proposals	This general design policy draws on and reflects a number of strategic and detailed policies in the development plan. It does not exceed the controls in those policies but instead seeks to apply them at a local level, tailored to local circumstances by reference to the schedule of listed buildings in Appendix 2, the Landscape Character Assessment (Appendix 4) and the Villages Character Appraisal and Design Principles document (Appendix 6). Consequently policy SV25 is in general conformity with the strategic policies of the development plan including STRAT1, STRAT5, H8, H16, ENV1-3, ENV5-7, DES1-2, DES5-10, CF5, INF1, TRANS2 and TRANS5.
Policy SV26 Pre-Application Requirements	Policies STRAT1 The Overall Strategy; STRAT5 Residential Densities; H8: Housing in the Smaller Villages; H16: Backland and Infill Development and Redevelopment; ENV1 Landscape	Consistent with good practice, policy SV26 sets out a series of issues that applicants are encouraged to discuss with the Parish and District Councils at the pre-application stage.

	<p>and Countryside; ENV2 Biodiversity – Designated Sites, Priority Habitats and Species; ENV3 Biodiversity; ENV5 Green Infrastructure in New Developments; ENV6 Historic Environment; ENV7 Listed Buildings; DES1 Delivering High Quality Development; DES2 Enhancing Local Character; DES5: Outdoor Amenity Space; DES6 Residential Amenity; DES7 Efficient Use of Resources; DES8 Promoting Sustainable Design; DES9 Renewable and Low Carbon Energy; DES10 Carbon Reduction; CF5: Open Space, Sport and Recreation in New Residential Development; INF1: Infrastructure Provision; TRANS2 Promoting Sustainable Transport and Accessibility; TRANS5 Consideration of Development Proposals.</p>	<p>The issues are all matters that are covered in the policies of the development plan and this policy is therefore in conformity with the development plan’s strategic policies as a matter of principle. The main policies are those in the column to the left.</p>
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6. COMPATIBILITY WITH EU OBLIGATIONS / PRESCRIBED CONDITIONS

6.1 The EU Directives that are of most relevance to the Shiplake Neighbourhood Plan are as follows:

- The Strategic Environmental Assessment (SEA) Directive 2001/42/EC
- The Habitats Directive 92/43/EEC
- The Wild Birds Directive 2009/147/EC

6.2 The above have been transposed into UK law in the following ways:

- The SEA Directive is transposed into UK legislation by way of the Environmental Assessment of Plans and Programmes Regulations 2004
- The Habitats and Wild Birds Directives have been transposed into UK legislation by way of the Conservation of Habitats and Species Regulations 2017 as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019

6.3 Other Directives that are not directly relevant to the Neighbourhood Plan are as follows:

- The Environmental Impact Assessment (EIA) Directive 2011/92/EU
- The Waste Framework Directive (2008/98/EC)
- The Air Quality Directive (2008/50/EC)
- The Water Framework Directive (2000/60/EC)

6.4 The above have been transposed through the following main legislative tools (which may be subject to further amendments):

- Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).
- Waste (England and Wales) Regulations 2011 (Waste Regulations 2011), SI 2011/988; Waste (Circular Economy) (Amendment) Regulations 2020, SI 2020/904
- Air Quality Standards Regulations 2010 (as amended)
- Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 and The Environmental Permitting (England and Wales) Regulations 2016

6.5 The fifth Basic Condition requirement that 'Prescribed Conditions' are met, means – for the purposes of this Neighbourhood Plan – that the making of the Neighbourhood Plan must not breach

the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017, which sets out the habitat regulations assessment process for land use plans, including consideration of the effect on habitats sites.

6.6 This requirement was introduced by Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

6.7 Furthermore it is necessary to consider whether the Neighbourhood Plan is compatible with European Convention on Human Rights (ECHR) obligations which are the same as those set out in the Human Rights Act 1998.

Human Rights Act 1998

6.8 Dealing with this last matter first, the Neighbourhood Plan Steering Group, being cognisant of the obligations in relation to Human Rights, have sought to ensure that the Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the ECHR and that it complies with the Human Rights Act 1998.

