

# WOODCOTE NEIGHBOURHOOD PLAN 2013-2035

## Basic Conditions Statement



NOVEMBER 2021

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# Introduction

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## Basic Conditions

This **Basic Conditions Statement** has been prepared to accompany the Woodcote Neighbourhood Development Plan 2013-2035 (**WNP2**).

Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to Neighbourhood Plans by section 38A of the Planning and Compulsory Purchase Act 2004 requires that to be made a draft Neighbourhood Development Plan (NDP) must meet the following basic conditions:

- (i) the draft NDP must have appropriate regard to national policies and advice contained in the National Planning Policy Framework (**NPPF**);
- (ii) the draft NDP must contribute to the achievement of sustainable development;
- (iii) the draft NDP must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case South Oxfordshire District Council's (SODC) Local Plan 2011-2035 (the **SOLP35**); and
- (iv) the draft NDP must meet the relevant EU obligations. For the purpose of this Basic Conditions Assessment this requirement relates to the EU environmental and human rights legislation, which is currently embedded in UK domestic legislation.

This Basic Conditions Statement addresses these requirements in four sections:

- Section 1 demonstrates the conformity of the WNP2 with the NPPF;
- Section 2 shows how the WNP2 will contribute to sustainable development;
- Section 3 demonstrates the general conformity of the WNP2 with the strategic policies of SOLP35 (the Local Plan); and
- Section 4 demonstrates compliance with the appropriate EU obligations.

## Submitting Body

The Woodcote Neighbourhood Development Plan is submitted by Woodcote Parish Council, which is a qualifying body as defined by the Localism Act 2011.

## Neighbourhood Area

The Plan applies to the Parish of Woodcote in South Oxfordshire.

In accordance with Section 61G of the Town and Country Planning Act 1990 SODC, the local planning authority, designated the parish of Woodcote as a Neighbourhood Area on 12 April 2017. The previous designation was terminated at the end of 11 April 2017.

Woodcote Parish Council confirms that this plan (WNP2):

- i. relates only to, and sets out development policies only for, the designated area (the Parish of Woodcote);
- ii. is the only Neighbourhood Development Plan in the designated area; and
- iii. does not relate to excluded development.

## Plan Period

Woodcote Parish Council confirms that the current Woodcote Neighbourhood Plan 2013-2027 will be terminated immediately following the making of WNP2 which will apply for the period 2013-2035.

## Woodcote: Location

Woodcote is wholly within the Chilterns Area of Outstanding Natural Beauty in the south of the District of South Oxfordshire. The maps in Figures 1.1 and 1.2 show the location of Woodcote within the District and AONB and the designated area.

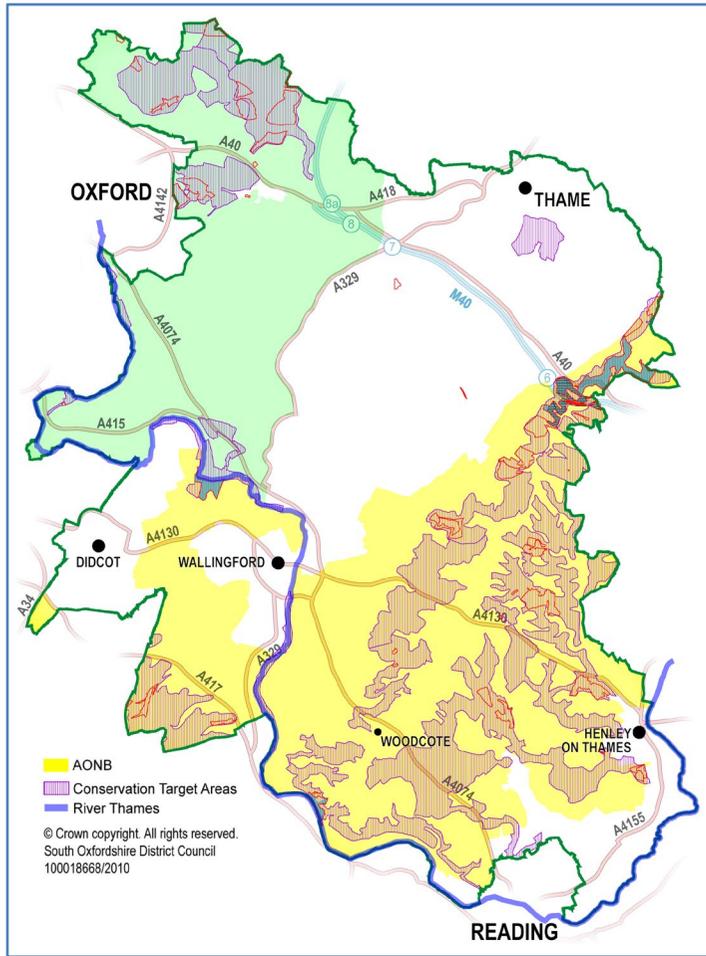


Figure 1.1: Woodcote within South Oxon and the Chilterns AONB

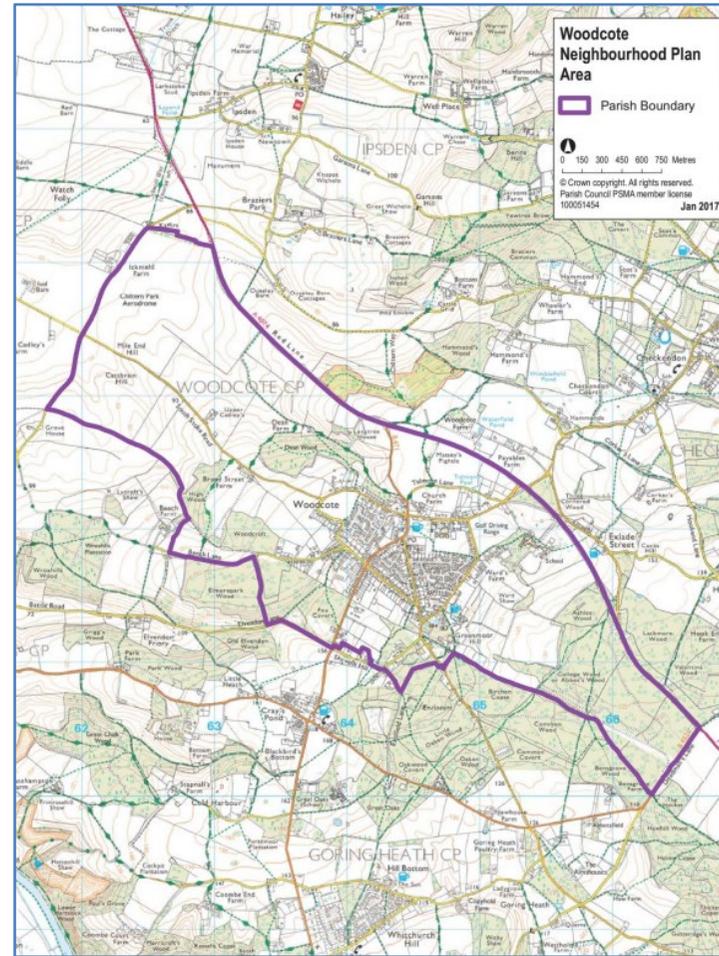


Figure 1.2: The Designated Area

# Section 1: NPPF Obligations

## 1.1 National Policy

The WNP2 must have appropriate regard to national policy. The following section describes how the WNP2 proposal relates to the National Planning Policy Framework (July 2021).

### Sustainable Development

The central theme of the NPPF is the presumption in favour of sustainable development. In this context sustainable development is broadly defined internationally<sup>1</sup> as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

The NPPF uses three primary objectives to describe sustainable development: economic, social and environmental, and requires the planning system, and thus the WNP2, where appropriate:

- to contribute to building a strong, responsive, and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and by improving the local supporting infrastructure;
- to support strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high-quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- to contribute to protecting and enhancing the natural, built and historic environment; helping to improve biodiversity, making better use of natural resources, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.

To deliver these primary objectives the NPPF establishes requirements in the 13 'core' areas listed in Table 1.1

**Table 1.1**  
**NPPF 'Core'**  
**Requirements**  
**Areas**

Policy Area	NPPF Section
Delivering a sufficient supply of homes	5
Building a strong, competitive economy	6
Ensuring the vitality of town centres	7
Promoting healthy and safe communities	8
Promoting sustainable transport	9
Supporting high quality communications	10
Making effective use of land	11
Achieving well-designed places	12
Protecting Green Belt land	13
Meeting the challenge of climate change, flooding and coastal change	14
Conserving and enhancing the natural environment	15
Conserving and enhancing the historic environment	16
Facilitating the sustainable use of minerals	17

<sup>1</sup> Resolution 24/187 of the United Nations General Assembly

## 1.2 Woodcote Neighbourhood Plan Fit with the NPPF Core Principles

Tables 1.2 to 1.13 show how WNP2 contributes to the achievement of the objectives of the NPPF and supports the NPPF's core principles.

<b>Table 1.2</b>	<b>Delivering a sufficient supply of homes</b>
<b>NPPF Reference</b> Section 5	The NPPF requires that: <ol style="list-style-type: none"> <li>i. a sufficient amount and variety of land comes forward where it is needed;</li> <li>ii. that the needs of groups with specific housing requirements are addressed;</li> <li>iii. where exceptional circumstances justify it the housing need can be established using an approach that reflects current and future demographic trends and market signals.</li> </ol>
<b>WNP2 Contribution</b>	The WNP2 supports this policy by: <ol style="list-style-type: none"> <li>i. allocating sites for 129 new homes (policy H1) in the parish through policies HS1, HS2, HS3, HS4, HS5, HS6, HS7, HS8, and HS9. This represents an increase (excluding windfalls) of 13% since 2011;</li> <li>ii. requiring a mix of property types, tenure mix and 40% of new homes to be affordable (policies H2, H3, H4, H5, H6, and H7); and</li> <li>iv. noting both the sensitive location of the parish entirely within an AONB and the requirement (NPPF para 176) to give great weight to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty, the identification of nine sites for new housing using, in the absence of any exceptional circumstances advanced in the SOLP35, sustainability and landscape impact appraisal to identify development sites that meet the NPPF requirement.</li> </ol>

<b>Table 1.3</b>	<b>Building a strong, competitive economy</b>
<b>NPPF Reference</b> Section 6	The NPPF (paragraph 81) requires that planning policies should help create conditions in which businesses can invest, expand and adapt. Woodcote is a small settlement and thus NPPF paragraph 84, which requires planning policies that support the sustainable growth of all types of businesses in rural areas, is of particular significance to Woodcote.
<b>WNP2 Contribution</b>	The WNP2 supports this requirement by: <ol style="list-style-type: none"> <li>i. allocating three sites for new employment development (policies ES1, ES2, and ES3);</li> <li>ii. seeking to improve the communication network, including high speed broadband to support both home working in the village and local businesses (policy C3);</li> <li>iii. providing affordable social and open-market housing for lower-paid and essential workers H1, H2, H3, H4, H5, H6, H7, and HS2 – HS9, which will increase the population within the catchment area of local businesses; and</li> <li>iv. reducing congestion around local commercial sites and providing additional car parking at or nearby current industrial sites (policies T1, T2, T4, HS9 and ES3).</li> </ol>

<b>Table 1.4</b>	<b>Ensuring the vitality of town centres</b>
<b>NPPF Reference</b> Section 7	Woodcote is a small community without a generally recognised village centre. The largest concentration of facilities (the schools, village hall, community centre and library, a shop, and a number of small commercial units) is located on a short stretch of the Reading Road while a small shop, medical practice and Co-Op are located elsewhere. Several provisions of this NPPF apply: <ol style="list-style-type: none"> <li>i. the requirement that development is well connected to services, and</li> <li>ii. the recognition that residential development can play an important role in ensuring the vitality of centres.</li> </ol>