6.9 These rights can be summarised as follows:

- The right to life
- The prohibition of torture and inhuman treatment
- Protection against slavery and forced labour
- The right to liberty and freedom
- The right to a fair trial and no punishment without law
- Respect for privacy and family life and the right to marry
- Freedom of thought, religion and belief
- Free speech and peaceful protest
- No discrimination
- Protection of property
- The right to an education
- The right to free elections

6.10 The process of developing this Neighbourhood Plan has involved a significant amount of public consultation, seeking to engage with as full a range of consultees as possible to ensure the greatest opportunity for discussion about the Neighbourhood Plan (see Consultation Statement for details).

6.11 This engagement with the local community (through consultation with a wide array of individuals, businesses, landowners and community organisations) has provided many opportunities for the community to feedback and be involved in the process. This has meant that in having the opportunity to consider the draft Neighbourhood Plan and to seek to influence it where appropriate, respondents have been able to ensure, through discussion and feedback, that those rights identified above have been protected throughout the process.

6.12 In addition, as Appendix A to this Statement demonstrates, an equalities impact assessment of the Neighbourhood Plan has been carried out to ensure that no groups or individuals are disadvantaged as a result of decisions being made which fail to take account of their requirements.

Strategic Environmental Assessment and Habitats Regulation Assessment

6.13 The Neighbourhood Plan steering group, on behalf of Shiplake Parish Council, submitted a formal request to South Oxfordshire District Council concerning the need for a Strategic Environmental Assessment (SEA) and a Habitats Regulation Assessment (HRA) Appropriate Assessment of the draft Neighbourhood Plan on 22nd July 2019.

6.14 A Screening Statement on the determination of the need for a Strategic Environmental Assessment (SEA) was issued by South Oxfordshire District Council on the 28th November 2019. The conclusion of this Screening Statement was that the Shiplake Neighbourhood Plan does not require either a SEA or a HRA Appropriate Assessment. The Statement explained (paragraph 20) that:

“Based on the assessment presented in Appendices 1 & 3, the Shiplake NDP is unlikely to have a significant effect on the environment.”

6.15 It also concluded (in relation to HRA at paragraph 27) that:

“The Shiplake NDP is unlikely to have significant effects on Natura 2000 sites, either alone or in combination with other plans or projects, therefore, an Appropriate Assessment for the Shiplake NDP is not required.”

6.16 As a consequence, it is considered that the

Shiplake Neighbourhood Plan does not breach, and indeed it is compatible with, the SEA, Habitats and Wild Birds Directives, and that the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004, and Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017 (as amended), are met.

Other EU Obligations as Transposed into UK Legislation

6.17 Furthermore, the Plan does not contain policies which would have implications for air quality, water or waste and it is therefore compatible with the EU Directives dealing with those matters, as transposed into UK legislation.

6.18 Finally, the Plan does not propose individual projects or projects of a scale which would trigger the need for an Environmental Impact Assessment (EIA) and therefore the Plan is also compatible with the EIA Directive as transposed into UK legislation under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

Equality

6.19 Neighbourhood Plans fall within the remit of the Equality Act 2010. This legislation seeks to ensure that no groups or individuals are disadvantaged as a result of decisions being made which fail to take account of their requirements; and that policies and decision making do not discriminate either accidentally or deliberately.

6.20 An Equality Impact Assessment (EqIA) of the policies of the Neighbourhood Plan is provided in Appendix A to this document. The assessment concludes that the policies in the Shiplake Neighbourhood Plan submission version will in some cases result in positive impacts for the disability protected characteristic because the policies seek to secure improvements to access, accessibility and parking. In other cases the policies will have a neutral impact on the protected characteristics.

7. CONCLUSIONS

7.1 Having undertaken an analysis of the Neighbourhood Plan in the preceding sections of this Statement, it is concluded that the Plan meets the basic conditions set out in Schedule 4B of the Town and Country Planning Act 1990 (as amended) and Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

APPENDIX A: EQUALITY IMPACT ASSESSMENT OF SHIPLAKE NEIGHBOURHOOD PLAN

The explanatory notes to the Equality Act 2010 explain that the Act *“...has two main purposes – to harmonise discrimination law, and to strengthen the law to support progress on equality.”*

It goes on to note that the Act combines a number of Acts of Parliament and sets of Regulations dating back to 1970. It places various duties on public bodies and identifies a series of ‘protected characteristics’ that could either accidentally or deliberately be discriminated against during the course of decision making or policy processes. These protected characteristics are:

- Age;
- Disability;
- Marriage and civil partnership;
- Pregnancy and maternity;
- Race;
- Religion and belief;
- Sex;
- Sexual orientation; and
- Gender reassignment.