<b>WNP2 Contribution</b>	<p>The WNP2 supports this NPPF requirement by:</p> <ul style="list-style-type: none"> <li>i. seeking to allocate residential sites within 500m of a retail outlet and the Reading Road (policies HS2-HS9) with its facilities;</li> <li>ii. allocating additional space for commercial use opposite the Village Hall on the Reading Road (policy ES2);</li> <li>iii. seeking to protect community assets located on the Reading Road (policy C1);</li> <li>iv. allocating land for additional off-road parking on the Reading Road (policies T2 and HS9);</li> <li>v. encouraging the provision of sports facilities for the schools and wider community (policy C2); and</li> <li>vi. encouraging the provision of additional community facilities (policy C4).</li> </ul>
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<b>Table 1.5</b>	<b>Promoting healthy and safe communities</b>
<b>NPPF Reference Section 8</b>	<p>The NPPF requires planning policies and decisions to contribute to achieving healthy, inclusive and safe places by:</p> <ul style="list-style-type: none"> <li>i. creating safe, accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion;</li> <li>ii. enabling and supporting healthy lifestyles through, for example, the provision of safe and accessible green infrastructure, sports facilities, local shops, and layouts that encourage walking and cycling;</li> <li>iii. creating safe and accessible developments, containing clear and legible pedestrian routes, and high-quality public space, which encourage the active and continual use of public areas;</li> <li>iv. guarding against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs; and</li> <li>v. using an integrated approach to considering the location of housing, economic uses and community facilities and services.</li> </ul>
<b>WNP2 Contribution</b>	<p>The WNP2 supports this requirement by:</p> <ul style="list-style-type: none"> <li>i. requiring developers to incorporate <i>Secure by Design</i> principles (policy D3);</li> <li>ii. improving access to the Community Centre and library and improving air quality and road safety by reducing congestion opposite the school (policy HS9);</li> <li>iii. improving road safety on the Goring Road by encouraging the installation of traffic calming measures (policy T5);</li> <li>iv. supporting changes to the school entrances to improve pupils' safe travel (policy T3);</li> <li>v. requiring all new developments to have safe pedestrian access to existing or proposed footpaths providing easy access to village facilities (policy T6);</li> <li>vi. locating new residential development within short walking distance of community facilities and services policies HS2 – HS9);</li> <li>vii. protecting local green spaces for exercise and recreation; (policy E5);</li> <li>viii. encouraging the shared use of improved facilities for the schools and wider community (C2); and</li> <li>ix. supporting proposals for additional community facilities (policies C2 and C4).</li> </ul>

<b>Table 1.6</b>	<b>Promoting sustainable transport</b>
<b>NPPF Reference Section 9</b>	<p>The NPPF requires plans to support sustainable transport, to avoid exacerbating existing transport problems, to avoid or mitigate adverse transport related environmental effects of development and to promote cycling, walking and the use of public transport.</p>
<b>WNP2 Contribution</b>	<p>The WNP2 contributes to this requirement by:</p> <ul style="list-style-type: none"> <li>i. requiring that developers provide access to local facilities and public transport links via convenient, direct paths suitable for those pushing a pushchair, in a wheelchair, walking with a stick or walking frame or using a mobility scooter (policy T6);</li> <li>ii. locating sites for new homes within acceptable walking distances to essential village facilities and a bus stop to encourage walking and cycling (policies HS2 – HS9);</li> </ul>

	<ul style="list-style-type: none"> <li>iii. supporting travel to school by foot or bicycle (policy T3);</li> <li>iv. requiring all new homes to include at least one electric vehicle charging point and secure bicycle storage facilities (policy D6); and</li> <li>v. reducing the need for travel by improving the electronic communications infrastructure (policy C3).</li> </ul>
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<b>Table 1.7</b>	<b>Supporting high quality communications</b>
<b>NPPF Reference Section 10</b>	The NPPF notes (paragraph 114) that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being.
<b>WNP2 Contribution</b>	The WNP2 supports the provision of electronic communications networks and high-speed broadband and requires developers to provide a 'Connectivity Statement' showing how they will deliver broadband infrastructure to new developments (policy C3).

<b>Table 1.8</b>	<b>Making effective use of land</b>
<b>NPPF Reference Section 11</b>	The NPPF requires the effective use of land while safeguarding and improving the environment and ensuring safe and healthy living conditions. Woodcote is located entirely within the Chilterns AONB with little, or no, land available within the built-up area for development. The WNP2 must, therefore, use land efficiently and effectively while maintaining the nationally valued landscape of the AONB.
<b>WNP2 Contribution</b>	The WNP2 supports the effective, and efficient, use of land in the AONB by: <ul style="list-style-type: none"> <li>i. using brownfield land wherever possible (policies HS3 and HS4);</li> <li>ii. repurposing unused commercial land (policy HS8);</li> <li>iii. allocating small sites, where possible, within the built-up area (policy H8); and</li> <li>iv. supporting well designed infill and redevelopment (policy H9) and backland development (policy H10) consistent with other policies in the Neighbourhood and Local Plans.</li> </ul>

<b>Table 1.9</b>	<b>Achieving well designed places.</b>
<b>NPPF Reference Section 12</b>	The NPPF identifies good design as fundamental to the creation of better places in which to live and work, to sustainable development, and to the acceptability of development to communities. Plans should create places that function well and: <ul style="list-style-type: none"> <li>i. are visually attractive as a result of good architecture and appropriate landscaping;</li> <li>ii. are sympathetic to local character and history, including the surrounding built environment and landscape setting;</li> <li>iii. include green and other public space; and</li> <li>iv. are safe, inclusive and accessible.</li> </ul>
<b>WNP2 Contribution</b>	The WNP2 encourages good design by requiring developers to plan positively for the achievement of high quality and inclusive design: <ul style="list-style-type: none"> <li>i. while conserving local distinctiveness and the aesthetic qualities of traditional rural settlements and buildings found in the Chilterns AONB (policy D1).</li> <li>ii. by conserving existing trees and hedgerows and providing sympathetic landscaping both within and around new development (policy E1);</li> <li>iii. by designating local green spaces to include green and public space (policy E5);</li> <li>iv. by preserving valued views in or out of the parish (policies E1 and E6);</li> <li>v. by limiting the scale of individual developments to be appropriate to the existing built environment (policy H8); and</li> <li>vi. by requiring new development to incorporate <i>Secure by Design</i> principles (policy D3).</li> </ul>

<b>Table 1.10</b>	<b>Protecting Green Belt land</b>
<b>NPPF Reference Section 13</b>	The NPPF requires that Green Belts be protected from inappropriate or otherwise harmful development
<b>WNP2 Contribution</b>	The neighbourhood area is entirely within, and part of, the Chilterns AONB and does not include any designated Green Belt.

<b>Table 1.11</b>	<b>Meeting the challenge of climate change, flooding and coastal change</b>
<b>NPPF Reference Section 14</b>	The NPPF requires the planning system to support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.
<b>WNP2 Contribution</b>	<p>Woodcote is located at a height of 150m in the Chiltern Hills. There are no coastal areas within the designated area, no water courses and no zone 2 or 3 flood risk areas. The WNP2 recognises the significant contribution to climate change from the built environment and from the internal combustion engine and takes measures to reduce this. The WNP2:</p> <ol style="list-style-type: none"> <li>i. supports the reduction of greenhouse gas emissions by: <ul style="list-style-type: none"> <li>▪ locating new development within easy walking distance all village facilities to discourage the use of motor vehicles;</li> <li>▪ creating a more pedestrian and cycle friendly neighbourhood and providing access to local facilities and public transport links via convenient, direct paths suitable for those pushing a pushchair, in a wheelchair, walking with a stick or walking frame or using a mobility scooter;</li> <li>▪ locating all sites within easy walking distance of popular village facilities;</li> <li>▪ seeking to reducing the emissions arising from congestion (policies T1, T4, EM1, HS9 and ES3); and</li> <li>▪ seeking to reduce the need for travel by supporting improvements to the electronic communications infrastructure (policy C3).</li> </ul> </li> <li>ii. supports the use of renewal energy by: <ul style="list-style-type: none"> <li>▪ supporting the installation of solar arrays (policy E7);</li> <li>▪ requiring all new development to contain solar photovoltaic and/or solar water heating panels (policy D4);</li> <li>▪ requiring all new development to provide both electric vehicle charging points and secure bicycle storage facilities (policy D6); and</li> <li>▪ requiring developers to maximise the use of renewable energy opportunities offered by a particular site (policy D5).</li> </ul> </li> </ol>

<b>Table 1.12</b>	<b>Conserving and enhancing the natural environment</b>
<b>NPPF Reference Section 15</b>	<p>The NPPF requires the planning system to contribute to and enhance the natural and local environment by:</p> <ol style="list-style-type: none"> <li>i. protecting and enhancing valued landscapes, soils and the best agricultural land;</li> <li>ii. minimising impacts on and providing net gains for biodiversity;</li> <li>iii. re-using and remediating previously developed (brownfield land); and</li> <li>iv. minimising pollution of all kinds.</li> </ol> <p>The NPPF also requires that great weight be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty (which have the highest status of protection in relation to these issues) noting that planning permission should be refused for major development in an AONB other than in exceptional circumstances.</p>
<b>WNP2 Contribution</b>	Woodcote is not only entirely within and washed over by the Chilterns AONB but also is one of the most important locations for wildlife in Oxfordshire with the habitat

	<p>significance of some 60% of the parish being classed as Very High with another 25-30% being classed as High<sup>2</sup>. As such, WNP2:</p> <ul style="list-style-type: none"> <li>i. supports the development of sites whose impact on the landscape is assessed as acceptable with mitigation (policies HS2 to HS9, ES1, ES2 and ES3);</li> <li>ii. supports the development of previously developed sites (policies HS3, HS4, HS8 and ES1);</li> <li>iii. requires the impact of development on the local landscape, including trees and hedgerows, to be remediated (policy E1);</li> <li>iv. defines a settlement boundary to reduce the loss of landscape and habitat (policy E4);</li> <li>v. seeks to minimise light pollution (policy D2) to reduce the disruption to wildlife;</li> <li>vi. requires developers to demonstrate a net gain for wildlife of a least 10% and supports measures to incorporate wildlife improvements in and around new development (policy E3);</li> <li>vii. conserves local green spaces for both human and wildlife amenity (policy E5);</li> <li>viii. conserves important views within the AONB (policy E6); and</li> <li>ix. allocates local development to sites whose impact (intrusion and scale) on the landscape and habitat of the AONB can be effectively mitigated (policies H1 and policies H8, HS2 to HS9, ES1, ES2 and ES3).</li> </ul>
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<b>Table 1.13</b>	<b>Conserving and enhancing the historic environment.</b>
<b>NPPF Reference Section 16</b>	The NPPF requires that plans set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.
<b>WNP2 Contribution</b>	There is very little statutorily protected built heritage in Woodcote and few recorded archaeological monuments or findspots in the parish. The WNP2 protects the historic environment, all designated historic assets in the parish, any monuments, and areas that may be scheduled (policy E2). Woodcote has no conservation areas or world heritage sites.

<b>Table 1.14</b>	<b>Facilitating the sustainable use of minerals</b>
<b>NPPF Reference Section 17</b>	The NPPF notes that it is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy, and goods that the country needs and that because minerals are a finite natural resource best use needs to be made of them to secure their long-term conservation.
<b>WNP2 Contribution</b>	Mineral extraction is excluded development in terms of neighbourhood plans and is therefore not dealt with. Furthermore, there are no minerals safeguarding areas in the parish.

<sup>2</sup> <http://owls.oxfordshire.gov.uk>

## Section 2: Delivering Sustainable Development

### 2.1 Requirement

The NPPF (section 2) establishes the purpose of the planning system as contributing to the achievement of sustainable development through the pursuit of ‘three overarching objectives’:

1. **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
2. **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
3. **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The NPPF requires that these objectives be delivered through the preparation and implementation of plans and policies that play an active role in guiding development towards sustainable solutions and, in so doing, take local circumstances into account, to reflect the character, needs and opportunities of each area.

Tables 2.1, 2.2 and 2.3 demonstrate the contribution of WNP2 to the NPPF sustainable development objectives within a parish entirely located within an AONB.

### 2.2 Delivering Economic Sustainability

Table 2.1	Delivering Economic Sustainability
<b>NPPF Definition</b>	To help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
<b>WNP2 Goal</b>	<ul style="list-style-type: none"> <li>▪ To enhance the prospects for local employment.</li> <li>▪ To reduce road traffic congestion.</li> </ul>
<b>WNP2 Objectives</b>	<ul style="list-style-type: none"> <li>▪ To encourage and support home working.</li> <li>▪ To provide local affordable housing for local employees.</li> <li>▪ To provide a net increase in sites for future employment within the Parish.</li> <li>▪ To position new development such that current problems with congestion, parking and road safety are not exacerbated and, if possible, reduced.</li> </ul>
<b>WNP2 Policies</b>	C3 Communications Infrastructure C4 Community Facilities and Services H1 Number of New Homes H2 Tenancy Mix H3 Affordable Housing H4 Allocation of Affordable Housing HS1 Site Allocations ES1 Bishops Yard (Allocation for employment purposes) ES2 Church Farm (Allocation for employment purposes) ES3 Wards Farm (Allocation for employment purposes) T1 Traffic Congestion

<b>Commentary</b>	<p>These WNP2 policies contribute to economic sustainability by:</p> <ol style="list-style-type: none"> <li>i. improving the opportunities for home working and local businesses to promote themselves more widely;</li> <li>ii. increasing the supply of low-cost housing for new employees;</li> <li>iii. ensuring land is available for new businesses; and</li> <li>iv. ensuring that potential customers are not deterred by traffic difficulties at current employment sites.</li> </ol> <p>In addition, the new housing allocations will generate more customers for local businesses.</p>
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## 2.3 Delivering Social Sustainability

Table 2.2	Delivering Social Sustainability
<b>NPPF Definition</b>	To support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
<b>WNP2 Goal</b>	<ul style="list-style-type: none"> <li>▪ To provide existing and future residents with the opportunity to live in a decent home.</li> <li>▪ To reduce road traffic congestion.</li> <li>▪ To maintain the character and vitality of the village.</li> <li>▪ To seek opportunities for landscape, recreational and biodiversity gain while minimising the environmental impact of development.</li> </ul>
<b>WNP2 Objectives</b>	<ul style="list-style-type: none"> <li>▪ To provide new housing to meet local community needs; including a greater range of affordable housing for Woodcote residents.</li> <li>▪ To provide a mix of housing types including smaller homes for elderly villagers wishing to downsize and new homes for families.</li> <li>▪ To give preferential access to some new homes for people with a strong local connection.</li> <li>▪ To provide homes for younger people and young families and so counter the growing demographic imbalance.</li> <li>▪ To position development within easy walking distance of bus stops, the schools, the health centre, a shop and other village facilities.</li> <li>▪ To link all developments to the village centre with footpaths, where appropriate.</li> <li>▪ To preserve important village assets.</li> <li>▪ To protect and enhance the village's open spaces.</li> <li>▪ To protect and enhance the historic environment of the village and district.</li> </ul>
<b>WNP2 Policies</b>	<p>Housing site allocations (policies HS1 to HS9 inclusive).</p> <p>Housing type and mix (policies H1, H2, H3, H4, H6, and H7)</p> <p>C1 Assets of Community Value</p> <p>C2 Sports Facilities at the Schools</p> <p>C4 Community Facilities and Services</p> <p>T1 Traffic Congestion</p> <p>T2 Parking for the Library and Community Centre</p> <p>T3 Safe Travel to School</p> <p>T4 Parking at the Co-operative Store</p> <p>T5 Traffic Calming along Goring Road</p> <p>T6 Pedestrian Footways</p> <p>EM1 Heavy Good Traffic</p> <p>E1 Green Space and Landscaping</p>

	<p>E2 Historic Environment</p> <p>E5 Local Green Spaces</p> <p>H1 Number of new Homes</p> <p>H2 Tenancy Mix</p> <p>H3 Affordable Housing</p> <p>H6 Type of Homes</p> <p>D1 Good Design</p> <p>D3 Secure by Design</p> <p>HS2 – Allocation of 8 sites for new Homes</p> <p>HS9</p>
<b>Commentary</b>	<p>These WNP2 policies contribute to social sustainability by:</p> <ol style="list-style-type: none"> <li>i. providing sites for new housing;</li> <li>ii. specifying housing that recognises the need for affordable housing, housing for young families and housing for a village population that is ageing;</li> <li>iii. ensuring that all new developments have safe pedestrian access to shops, schools, medical services and other community facilities;</li> <li>iv. protecting valued community assets; and</li> <li>v. seeking to reduce road traffic pollution and congestion and improve road safety for pedestrians and cyclists.</li> </ol>

## 2.4 Delivering Environmental Sustainability

<b>Table 2.3</b>	<b>Delivering Environmental Sustainability</b>
<b>NPPF Definition</b>	To contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
<b>WNP2 Goal</b>	<ul style="list-style-type: none"> <li>▪ To seek opportunities for landscape, recreational and biodiversity gain while minimising the environmental impact of development.</li> <li>▪ To reduce the contribution to climate change by seeking to minimise or reduce the impact of pollution and greenhouse gas emissions.</li> <li>▪ To reduce the need for travel by car and shorten the length and duration of local journeys.</li> <li>▪ To reduce road traffic congestion.</li> </ul>
<b>WNP2 Objectives</b>	<ul style="list-style-type: none"> <li>▪ To protect and enhance the village’s open spaces.</li> <li>▪ To protect, enhance and conserve the AONB, landscape and views.</li> <li>▪ To conserve and enhance biodiversity by protecting, enhancing and connecting wildlife habitat.</li> <li>▪ To position development within easy walking distance of bus stops, the schools, the health centre, a shop and other village facilities.</li> <li>▪ To reduce the need for travel by car within the parish.</li> <li>▪ To position development to avoid increasing pollution from traffic congestion.</li> <li>▪ To link all developments to the village centre with footpaths, where appropriate.</li> <li>▪ To use land efficiently and to preserve high quality agricultural land.</li> <li>▪ To ensure that new development is of high-quality design with a low carbon footprint.</li> </ul>

<b>WNP2 Policies</b>	E1 Green space and Landscaping E3 Biodiversity and Wildlife Support E4 Settlement Boundary E5 Local Green Spaces E6 Important Views E7 Solar Arrays T1 Traffic Congestion T3 Safe Travel to School T6 Pedestrian footways D1 Good Design D2 Light Pollution D4 Renewable Energy D5 Sustainable Homes D6 Sustainable Transport Policies HS2 to HS9 inclusive and policies ES1, ES2 and ES3 all allocate sites following ecological and landscape impact assessments.
<b>Commentary</b>	The WNP2 contributes to environmental sustainability by: <ul style="list-style-type: none"> <li>i. reducing the impact on the AONB by allocating the development to brownfield sites where possible, or to sites with little ecological value, selecting sites with an acceptable, with mitigation, impact on the landscape, and limiting the loss of greenfield land in the AONB;</li> <li>ii. reducing light pollution;</li> <li>iii. reducing the contribution to climate change of new development by requiring environmentally directed design, renewable energy and sustainable transport features;</li> <li>iv. supporting solar arrays that do not degrade the landscape of the AONB or a designated heritage asset; and</li> <li>v. encouraging walking and less use of petrol and diesel driven vehicles for local movement.</li> </ul>

## 2.5 Conclusion

The analyses in sections 2.2, 2.3 and 2.4 demonstrate the contribution of the WNP2 to the achievement of sustainable development and the means by which WNP2 seeks to address the particular sustainability challenges facing Woodcote, a small community washed over by an AONB, lacking in facilities and with an ageing population.

In summary:

1. Building a strong, responsive and competitive economy.  
Woodcote is a small settlement with very few local sources of employment. This plan allocates additional sites for the development of employment premises, improves access and parking at the two major employment sites and helps employers attract staff by supporting the development of affordable and lower cost open market housing. The support for fibre-based broadband services increases the ability of local businesses to promote themselves more widely and local people to work from the village.
2. Supporting strong, vibrant and healthy communities.  
The WNP2 pays particular attention to the threat to the vitality of the community posed by the ageing of the village's population. The WNP2 supports the construction of more affordable homes and lower cost open-market homes accessible to young families and families with young children. Community coherence is encouraged by locating new development within easy walking distance of, and promoting safe pedestrian and cyclist access to, village facilities, services and maintaining community green spaces as social spaces for residents of all ages and ability to enjoy.

3. Protecting and enhancing our natural, built and historic environment.  
Woodcote is entirely washed over by the Chilterns AONB and is one of the most important locations for wildlife in the county with the Oxfordshire Wildlife and Landscape Study<sup>3</sup> classing the habitat significance of some 60% of the parish as Very High with another 25-30% being as High. This Plan conserves this nationally valuable landscape by allocating development in small parcels that, with mitigation, are acceptable and seeks to enhance the local ecology by both allocating sites of low ecological value and requiring a minimum of a 10% gain in biodiversity and wildlife support. Reducing the contribution of new development to climate change, the other major threat to the natural environment, is a major objective with the Plan supporting renewable energy and promoting sustainable transport and homes.

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<sup>3</sup> <http://owls.oxfordshire.gov.uk>

## Section 3: Local Plan Strategic Policy Obligations

### 3.1 Requirement

To meet the basic conditions for 'making' requires that the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority.

#### General Conformity

When considering whether a policy is in general conformity a qualifying body, should consider the following:

- whether the neighbourhood plan policy supports and upholds the general principle that the strategic policy is concerned with;
- the degree, if any, of conflict between the draft neighbourhood plan policy and the strategic policy;
- whether the draft neighbourhood plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy;
- the rationale for the approach taken in the draft neighbourhood plan and the evidence to justify that approach.

#### Strategic Policies

Paragraph 20 of the NPPF establishes that strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for:

- (a) housing (including affordable housing), employment, retail, leisure and other commercial development;
- (b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- (c) community facilities (such as health, education and cultural infrastructure); and
- (d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

Paragraph 21 of the NPPF requires that plans should make explicit which policies are strategic policies. These should be limited to those necessary to address the strategic priorities of the area to provide a clear starting point for any non-strategic policies that are needed. Strategic policies should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies.

### 3.2 The South Oxfordshire Local Plan 2011-35

#### 3.2.1 SOLP35 Objectives

The SOLP35 establishes strategic objectives in eight key areas:

- Objective 1 - Settlements
- Objective 2 - Housing
- Objective 3 - Economy
- Objective 4 - Infrastructure
- Objective 5 - Design
- Objective 6 - Community
- Objective 7 - Natural and Built Environment
- Objective 8 - Climate Change

#### 3.2.2 SOLP35 Policies

To achieve its objectives the SOLP35 presents policies in eight areas:

Policy area	Policy Identifiers	Policy area	Policy Identifiers
▪ Settlements and housing	HEN, TH, WAL and H	▪ Design	DES
▪ Employment	EMP	▪ Town Centres	TC
▪ Infrastructure	INF, TRANS	▪ Community Facilities	CF
▪ Environment	ENV, EP		

### 3.2.3 Strategy and Strategic Policies

Paragraph 21 of the NPPF requires that the SOLP35 make explicit which policies are strategic policies.

The SOLP35 contains 102 policies. Of these:

1. 14 policies are explicitly identified as strategic in the main body of the SOLP35. These are:
  - STRAT1 The Overall Strategy
  - STRAT2 South Oxfordshire Housing and Employment Requirements
  - STRAT3 Didcot Garden Town
  - STRAT4 Strategic Development
  - STRAT5 Residential Densities
  - STRAT6 Green Belt
  - STRAT7 Land at Chalgrove Airfield
  - STRAT8 Culham Science Centre
  - STRAT9 Land Adjacent to Culham Science Centre
  - STRAT10 Berinsfield Garden Village
  - STRAT10i Land at Berinsfield Garden Village
  - STRAT10ii Berinsfield Local Green Space
  - STRAT11 Land South of Grenoble Road
  - STRAT12 Land at Northfield
  - STRAT13 Land North of Bayswater Brook
  - STRAT14 Land at Wheatley Campus, Oxford Brookes University
2. 65 are identified as strategic in Appendix 14 to the SOLP35.
3. 22 are identified in Appendix 14 as non-strategic; and
4. one (DES10) is unclassified.