The purpose of this Appendix is to assess the submission version of the Shiplake Neighbourhood Plan against the above protected characteristics. Where the policies are found to have a negative effect on a protected characteristic then this can be used to identify necessary amendments to policies or to inform the consideration of potential amendments during the examination into the submission Neighbourhood Plan.

This assessment is intended as a final check in the process of preparation of the Plan for submission. Earlier consultation exercises with the local community have engaged with a range of individuals and groups, providing an opportunity for them to comment on all aspects of the draft Plan, including whether the draft Plan supports equality.

The tables below identify each policy and assess the policy against each of the protected characteristics. The final row of each table is for comments including any actions arising from the assessment of each specific policy.

Finally, conclusions are drawn for the exercise and the conclusions fed into the Basic Conditions Statement findings.

Policy SV1 Infill Development			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability		X	
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments	None		

Policy SV2 Rural Housing			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability		X	
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments	None		

Policy SV3 Conversion of Buildings in the Countryside			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability	X		
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments	Conversion could be accessible if buildings are single storey with level thresholds.		

Policy SV4 Employment Development			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability	X		
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments	Policy supports satisfactory access and parking provision		

Policy SV5 Dwelling Statement			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age	X		
Disability	X		
Gender reassignment		X	
Marriage and civil partnership	X		
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments	Policy asks developers to demonstrate how they meet the community's housing needs including national space standards		

Policy SV6 Dwelling Extensions			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability		X	
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments	None		

Policy SV7 Replacement Dwellings			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	

Disability		X	
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments	None		

Policy SV8 Settlement Character			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability		X	
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments	None		

Policy SV8a Separation of Settlements			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability		X	
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments	None		

Policy SV9 Valued Landscapes			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability		X	
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	

Sexual orientation		X	
Pregnancy and maternity		X	
Comments	None		

Policy SV10 Riverside Related Development			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability	X		
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments	Policy supports improved quality of and links to the riverside rights of way		

Policy SV11 Important Views			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability		X	
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments	None		

Policy SV12 Dark Skies and Lighting			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability		X	
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments	None		

Policy SV13 Biodiversity Net Gain			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability		X	
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments	None		

Policy SV14 Landscaping and Greening of the Environment			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability		X	
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments	None		

Policy SV15 Preservation and Replacement of Trees			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability		X	
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments	None		

Policy SV16 Memorial Hall Enabling Development			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability		X	
Gender reassignment		X	
Marriage and civil partnership		X	

Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments	None		

Policy SV17 Infrastructure / Community Facilities			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability		X	
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments	None		

Policy SV18 Infrastructure / Community Aspirations			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability	X		
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments	Policy supports provision of improved access, accessibility and parking		

Policy SV19 New Development and Highway Safety			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability	X		
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	

Comments	Policy supports provision of improved parking
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Policy SV20 Protection of Existing Rights of Way and Cycle Network			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability	X		
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments	Policy supports maintenance of good quality cycle and pedestrian links and thus good accessibility		

Policy SV21 Cycle Network, Rights of Way, Footpaths and other Routes			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability	X		
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments	Policy supports provision of new cycle and pedestrian links and thus enhanced accessibility		

Policy SV22 Design and Access Statements			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability	X		
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments	Policy supports access and accessibility		

Policy SV23 Village Centre Improvements			
Effect on Protected	Positive	Neutral	Negative

Characteristics?			
Age		X	
Disability	X		
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments	Policy supports improved access and accessibility		

Policy SV24 Special Character Areas			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability		X	
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments	None		

Policy SV25 Building Materials / Design / Density / Layout			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability		X	
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments	None		

Policy SV26 Pre-Application Requirements			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability	X		
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	

Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments	Policy provide the opportunity to discuss access and other aspects of the development at an early stage.		

Having regard to the above it can be seen that the policies in the Shiplake Neighbourhood Plan submission version will in some cases result in positive impacts for the disability protected characteristic because the policies seek to secure improvements to access, accessibility and parking. In other cases the policies will have a neutral impact on the protected characteristics. None of the impacts are considered to be negative and therefore no mitigation measures are proposed.