### 3.2.4 Relevance to Woodcote

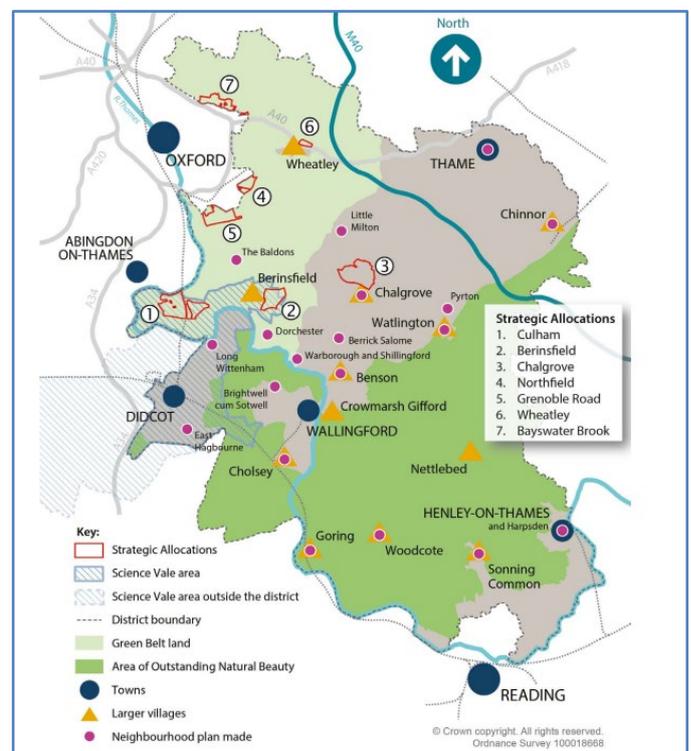
Woodcote is one of only two of the 12 larger villages in the district in an AONB and houses fewer than 2% of the residents of the district. The map opposite (reproduced from the SOLP35) shows Woodcote:

- i. in the AONB in the south of the district;
- ii. the location with respect to Henley, Wallingford, Didcot and the other strategic allocations; and
- iii. the location with respect to the Green Belt.

The location of Woodcote determines the relevance of the strategic policies in the SOLP35 to the parish. Thus, for example, strategic policies: STRAT3, STRAT4, STRAT6, STRAT7, STRAT8, STRAT9, STRAT10, STRAT10i, STRAT10ii, STRAT11, STRAT12, STRAT13, and STRAT14 neither apply to the WNP2 nor are affected by the goals, objectives or policies of WNP2.

Similarly, many of the remaining 63 strategic policies do not apply to Woodcote or apply directly to the parish. These are identified in Tables 3.2 and 3.3.

Table 3.4 lists the 23 strategic policies that are relevant to Woodcote and are complemented by WNP2 policies or tailored to reflect the particular local circumstance of the parish.



### 3.2.5 Demonstrating General Conformity with the Strategic Policies of the Local Plan

The demonstration of general conformity of the WNP2 with the strategic policies contained in the SOLP35 proceeds in two stages:

1. by demonstrating general conformity with the strategic objectives of the SOLP35; and then
2. by demonstrating general conformity with:
  - the 23 strategic policies relevant to Woodcote and tailored or complemented by the WNP2;
  - the 4 non-strategic policies relevant to Woodcote and tailored or complemented by WNP2; and
  - the single policy relevant to Woodcote not identified as strategic nor non-strategic but tailored and complemented by WNP2.

### 3.3 Conformity with the Strategic Objectives of the Local Plan 2011-2035

Tables 3.1 (i) to 3.1 (viii) map the relevant strategic objectives of the SOLP35 to the Goals and Objectives of the WNP2 to demonstrate the degree of conformity with the overarching strategic objectives of the SOLP35.

Table 3.1 (i)	SOLP35 Objective 1: Settlements
<b>Relevant Objectives</b>	<p><b>OBJ 1.1</b> Support the settlement hierarchy, the growth and development of Didcot Garden Town, the delivery of new development in the district, the growth of our market towns and the vitality of our villages.</p> <p><b>OBJ 1.2</b> Support rural communities and their ‘way of life’, recognising that this is what attracts people to the district.</p> <p><b>OBJ 1.3</b> Meet identified housing needs by delivering high-quality, sustainable, attractive places for people to live and work.</p> <p>Objectives not relevant to Woodcote:</p> <p><b>OBJ 1.4</b> Focus growth in Science Vale through delivering homes and jobs, retail and leisure facilities and enhanced transport infrastructure.</p>
<b>WNP2 Goals</b>	<ul style="list-style-type: none"> <li>▪ To provide existing and future residents with the opportunity to live in a decent home.</li> <li>▪ To seek opportunities for landscape, recreational and biodiversity gain while minimising the environmental impact of development.</li> <li>▪ To enhance the prospects for local employment.</li> <li>▪ To maintain the character and vitality of the village.</li> </ul>
<b>WNP2 Objectives</b>	<ul style="list-style-type: none"> <li>▪ To provide new housing to meet local community needs; including a greater range of affordable housing for Woodcote residents and to contribute to meeting the district-wide need.</li> <li>▪ To provide a mix of housing types including smaller homes for elderly villagers wishing to downsize and new homes for families.</li> <li>▪ To provide homes for younger people and young families and so counter the growing demographic imbalance.</li> <li>▪ To integrate new housing into Woodcote such that today’s rural look and feel and open character of the area is maintained.</li> <li>▪ To give preferential access to some new homes for people with a strong local connection.</li> <li>▪ To preserve important village assets.</li> <li>▪ To provide a net increase in sites for future employment within the parish.</li> </ul>
<b>Commentary</b>	<p>Woodcote has a substantial imbalance in its housing stock with over 50% of houses being detached and only 7% being terraced. Sites are allocated for additional housing with an emphasis on affordable and smaller, lower-cost, open market housing to redress the local imbalance and maintain the vitality of a village whose population is decreasing as it ages. All development is entirely within the AONB, and the scale of sites is limited to protect the landscape and to maintain the character of the village and surrounding landscape.</p>

Table 3.1 (ii)	SOLP35 Objective 2: Housing
Relevant Objectives	<p><b>OBJ 2.1</b> Deliver a wide range of housing options to cater for the housing needs of our community (including self-build and older persons' accommodation).</p> <p><b>OBJ 2.3</b> Support meeting the economic and housing needs of the county as a whole, reflecting the special character of South Oxfordshire.</p> <p>Objectives not relevant to Woodcote:</p> <p><b>OBJ 2.2</b> Support the regeneration of housing and facilities to strengthen communities and address deprivation issues.</p>
WNP2 Goals	<ul style="list-style-type: none"> <li>▪ To provide existing and future residents with the opportunity to live in a decent home.</li> <li>▪ To enhance the prospects for local employment.</li> </ul>
WNP2 Objectives	<ul style="list-style-type: none"> <li>▪ To provide new housing to meet local community needs; including a greater range of affordable housing for Woodcote residents and to contribute to meeting the district-wide need.</li> <li>▪ To provide a mix of housing types including smaller homes for elderly villagers wishing to downsize and new homes for families.</li> <li>▪ To provide homes for younger people and young families and so counter the growing demographic imbalance.</li> <li>▪ To provide local affordable housing for local employees.</li> </ul>
Commentary	<p>WNP2 delivers new homes to meet the local need for housing for younger families and proposes some preference to those with strong local connections to help maintain the vitality of the community.</p> <p>Employment opportunities are limited in the parish and thus additional land is allocated for new employment purposes.</p> <p>Deprivation is not specifically addressed because Woodcote is one of the least deprived parishes in the country with an Index of Multiple Deprivation (IMD) ranking of 32,221 out of 32,844 in England, where 1 is the most deprived and 32,844 the least.</p>

Table 3.1 (iii)	SOLP35 Objective 3: Employment
Relevant Objectives	<p><b>OBJ 3.1</b> Improve employment opportunities and employment land provision, which will provide high quality local jobs to help retain more skilled residents in the local workforce.</p> <p><b>OBJ 3.2</b> Aim to reduce commuting distances by supporting business growth in locations close to existing business areas, transport connections and broadband provision.</p> <p><b>OBJ 3.3</b> Ensure economic and housing growth are balanced, to support sustainable journeys to work, recognising that we cannot determine where people work – some of whom will choose to travel to employment locations beyond our district, such as London, Oxford and Reading.</p> <p><b>OBJ 3.7</b> Encourage tourism by protecting our built and natural assets, such as the Thames, and providing services and facilities for visitors.</p> <p>Objectives not relevant to Woodcote:</p> <p><b>OBJ 3.4</b> Support the retail and service sectors as well as low and high-tech industries.</p> <p><b>OBJ 3.5</b> Create the conditions whereby world-renowned and cutting-edge industries choose to locate and grow their businesses here, contributing to a strong and successful economy, in line with the Strategic Economic Plan for Oxfordshire.</p> <p><b>OBJ 3.6</b> Inspire the next generation of workers by planning for high quality education facilities.</p>
WNP2 Goal	<ul style="list-style-type: none"> <li>▪ To enhance the prospects for local employment.</li> <li>▪ To reduce the need for travel by car and shorten the length and duration of local journeys.</li> <li>▪ To reduce road traffic congestion.</li> <li>▪ To seek opportunities for landscape, recreational and biodiversity gain while minimising the environmental impact of development.</li> </ul>
WNP2 Objectives	<ul style="list-style-type: none"> <li>▪ To encourage and support home working.</li> <li>▪ To provide a net increase in sites for future employment within the parish.</li> <li>▪ To provide local affordable housing for local employees.</li> <li>▪ To position development within easy walking distance of bus stops, the schools, the health centre, a shop and other village facilities.</li> <li>▪ To link all developments to the village centre with footpaths.</li> </ul>

	<ul style="list-style-type: none"> <li>▪ To position new development such that current problems with congestion, parking and road safety are not exacerbated and, if possible, reduced.</li> <li>▪ To create new car parks to alleviate the worst areas of congestion within the built-up area.</li> <li>▪ To protect, enhance and conserve the AONB, landscape and views.</li> <li>▪ To protect and enhance the historic environment of the village and District.</li> </ul>
<b>Commentary</b>	<p>This WNP2 allocates new sites for employment, supports improved broadband services to help local companies promote their services and local people to work from home, and emphasises lower-cost housing to make it easier for local companies to recruit personnel.</p> <p>New development is placed within walking distance of local companies and improved broadband provision will reduce commuting. Tourism is an important contributor to the district's economy and this plan allocates development so as to protect the natural landscape asset of the AONB.</p>

<b>Table 3.1 (iv)</b>	<b>SOLP35 Objective 4: Infrastructure</b>
<b>Relevant Objectives</b>	<p><b>OBJ 4.1</b> Ensure that essential infrastructure is delivered to support our existing residents and services as well as growth.</p> <p><b>OBJ 4.2</b> Make sustainable transport, walking and cycling an attractive and viable choice for people, whilst recognising that car travel and parking provision will continue to be important in this predominantly rural district.</p>
<b>WNP2 Goal</b>	<ul style="list-style-type: none"> <li>▪ To reduce the need for travel by car and shorten the length and duration of journeys.</li> <li>▪ To reduce road traffic congestion.</li> </ul>
<b>WNP2 Objectives</b>	<ul style="list-style-type: none"> <li>▪ To position development within easy walking distance of bus stops, the schools, the health centre, a shop and other village facilities.</li> <li>▪ To link all developments to the village centre with footpaths.</li> <li>▪ To position new development such that current problems with congestion, parking and road safety are not exacerbated and, if possible, reduced.</li> <li>▪ To create new car parks to alleviate the worst areas of congestion within the built-up area.</li> </ul>
<b>Commentary</b>	<p>Sustainable transport is supported with development positioned within easy walking distance of local services and bus stops for those wishing to travel into Reading, Wallingford or Oxford. Additional parking for both residential and local employment is also provided in recognition of the high car ownership in the village and the poor public transport service. In addition, all new development is required to provide at least one electric vehicle charging point to encourage the use of electric vehicles.</p>

<b>Table 3.1 (v)</b>	<b>SOLP35 Objective 5: Design</b>
<b>Relevant Objectives</b>	<p><b>OBJ 5.1</b> Deliver high quality, innovative, well designed and locally distinctive developments in sustainable locations with regard to the South Oxfordshire Design Guide.</p> <p><b>OBJ 5.2</b> Support development that respects the scale and character of our towns and villages, enhancing the special character of our historic settlements and the surrounding countryside.</p>
<b>WNP2 Goal</b>	<ul style="list-style-type: none"> <li>▪ To provide existing and future residents with the opportunity to live in a decent home.</li> <li>▪ To seek opportunities for landscape, recreational and biodiversity gain while minimising the environmental impact of development.</li> <li>▪ To maintain the character and vitality of the village.</li> </ul>
<b>WNP2 Objectives</b>	<ul style="list-style-type: none"> <li>▪ To integrate new housing into Woodcote such that today's rural look and feel and open character of the developed area is maintained.</li> <li>▪ To limit new individual developments to no more than 30 homes.</li> <li>▪ To ensure that new development is of high-quality design with a low carbon footprint.</li> <li>▪ To ensure that the design and location of new development is resilient to the effects of climate change and flooding.</li> <li>▪ To protect and enhance the village's open spaces.</li> <li>▪ To protect, enhance and conserve the AONB, landscape and views.</li> <li>▪ To conserve and enhance biodiversity by protecting, enhancing and connecting wildlife habitat.</li> <li>▪ To protect and enhance the historic environment of the village and District.</li> </ul>
<b>Commentary</b>	<p>The scale of development is kept consistent with the existing built environment of the village and all development is required to be of high quality with a low carbon footprint. Development is also scaled and located to respect the scale and character of the parish and the surrounding countryside of the AONB.</p>

	New development is also required to have regard to both the South Oxfordshire Design Guide and, because of the parish's location in the Chilterns AONB, the Chilterns Buildings Design Guide and the Supplementary Technical Notes on local building material and use locally sourced building materials.
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<b>Table 3.1 (vi)</b>	<b>SOLP35 Objective 6: Community</b>
<b>Relevant Objectives</b>	<p><b>OBJ 6.1</b> Champion neighbourhood planning, empowering local communities to direct development within their area and provide support to ensure Neighbourhood Development Plans are deliverable, achievable and sustainable.</p> <p><b>OBJ 6.2</b> Provide access to high quality leisure, recreation, cultural, community and health facilities.</p> <p><b>OBJ 6.3</b> Ensure all communities have access to the services and facilities they value, supporting access to sport and recreation and the health and wellbeing of everyone.</p>
<b>WNP2 Goal</b>	<ul style="list-style-type: none"> <li>▪ To maintain the character and vitality of the village.</li> <li>▪ To seek opportunities for landscape, recreational and biodiversity gain whilst minimising the environmental impact of new development.</li> <li>▪ To provide existing and future residents with the opportunity to live in a decent home.</li> <li>▪ To reduce the need for travel by car and shorten the length and duration of local journeys.</li> </ul>
<b>WNP2 Objectives</b>	<ul style="list-style-type: none"> <li>▪ To provide new housing to meet local community needs; including a greater range of affordable housing for Woodcote residents and to contribute to meeting the district-wide need.</li> <li>▪ To position development within easy walking distance of bus stops, the schools, the health centre, a shop and other village facilities.</li> <li>▪ To link all developments to the village centre with footpaths.</li> <li>▪ To preserve important village assets.</li> <li>▪ To protect and enhance the village's open spaces.</li> <li>▪ To protect, enhance and conserve the AONB, landscape and views.</li> <li>▪ To encourage and support home working.</li> <li>▪ To provide a net increase in sites available for future employment in the parish.</li> </ul>
<b>Commentary</b>	This WNP2 contributes to the SOLP35 objective of local communities directing development within their area. Historically services have not kept up with the increase in house building in the parish and many essential services (such as dentistry or an optician) are not available in the parish. WNP2 places all development within easy reach of those facilities that are available in the village, protects valued facilities and supports recreational and environmental gain. In addition, the plan seeks to reduce commuting by improving broad-band connectivity and providing employment space locally.

<b>Table 3.1 (vii)</b>	<b>SOLP35 Objective 7: Natural and Built Environment</b>
<b>Relevant Objectives</b>	<p><b>OBJ 7.1</b> Protect and enhance the natural environment, including biodiversity, the landscape, green infrastructure and our waterways, placing particular importance on the value of the Oxford Green Belt, our two Areas of Outstanding Natural Beauty and the River Thames.</p> <p><b>OBJ 7.2</b> Conserve and enhance our rich and varied historic assets and their settings, celebrating these as some of our strongest attributes.</p>
<b>WNP2 Goal</b>	<ul style="list-style-type: none"> <li>▪ To seek opportunities for landscape, recreational and biodiversity gain while minimising the environmental impact of development.</li> </ul>
<b>WNP2 Objectives</b>	<ul style="list-style-type: none"> <li>▪ To protect and enhance the village's open spaces.</li> <li>▪ To protect, enhance and conserve the AONB, landscape and views.</li> <li>▪ To protect and enhance the historic environment of the village and District.</li> <li>▪ To conserve and enhance biodiversity by protecting, enhancing and connecting wildlife habitat.</li> <li>▪ To use land efficiently and to preserve high quality agricultural land.</li> </ul>
<b>Commentary</b>	Woodcote is entirely surrounded and washed over by the Chilterns AONB. There is little space for development within the built-up area and thus at least 90% of new development will result in the loss of greenfield land in, and intrusion into, the landscape of the AONB. In the absence of exceptional circumstances, the WNP2 allocates new homes to sites whose impact on the natural environment is, following Landscape and Visual Impact Assessment and Ecological Survey acceptable with mitigation.

Table 3.1 (viii)	SOLP35 Objective 8: Climate Change
Relevant Objectives	<b>OBJ 8.1</b> Minimise carbon emissions and other pollution such as water, air, noise and light, and increase our resilience to the likely impact of climate change, especially flooding. Lower energy use and support an increase in renewable energy use. Support growth in locations that help reduce the need to travel.
WNP2 Goal	<ul style="list-style-type: none"> <li>▪ To reduce the contribution to climate change by seeking to minimise or reduce the impact of pollution and greenhouse gas emissions.</li> <li>▪ To reduce the need for travel by car and shorten the length and duration of local journeys.</li> <li>▪ To reduce road traffic congestion.</li> </ul>
WNP2 Objectives	<ul style="list-style-type: none"> <li>▪ To position development in order to avoid increasing pollution from traffic congestion.</li> <li>▪ To ensure that new development is of high-quality design with a low carbon footprint.</li> <li>▪ To ensure that the design and location of new development is resilient to the effects of climate change and flooding.</li> <li>▪ To reduce the need for travel by car within the parish.</li> <li>▪ To position development within easy walking distance of bus stops, the schools, the health centre, a shop and other village facilities.</li> <li>▪ To position new development such that current problems with congestion, parking and road safety are not exacerbated and, if possible, reduced.</li> <li>▪ To link all developments to the village centre with footpaths.</li> <li>▪ To encourage and support home working.</li> </ul>
Commentary	This WNP2 addresses the threat caused by pollution and requires all development to include renewable energy generation to reduce CO <sub>2</sub> emissions, encourages walking to reduce the use of vehicles with internal combustion engines, requires new development to have charging points for electric vehicles and new development to be aligned and built to reduce energy consumption. In addition, and noting the location in the AONB, the plan seeks to reduce light pollution.

**Table 3.1: Conformity with the Strategic Objectives of the SOLP35**

### 3.4 Conformity with the Policies within the Local Plan 2011-2035

#### 3.4.1 Policy Relevance

This section contains a statement on how the policies in WNP2 relate to those of the SOLP35. In so doing it should be noted that some SOLP35 policies:

- are not relevant to Woodcote (Table 3.2) For example, the SOLP35 contains policies applying specifically to towns or locations distant from the parish which neither have an impact upon the neighbourhood plan nor are impacted by the neighbourhood plan;
- apply directly to the parish (Table 3.3) and neither impact upon nor are impacted by policies in the neighbourhood plan; and
- apply to the parish and are complemented or tailored to local needs by WNP2 policies (Table 3.4).

This section of the statement considers the general strategic compliance of, and support offered to, the SOLP35 policies complemented by the WNP2. In so doing the general strategic compliance of all policies impacted by the WNP2 are assessed; strategic, non-strategic and unclassified.

### 3.4.2 Policies not relevant to Woodcote

**Table 3.2:**  
**Policies not relevant to Woodcote**

Policy Reference	Policy Title	Strategic?
STRAT3	Didcot Garden Town	Yes
STRAT4	Strategic Development	Yes
STRAT6	Green Belt	Yes
STRAT7	Land at Chalgrove Airfield	Yes
STRAT8	Culham Science Centre	Yes
STRAT9	Land Adjacent to Culham Science Centre	Yes
STRAT10	Berinsfield Garden Village	Yes
STRAT10i	Land at Berinsfield Garden Village	Yes
STRAT 10ii	Berinsfield Local Green Space	Yes
STRAT11	Land South of Grenoble Road	Yes
STRAT12	Land at Northfield.	Yes
STRAT13	Land North of Bayswater Brook	Yes
STRAT14	Land at Wheatley Campus, Oxford Brookes University	Yes
HEN1	The Strategy for Henley-on-Thames	Yes
TH1	The Strategy for Thame	Yes
WAL1	The Strategy for Wallingford	Yes
H2	New Housing in Didcot	Yes
H3	Housing in the Towns of Henley-on-Thames, Thame and Wallingford	Yes
H5	Land to the West of Priest Close, Nettlebed	Yes
H6	Joyce Grove, Nettlebed	Yes
H7	Land to the South and West of Nettlebed Service Station	Yes
H8	Housing in the Smaller Villages	Yes
H14	Provision for Gypsies, Travellers and Travelling Showpeople	Yes
H15	Safeguarding Gypsy, Traveller and Travelling Showpeople Sites	Yes
H21	Loss of Existing Residential Accommodation in Town Centres	no
EMP4	EMP4 Employment Land in Didcot	Yes
EMP5	EMP5 New Employment Land at Henley-on-Thames	Yes
EMP6	New Employment Land at Thame	Yes
EMP7	New Employment Land at Wallingford	Yes
EMP8	New Employment Land at Crowmarsh Gifford	Yes
EMP9	New Employment Land at Chalgrove	Yes
TRANS1a	Supporting Strategic Transport Investment Across the Oxford/Cambridge Arc	Yes
TRANS3	Safeguarding of Land for Strategic Transport Schemes	Yes
TRANS6	Rail	Yes
ENV4	Watercourses	No
EP5	Minerals Safeguarding Areas	Yes
TC4	Convenience Floorspace Provision in the Market Towns	Yes
TC5	Primary Shopping Areas	Yes

### Section 3.4.3 SOLP35 Policies applying unaltered to the Parish

Table 3.3:

Local Plan Policies Applying Directly to Woodcote

Policy Reference	Policy Title	Strategic?
H12	Self-build and Custom Housing	Yes
H13	Specialist Housing for Older People	Yes
H17	Sub-division and Conversion to Multiple Occupation	No
H18	Replacement Dwellings	No
H19	Rural Workers' Dwellings	No
H20	Extensions to Dwellings.	No
EMP11	Tourism	
EMP12	Caravan and Camping Sites	No
EMP13	Retention of Visitor Accommodation	No
INF1	Infrastructure Provision	Yes
TRANS5	Consideration of Development Proposals	Yes
TRANS1b	Supporting Strategic Transport Investment	Yes
TRANS4	Transport Assessments, Transport Statements and Travel Plans	No
INF3	Telecommunications Technology	No
INF4	Water Resources	No
ENV2	Biodiversity – Designated Sites, Priority Habitats and Species	Yes
ENV7	Listed Buildings	Yes
ENV8	Conservation Areas	Yes
ENV9	Archaeology and Scheduled Monuments.	Yes
ENV10	Historic Battlefields, Registered Parks and Gardens and Historic Landscapes	Yes
ENV11	Pollution - Impact from Existing and/or Previous Land uses on New Development (Potential Receptors of Pollution)	No
ENV12	Pollution - Impact of Development on Human Health, the Natural Environment and/or Local amenity (Sources)	No
EP1	Air Quality	No
EP2	Hazardous Substances.	No
EP3	Waste Collection and Recycling	No
EP4	Flood Risk	No
DES2	Enhancing Local Character	Yes
DES3	Design and Access Statements	Yes
DES4	Masterplans for Allocated Sites and Major Development	Yes
DES5	Outdoor Amenity Space	Yes
DES6	Residential Amenity	No
TC1	Retail and Services Growth	Yes
TC2	Town Centre Hierarchy	Yes
TC3	Comparison Goods Floorspace Requirements	Yes
CF3	New Open Space, Sport and Recreation Facilities	Yes
CF5	Open Space, Sport and Recreation in New Residential Development	Yes

### Section 3.4.4 Policies complemented or tailored to local needs by WNP2 policies.

**Table 3.4:**

**Policies Complemented by WNP2 Policies.**

Policy Reference	Policy Title	Strategic
STRAT1	The Overall Strategy	Yes
STRAT2	South Oxfordshire Housing and Employment Requirements	Yes
STRAT5	Residential Densities	Yes
H1	Delivering New Homes	Yes
H4	Housing in the Larger Villages	Yes
H9	Affordable Housing	Yes
H10	Exception Sites	Yes
H11	Housing Mix	Yes
H16	Backland and Infill Development and Redevelopment	Yes
EMP1	The Amount and Distribution of New Employment Land	Yes
EMP2	Range, Size and Mix of Employment Premises	Yes
EMP3	Retention of Employment Land	Yes
EMP10	Development in Rural Areas	Yes
TRANS2	Promoting Sustainable Transport and Accessibility	Yes
TRANS7	Development Generating New Lorry Movements	No
INF2	Electronic Communications	No
ENV1	Landscape and Countryside	Yes
ENV3	Biodiversity	Yes
ENV5	Green Infrastructure in New Developments	Yes
ENV6	Historic Environment	Yes
DES1	Delivering High Quality Development	Yes
DES7	Efficient use of Resources	Yes
DES8	Promoting Sustainable Design	No
DES9	Renewable and Low Carbon Energy	Yes
DES10	Carbon Reduction	Note 1
CF1	Safeguarding Community Facilities	Yes
CF2	Provision of Community Facilities and Services	No
CF4	Existing Open Space, Sport and Recreation Facilities	Yes

Note 1: DES 10 is not identified as strategic or non-strategic

### 3.4.5 Conformity with the Policies within the Local Plan 2011-2035

The policies in WNP2 must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case South Oxfordshire District Council's (SODC) Local Plan (the **SOLP35**). Tables:

- 3.5 (i) to 3.5 (xxiv) inclusive, demonstrate the conformity of the WNP2 policies with the relevant SOLP35 strategic policies;
- 3.5 (xxv) to 3.5 (xxvii) inclusive, demonstrate the support of WNP2 policies to non-strategic locally relevant SOLP35 policies; and
- 3.5(xxviii) demonstrates the support provided to policy DES10 which is neither identified as strategic or non-strategic.

### 3.4.5.1 General Compliance with the relevant SOLP35 Strategic Policies

<p><b>Table 3.5 (i)</b> <b>Summary of Relevant Requirement</b></p>	<p><b>SOLP35 Policy: STRAT1 The Overall Strategy</b></p> <p>STRAT1 is a broad policy that summarises the overall approach of the Local Plan in eleven strategic statements. Of these, five are relevant to Woodcote. These are:</p> <ul style="list-style-type: none"> <li>▪ proposals for development in South Oxfordshire will be assessed using national policy and guidance supporting and enhancing the roles of the larger villages of Benson, Berinsfield, Chalgrove, Chinnor, Cholsey, Crowmarsh Gifford, Goring-on-Thames, Nettlebed, Sonning Common, Watlington, Wheatley and Woodcote as local service centres (sub-paragraph i);</li> <li>▪ supporting smaller and other villages by allowing for limited amounts of housing and employment to help secure the provision and retention of services (sub-paragraph viii);</li> <li>▪ protecting and enhancing the countryside and particularly those areas within the two AONBs and Oxford Green Belt by ensuring that outside of the towns and villages any change relates to very specific needs such as those of the agricultural industry or enhancement of the environment (sub-paragraph ix);</li> <li>▪ supporting and enhancing our historic environment (sub-paragraph x) ; and</li> <li>▪ contributing to tackling climate change (sub-paragraph xi).</li> </ul>																		
<p><b>WNP2 Supporting Policies</b></p>	<p>The WNP2 contains policies in 8 areas, listed in the table below. These policies support the allocation of new land for both housing and employment, support the types of new homes required, and pay particular attention to the conservation and enhancement of the Chilterns AONB.</p> <table border="1" data-bbox="416 797 1182 1070"> <thead> <tr> <th>Code</th> <th>Policy Area</th> </tr> </thead> <tbody> <tr> <td>C</td> <td>Community Well-Being Policies</td> </tr> <tr> <td>T</td> <td>Traffic and Transport Policies</td> </tr> <tr> <td>EM</td> <td>Employment and Skills Policies</td> </tr> <tr> <td>E</td> <td>Countryside, Environment and Climate Change Policies</td> </tr> <tr> <td>H</td> <td>Housing Policies</td> </tr> <tr> <td>D</td> <td>Design Policies</td> </tr> <tr> <td>HS</td> <td>Housing Site Policies</td> </tr> <tr> <td>ES</td> <td>Employment Site Policies</td> </tr> </tbody> </table>	Code	Policy Area	C	Community Well-Being Policies	T	Traffic and Transport Policies	EM	Employment and Skills Policies	E	Countryside, Environment and Climate Change Policies	H	Housing Policies	D	Design Policies	HS	Housing Site Policies	ES	Employment Site Policies
Code	Policy Area																		
C	Community Well-Being Policies																		
T	Traffic and Transport Policies																		
EM	Employment and Skills Policies																		
E	Countryside, Environment and Climate Change Policies																		
H	Housing Policies																		
D	Design Policies																		
HS	Housing Site Policies																		
ES	Employment Site Policies																		
<p><b>Commentary</b></p>	<p>Woodcote is located entirely within the Chilterns AONB in the south of the district at some distance from Oxford, the Green Belt and the towns of Henley, Wallingford, Didcot and Thame. As such while supporting the overall strategy the WNP2 pays particular attention to those aspects of this SOLP35 policy that relate to the strategic objective of ‘Protecting and enhancing the countryside and particularly those areas within the two AONBs’ and contains policies supporting the SOLP35 policies relating to environmental and landscape protection and introduces policies supporting a reduction in greenhouse gas emissions, the major contributor to climate change. As one of the least well-served larger villages policies are also introduced to support and enhance the provision of local services.</p>																		

<p><b>Table 3.5 (ii)</b> <b>Summary of Relevant Requirement</b></p>	<p><b>SOLP35 Policy: STRAT2 South Oxfordshire Housing and Employment Requirements</b></p> <p>This policy establishes the number of new homes to be built in the district during the plan period and the amount of new employment land to be allocated. Of particular relevance to Woodcote is the reference to the spatial strategy of STRAT1 which identifies the larger villages as sites for new housing.</p>
<p><b>WNP2 Supporting Policies</b></p>	<p>The WNP2 allocates 8 sites for new homes in the parish (policy HS1 and policies HS2 to HS9 inclusive) and 3 employment sites (policies ES1, ES2 and ES3).</p>
<p><b>Commentary</b></p>	<p>Given the sensitive location of Woodcote all potential sites were subjected to Landscape and Visual Impact Appraisal to ensure compliance with the STRAT1 (and other Environmental policies, especially ENV1, in the Local Plan) to ‘<i>protect and enhance the countryside and particularly those areas within the two AONBs and Green Belt</i>’. In addition, ecological surveys of allocated sites were performed to ensure no loss of ecologically significant locations.</p>

<p><b>Table 3.5 (iii)</b> <b>Summary of Relevant Requirement</b></p>	<p><b>SOLP35 Policy: STRAT5 Residential Densities</b></p> <p>This Local plan policy seeks to obtain the efficient use of land and will grant planning permission only where it can be demonstrated that the proposal optimises the use of land and potential of the site and requires that developments should accommodate and sustain an appropriate amount and mix of uses (including green space and other public space).</p>
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	<p>Woodcote is a village entirely within the AONB with very limited or non-existent public transport links to Didcot, Henley, Thame and Wallingford. As such STRAT5 notes that the density of a development should be informed by:</p> <ul style="list-style-type: none"> <li>local circumstances and site constraints, including the required housing mix, and the need to protect or enhance the local environment, Areas of Outstanding Natural Beauty, heritage assets, and important landscape, habitats, and townscape; and</li> <li>the site's current and future level of accessibility to local services and facilities by walking, cycling and public transport.</li> </ul>
<b>WNP2 Supporting Policies</b>	<p>The WNP2 allocates 8 sites for new homes. All but one of these sites are new intrusions into the AONB and as such the densities have been established to obtain efficient use of land, ensure viability, and reduce the adverse impact on the landscape.</p> <p>To help support high density without adversely impacting the landscape policy H6 favours terraced and semi-detached homes and policy H7 supports smaller dwellings.</p>
<b>Commentary</b>	<p>The NPPF requires that 'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.' The SOLP35 supports this by acknowledging that densities may differ in AONBs. Lower densities on sites in the AONB are a means of supporting the SOLP35 by providing new homes while smaller homes reduce the adverse impact on the landscape. All sites are on the edge of the village, albeit that one is a previously developed site, and densities have been set to ensure a sympathetic transition of the developed area to countryside.</p> <p>STRAT5 requires that sites well related to existing towns and villages and served by public transport or with good accessibility by foot or bicycle to the town centres of Didcot, Henley, Thame and Wallingford should be capable of accommodating development at higher densities. Woodcote is poorly connected to the aforementioned town centres but all sites were tested to comply with the accessibility to parish services and facilities by walking and/or cycling.</p>

<b>Table 3.5 (iv) Summary of Relevant Requirement</b>	<p><b>SOLP35 Policy: H1 Delivering New Homes</b></p> <p>This Local Plan policy permits new housing development at strategic allocations, smaller sites allocated or carried forward in the Local Plan and on sites that are allocated by Neighbourhood Development Plans. Where Neighbourhood Development Plans are not progressed in larger villages and market towns, planning applications will be considered against the housing targets for the towns and larger villages as identified in Policies H3 and H4 of the Local Plan.</p>
<b>WNP2 Supporting Policies</b>	<p>The WNP2 supports this policy with:</p> <ul style="list-style-type: none"> <li>policy HS1 and policies HS2 to HS9, inclusive, which allocate new sites for housing development;</li> <li>policies H9 and H10 which support infill housing and backland development on suitable sites within the AONB; and</li> <li>policy H5 which supports small scale affordable housing on rural exception sites.</li> </ul>
<b>Commentary</b>	

<b>Table 3.5 (v) Summary of Relevant Requirement</b>	<p><b>SOLP35 Policy: H4 Housing in the Larger Villages</b></p> <p>This policy requires the delivery of 257 new homes through Neighbourhood Development Plans and Local Plan site allocations at the Larger Villages as follows:</p> <ul style="list-style-type: none"> <li>46 homes at Nettlebed;</li> <li>96 homes at Sonning Common; and</li> <li>115 homes at Woodcote</li> </ul> <p>and states that if Neighbourhood Development Plans have not reached submission stage and allocated sufficient housing sites within 12 months of adoption of this Local Plan, planning applications for housing in that Larger Village will be supported provided that proposals comply with the remainder of the policies in this Development Plan.</p>
<b>WNP2 Supporting Policies</b>	<p>The WNP2 supports this policy with:</p> <ul style="list-style-type: none"> <li>policy HS1 and policies HS2 to HS9, inclusive, which allocate sites for 53 new homes;</li> <li>policies H9 and H10 which support infill housing and backland development on suitable sites within the AONB; and</li> <li>policy H5 which supports small scale affordable housing on rural exception sites.</li> </ul>
<b>Commentary</b>	<p>The allocation of 115 new homes to Woodcote is derived entirely as a 15% increase on each of the larger villages ignoring factors such as their location in an AONB. A 15% increase, on top of the previous 7% increase in the SOLPP35 plan period, constitutes a major development in the AONB which runs counter to both the requirements of the NPPF, the Vision presented in the SOLP35 and SOLP35 strategic policies (including STRAT1and ENV1).</p>

	<p>The SOLP35 recognises that:</p> <p>i. <i>The achievement of the 15% growth figure needs to be balanced with the social, economic and environmental factors that may impact upon the ability of settlements to accommodate the amount of development that has been calculated. Consideration of the availability of suitable and deliverable sites may also impact on how much development a settlement may accommodate (paragraph 4.27). Woodcote has space for only 14 new homes within the built-up area thus over 100 new homes must be built on new greenfield sites in the AONB. The WNP2 recognises the need for new homes and, in the absence of the SOLP35 demonstrating exceptional circumstances (as required by paragraph 177 of the NPPF for such major development) all potential sites have been subjected to Landscape and Visual Impact Appraisal to identify those for which the adverse impact on the landscape of development, with mitigation, is assessed as acceptable.</i></p> <p>ii. <i>Some villages (paragraph 4.28) are constrained by factors such as Green Belt, Areas of Outstanding Natural Beauty, and Flood Zones. Where Neighbourhood Development Plans are considering sites within an AONB or sites that form part of the setting of an AONB a Landscape and Visual Impact Assessment should be undertaken. In these villages a 15% growth may not be fully achievable. As required Landscape and Visual Impact Appraisal has determined that 8 additional sites can, with mitigation to offset the adverse impact on the AONB, be used for new housing.</i></p>
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<b>Table 3.5 (vi) Summary of Relevant Requirement</b>	<p><b>SOLP35 Policy: H9 Affordable Housing</b></p> <p>Paragraph 1 of this Local Plan policy seeks affordable housing contributions of 40% on all sites within the Areas of Outstanding Natural Beauty with a net gain of five or more dwellings or where the site has an area of 0.5 hectares or more. For proposals of less than 10 homes in the AONB, this will be sought as a financial contribution. In cases where the 40% calculation provides a part dwelling, a financial contribution will be sought equivalent to that part residential unit.</p>
<b>WNP2 Supporting Policies</b>	Policy H3 of the WNP2 supports this Local Plan policy with an additional requirement that if the 40% calculation provides a part unit, then either the number of affordable units is rounded up to the next whole unit or a financial contribution will be sought equivalent to that part unit.
<b>Commentary</b>	House prices are very high in Woodcote and the vitality of the community requires more low-cost and affordable housing, hence the WNP's strong support for policy H9 of the SOLP35.

<b>Table 3.5 (vii) Summary of Relevant Requirement</b>	<p><b>SOLP35 Policy: H10 Exception Sites</b></p> <p>This Local Plan policy permits, in exceptional circumstances, small-scale affordable housing schemes within or adjoining villages, provided that: i) it can be demonstrated that all the proposed dwellings meet a particular local need that cannot be accommodated in any other way; ii) there are satisfactory arrangements to ensure that the benefits of affordable housing remain in perpetuity and that the dwellings remain available for local people; iii) there are no overriding amenity, environmental, design or highway objections; and iv) there are adequate local services and facilities in the settlement.</p>
<b>WNP2 Supporting Policies</b>	Policy H5 of the WNP2 supports this Local Plan policy with particular emphasis on the re-use of previously developed land.
<b>Commentary</b>	

<b>Table 3.5 (viii) Summary of Relevant Requirement</b>	<p><b>SOLP35 Policy: H11 Housing Mix</b></p> <p>The Local Plan seeks a mix of dwelling types and sizes to meet the needs of current and future households noting that the mix of housing shall be in general conformity with both the Council's latest evidence and that supporting the Neighbourhood Development Plan, where applicable, for the relevant area.</p>
<b>WNP2 Supporting Policies</b>	<p>The WNP2 supports this policy with:</p> <ul style="list-style-type: none"> <li>▪ policy H6 requiring that approximately two-thirds of new homes on developments of 9 or more are terraced or semi-detached; and</li> <li>▪ policy H7 that directs that developments should favour smaller dwellings.</li> </ul>
<b>Commentary</b>	Woodcote needs a mix of new homes that, based on the evidence gathered for the WNP2, should favour the smaller, less expensive open-market home alongside (Woodcote policy H3) affordable homes to maintain the vitality of the community. Other SOLP35 requirements, such as meeting national Space Standards will apply.

<b>Table 3.5 (ix) Summary of Relevant Requirement</b>	<p><b>SOLP35 Policy: H16 Backland and Infill Development and Redevelopment</b></p> <p>SOLP35 policy H16 defines infill development as ‘<i>the filling of a small gap in an otherwise continuous built-up frontage or on other sites within settlements where the site is closely surrounded by buildings</i>’.</p> <p>The Local Plan permits proposals for housing on sites within the built-up areas of the towns and villages provided that the scale of infill should be appropriate to its location.</p> <p>This policy also requires that where a proposal encompasses residential development of land behind an existing frontage or placing of one or more additional dwellings behind existing dwelling(s) within the existing site, the proposals should demonstrate that:</p> <ol style="list-style-type: none"> <li>the privacy of existing and future residents will be protected;</li> <li>means of access can be appropriately secured; and</li> <li>development would not extend the built limits of the settlement</li> </ol>
<b>WNP2 Supporting Policies</b>	<p>The WNP2 supports this policy.</p> <ul style="list-style-type: none"> <li>▪ WNP2 policy H9 supports infill sites that do not extend the built-up area into the AONB and, additionally, requires at least one small home with two or fewer bedrooms for every one large dwelling with four or more bedrooms thus also supporting SOLP35 policy H11.</li> <li>▪ WNP2 policy H10 complements SOLP35 policy H16 by adding requirements that any backland development does not result in a significant loss of habitat in a residential garden.</li> </ul>
<b>Commentary</b>	<p>The Local Plan policy covering infill and backland development is supported by the WNP2 with the addition of policy elements to protect the AONB and significant local habitats.</p>

<b>Table 3.5 (x) Summary of Relevant Requirement</b>	<p><b>SOLP35 Policy: EMP1 The Amount and Distribution of New Employment Land</b></p> <p>SOLP35 policy EMP1 sets out ‘to facilitate the provision of additional office, manufacturing and distribution jobs between 2011 and 2035 a minimum requirement of 39.1 hectares of employment land will be provided’. No requirement is placed on the villages.</p>
<b>WNP2 Supporting Policies</b>	<p>The WNP2 supports this policy by allocating three sites for new employment purposes (policies ES1, ES2, ES3) in the village.</p>
<b>Commentary</b>	<p>These sites provide a total of some 0.8 hectares of land for employment in the parish. Policy HS8, which repurposes unused office space for housing, results in a loss of 0.3 hectares of employment space. Thus, the net allocation of land for employment is 0.5 hectares.</p> <p>All three sites allocated for employment are small greenfield sites on the edge of the built-up area and will require mitigation to reduce the impact on the landscape of the AONB.</p>

<b>Table 3.5 (xi) Summary of Relevant Requirement</b>	<p><b>SOLP35 Policy: EMP2 Range, Size and Mix of Employment Premises</b></p> <p>This Local Plan policy requires proposals for employment use to provide a range and size of premises, including flexible business space to meet current and future requirements. The Council will support proposals for premises suitable for small and medium sized businesses, including start-up/incubator businesses (up to 150sqm) and grow-on space (up to 500sqm). Proposals for employment uses will be considered against this criterion and the overall employment distribution strategy in Local Plan policy EMP1.</p>
<b>WNP2 Supporting Policies</b>	<p>The WNP2 supports this policy by allocating three sites for new employment purposes (policies ES1, ES2, ES3).</p>
<b>Commentary</b>	<p>These sites, when allowing for policy HS8 which allows the conversion of unused offices into new homes, provide a total of some 0.5 hectares of new employment land in the parish. All occupy small greenfield sites on the edge of the built-up area and will require mitigation to reduce the impact on the landscape of the AONB.</p>

<b>Table 3.5 (xii) Summary of Relevant Requirement</b>	<p><b>SOLP35 Policy: EMP3 Retention of Employment Land</b></p> <p>The Local Plan requires that existing employment land be retained in order to promote and grow a balanced, sustainable economy and local services and only permits a change of use if it can be demonstrated that there is no demand for the premises, that the change of use does not lower the employment capacity of the District below that estimated to be necessary to meet projected need and that the change of use will not have detrimental effect on the amenity of the nearby area.</p>
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<b>WNP2 Supporting Policies</b>	WNP2 policy HS9 allocates the offices at Beechwood Court in the parish for conversion to new homes resulting in the loss of 0.25 HA of employment land. The WNP2 allocates 0.78 HA of employment land (policies ES1, ES2, ES3) and thus a net increase of 0.5 HA.
<b>Commentary</b>	Beechwood Court is a small development of offices which are largely unused and despite prolonged promotion have attracted no interest or new tenants. There will be no overall reduction in employment space in the parish because of the additional employment space, more than double that lost, allocated in WNP2 policies ES1, ES2, and ES3. The site is set back from the roads and there will be no impact on the local amenity.

<b>Table 3.5 (xiii) Summary of Relevant Requirement</b>	<b>SOLP35 Policy: EMP10 Development in Rural Areas</b> This policy supports sustainable economic growth in the countryside and rural areas with measures that include: i. the conversion of conversion of existing buildings and well-designed new buildings; ii. the sustainable development and diversification of agricultural and other land-based rural businesses; iii. sustainable rural tourism and leisure developments; and iv. the retention and development of local services and community facilities in villages.
<b>WNP2 Supporting Policies</b>	The WNP2 supports this with the allocation of new land for use by new businesses or the expansion of existing businesses in the parish (policies ES1, ES2, and ES3).
<b>Commentary</b>	Tourism is absent from the WNP2 because Woodcote has no tourist attractions and lacks the facilities required by tourists. Local facilities such as the Post Office and restaurant have recently been lost.

<b>Table 3.5 (xiv) Summary of Relevant Requirement</b>	<b>SOLP35 Policy: TRANS2 Promoting Sustainable Transport and Accessibility</b> This policy has elements relevant to Woodcote. In particular, the policy seeks to: i. ensure new development is designed to encourage walking and cycling, not only within the development, but also to nearby facilities, employment and public transport hubs (sub-paragraph iii); ii. support provision of measures which improve public transport (including Park & Ride), cycling and walking networks within and between towns and villages in the district (sub-paragraph iv); iii. adopt an approach to the provision and management of car parking aimed at improving the attraction of our town and village centres (sub-paragraph vii); and iv. ensure the needs of all users, including those with impaired mobility are planned for in development of transport improvements (sub-paragraph viii).
<b>WNP2 Supporting Policies</b>	The WNP2 places great emphasis on sustainable transport with: <ul style="list-style-type: none"> <li>▪ policy T3 supporting proposals for the safe delivery of children to the primary and secondary school by foot and bicycle;</li> <li>▪ policy T6 requiring all new housing developments to provide safe pedestrian access to existing footpaths to ensure that residents can walk safely to village facilities including bus stops;</li> <li>▪ policy T2 improving car parking in the village at the heavily congested areas on the Reading Road and Greenmore; and</li> <li>▪ policy D6 (Sustainable Transport) which requires all new homes to provide at least one electric vehicle charging point and secure bicycle storage facilities.</li> </ul>
<b>Commentary</b>	Poor public transport has led to car ownership in Woodcote being among the highest in the country with the consequent impact on congestion, road safety and air quality at school drop-off and collection times. The WNP2 seeks to encourage people to walk and cycle within the built-up area of the parish and includes road safety measures to support this. In addition, all allocated sites must have safe pedestrian access to village facilities and also be in reasonable walking distance and accessible to those with prams or using a wheelchair or motorised invalid carriage.

<p><b>Table 3.5 (xv)</b> <b>Summary of Relevant Requirement</b></p>	<p><b>SOLP35 Policy: ENV1 Landscape and Countryside</b></p> <p>This policy gives the highest level of protection to the landscape and scenic beauty of the Chilterns and North Wessex Downs AONBs and only permits development in an AONB (paragraph 1):</p> <ol style="list-style-type: none"> <li>i. where it conserves, and where possible, enhances the character and natural beauty of the AONB;</li> <li>ii. where it is appropriate to the economic and environmental wellbeing of the area or promotes understanding or enjoyment of the AONB;</li> <li>iii. in exceptional circumstances and where it can be demonstrated to be in the public interest;</li> <li>iv. a proportionate Landscape and Visual Impact Assessment should accompany development proposals that could affect the special qualities of an AONB; and</li> <li>v. notes that AONB Management Plans will be a material consideration.</li> </ol> <p>The policy further requires (paragraph 2) that:</p> <ol style="list-style-type: none"> <li>vi. development will only be permitted where it protects and, where possible enhances, features that contribute to the nature and quality of South Oxfordshire’s landscapes, in particular trees, hedgerows and field boundaries; irreplaceable habitats such as ancient woodland, aged or veteran trees found outside ancient woodland and important views and visually sensitive skylines; and</li> <li>vii. the Council will seek the retention of important hedgerows.</li> </ol>
<p><b>WNP2 Supporting Policies</b></p>	<p>The WNP2 supports this SOLP35 policy with WNP2 policies:</p> <ul style="list-style-type: none"> <li>▪ H8 – which limits the size of new residential developments to 30 new homes to avoid major development in the AONB;</li> <li>▪ H9 – which protects the landscape against inappropriate infill development;</li> <li>▪ D1 – which requires new development to conserve local distinctiveness and the aesthetic qualities of traditional buildings found in the AONB;</li> <li>▪ D2 – which seeks to reduce the impact of light pollution in the AONB;</li> <li>▪ HS1 – which allocates sites for new housing and employment development that have, among other considerations, been subject to a Landscape and Visual Impact Assessment to ensure that the impact on the landscape of the AONB is, with mitigation, acceptable;</li> <li>▪ HS2 to HS9 and ES1, ES2, ES3 - which identify the necessary measures required to mitigate the adverse impact of the development on the AONB;</li> <li>▪ E2 – which requires the conservation of the historic environment;</li> <li>▪ E3 – which seeks to retain mature trees, hedgerows and other significant landscape features;</li> <li>▪ E4 – which seeks to protect the landscape of the AONB by supporting development within a defined built-up area; and</li> <li>▪ E6 – Important Views, which seeks to ensure that new development does not intrude upon or degrade important views in the AONB.</li> </ul>
<p><b>Commentary</b></p>	<p>Woodcote is entirely within and washed over by the Chilterns AONB. Located on the escarpment overlooking the Goring Gap there are long views into the North Wessex Downs AONB and from the North Wessex Downs AONB into the western edge of the parish. Both the NPPF and the SOLP35 give the highest level of protection to AONBs and the WNP2 supports this by only allocating sites for development that can be developed without an unacceptable impact (as determined by a detailed Landscape and Visual Impact Assessment) and with other policies to reduce the risk presented by cumulative development.</p>

<p><b>Table 3.5 (xvi)</b> <b>Summary of Relevant Requirement</b></p>	<p><b>SOLP35 Policy: ENV3 Biodiversity – non-Designated Sites, Habitats and Species</b></p> <p>This policy supports the conservation, restoration and enhancement of biodiversity in the district and requires all development to provide a net gain in biodiversity where possible with, at a minimum, no net loss of biodiversity and requires all proposals should be supported by evidence to demonstrate a biodiversity net gain using a recognised biodiversity accounting metric.</p>
<p><b>WNP2 Supporting Policies</b></p>	<p>The WNP2 complements this Local Plan policy by requiring (policy E3) a net gain for wildlife of at least 10% measured by a recognised biodiversity accounting metric.</p>
<p><b>Commentary</b></p>	<p>All allocated sites were subject to a Preliminary Ecological Assessment to ensure the absence of any adverse impact on biodiversity.</p> <p>Woodcote has no nationally or internationally important wildlife sites. The Oxfordshire Wildlife and Landscape Study<sup>4</sup> Biomap for South Oxfordshire uses six biobands, ranging from <b>Low</b> to <b>Very High</b> to illustrate the extent to which areas in the county of Oxfordshire support wildlife. This rates Woodcote as one of the most important locations for wildlife in the county with the habitat significance of some 60% of the parish being classed as <b>Very High</b> with another 25-30% being classed as <b>High</b>.</p> <p>Note:</p>

<sup>4</sup> <http://owls.oxfordshire.gov.uk>

	A bioband which is classified as <b>very high</b> tends to support a wider range of wildlife habitats including some which may be of national or international importance. Lower biobands generally have fewer habitats and these are usually of more local importance.
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<b>Table 3.5 (xvii) Summary of Relevant Requirement</b>	<b>SOLP35 Policy: ENV5 Green Infrastructure in new Developments</b> This SOLP35 policy is to protect, conserve, enhance the district’s Green Infrastructure. The policy expects development to contribute towards the provision of additional Green Infrastructure and protect or enhance existing Green Infrastructure. It seeks to avoid the loss, fragmentation, severance or other negative impact on the function of Green Infrastructure; requires appropriate mitigation where there would be an adverse impact on Green Infrastructure; and the provision of an appropriate replacement where it is necessary for development to take place on areas of Green Infrastructure.  All Green Infrastructure provision should be designed to meet the quality standards set out within the Green Infrastructure Strategy, the relevant Neighbourhood Development Plan, or the Didcot Garden Town Delivery Plan and, where new Green Infrastructure is provided, applicants should ensure that appropriate arrangements are in place to ensure its ongoing management and maintenance.
<b>WNP2 Supporting Policies</b>	The WNP2has policies: <ul style="list-style-type: none"> <li>▪ E1 – Green Space and landscaping;</li> <li>▪ E3 – Biodiversity and Wildlife Support; and</li> <li>▪ E5 – Local Green Spaces</li> </ul> supporting this Local Plan policy.
<b>Commentary</b>	The WNP2 recognises the importance of a linked network of green spaces to the provision of environmental and quality of life benefits for local communities and wildlife.

<b>Table 3.5 (xviii) Summary of Relevant Requirement</b>	<b>SOLP35 Policy: ENV6 Historic Environment</b> The Local Plan seeks to protect, conserve and enhance the district’s historic environment
<b>WNP2 Supporting Policies</b>	WNP2 policy E2 – Historic Environment aligns closely with this local Plan policy to protect the parish’s historic assets.
<b>Commentary</b>	

<b>Table 3.5 (xix) Summary of Relevant Requirement</b>	<b>SOLP35 Policy: DES1 Delivering High Quality Development</b> The SOLP35 requires all new development to be of a high-quality design that reflects the positive features that make up the character of the local area and both physically and visually enhances and compliments the surroundings. Of particular relevance to Woodcote is the requirement to: <ol style="list-style-type: none"> <li>i. use land efficiently while respecting the existing landscape character;</li> <li>ii. enhance biodiversity and, as a minimum, leads to no net loss of habitat</li> <li>iii. minimise energy consumption;</li> <li>iv. create safe and convenient ease of movement by all users;</li> <li>v. provide access to local services and facilities, with good access to public transport;</li> <li>vi. provide a wide range of house types and tenures;</li> <li>vii. respects the local context working with and complementing the scale, height, density, grain, massing, type, and details of the surrounding area;</li> <li>viii. understand and address the needs of all potential users by ensuring that buildings and their surroundings can be accessed and used by everyone;</li> <li>ix. create safe communities and reduces the likelihood of crime and antisocial behaviour as well as the fear of crime itself; and</li> <li>x. ensure a sufficient level of well-integrated and imaginative solutions for car and bicycle parking and external storage.</li> </ol>
<b>WNP2 Supporting Policies</b>	The WNP2 complements this SOLP35 policy with policies that: <ul style="list-style-type: none"> <li>▪ enhance biodiversity (WNP2 policy E3 -Biodiversity and Wildlife Support);</li> <li>▪ minimises energy consumption (WNP2 policies D5 - Sustainable Homes and D4 - Renewable Energy);</li> <li>▪ supports the safe and convenient ease of movement by all users and aids access to local services and facilities, with good access to public transport (WNP2 policies T1 - Traffic Congestion, T3- Safe Travel to School, and T6 - Pedestrian Footways);</li> </ul>

	<ul style="list-style-type: none"> <li>encourages the production of a wide range of house types and tenures (WNP2 policies H6 - Type of Homes, H2 - Tenancy Mix, and H7 – Size of Homes);</li> <li>assists in addressing the needs of all potential users by ensuring that buildings and their surroundings can be accessed and used by everyone (WNP2 policy T6- Pedestrian Footways, and the inclusion of a requirement for development sites to be located within easy walking distance of a significant number of the key community resources (the surgery, a shop, a bus stop, a school, and the Village Hall);</li> <li>supports the creation of safe communities and reduces the likelihood of crime and antisocial behaviour as well as the fear of crime itself (WNP2 policy D3 - Secure by Design);</li> <li>helps ensure a sufficient level of well-integrated and imaginative solutions for car and bicycle parking and external storage (WNP2 policies T2 – Parking for the Library and Community Centre, T4 – Parking at the Co-operative Stores, T7 – Residential Car Parking Spaces, D6 – Sustainable Transport);</li> <li>supports high quality with WNP2 policies D1 - Good Design and E1 – Green Space and Landscaping.</li> </ul>
<b>Commentary</b>	<p>The WNP2 provides considerable support to this SOLP35 policy and extends SOLP35 requirement for new development to be of a high-quality design by requiring the design to include renewable energy and energy consumption features. This also contributes to the SOLP35 aim of reducing pollution (light and CO<sub>2</sub>) in the AONB and reflects the clearly expressed desire of residents.</p> <p>As a settlement in the Chilterns AONB the Chilterns Design Guide is also relevant.</p>

<b>Table 3.5 (xx) Summary of Relevant Requirement</b>	<p><b>SOLP35 Policy: DES7 Efficient use of Resources</b></p> <p>This SOLP35 policy includes requirements for new development to make effective use of, and protect, natural resources where applicable. Of particular relevance to Woodcote is:</p> <ol style="list-style-type: none"> <li>the requirement for densities that make efficient use of land (sub-paragraph i);</li> <li>maximising passive solar heating, lighting, natural ventilation, energy and water efficiency and the re-use of materials (sub-paragraph iii);</li> <li>making efficient use of water, for example through rainwater harvesting and grey water recycling (sub-paragraph iv); and</li> <li>re-using vacant buildings and redeveloping previously developed and redeveloping previously developed land (sub-paragraph viii).</li> </ol>
<b>WNP2 Supporting Policies</b>	<p>The WNP2 supports this Local Plan policy and:</p> <ul style="list-style-type: none"> <li>requires that all new developments contain solar photovoltaic panels and/or solar heating with buildings aligned to maximise energy generation (WNP2 policy D4 - Renewable Energy);</li> <li>requires that all new development should align dwellings to take maximum advantage of passive solar heating, be insulated to a high standard and incorporate sustainable water and drainage systems and storage (WNP2 policy D5 - Sustainable Homes);</li> <li>supports infill development, subject to meeting the requirements of the SODC Design Guide and does not result in the expansion of the developed area into the AONB (WNP2 policy H9 - Infill Housing); and</li> <li>re-uses vacant offices for new housing (WNP2 policy HS8).</li> </ul> <p>The WNP2 also (policy E7) supports proposals for solar arrays provided they do not intrude into or degrade the landscape qualities of the AONB.</p>
<b>Commentary</b>	

<b>Table 3.5 (xxi) Summary of Relevant Requirement</b>	<p><b>SOLP35 Policy: DES9 Renewable and Low Carbon Energy</b></p> <p>The Local Plan policy encourages schemes for renewable and low carbon energy generation at all scales including domestic schemes. Planning applications for renewable and low carbon energy generation will be supported, provided that they do not have a significantly adverse landscape impact or degrade habitat, the historic environment or residential amenity.</p>
<b>WNP2 Supporting Policies</b>	<p>The WNP2 supports this Local Plan policy and requires:</p> <ul style="list-style-type: none"> <li>policy D4 (Renewable Energy) that new developments contain solar photovoltaic panels and/or solar heating with buildings aligned to maximise energy generation; and</li> <li>policy E7 (Solar Energy Arrays) which supports proposals for solar arrays provided they do not intrude into or degrade the landscape qualities of the AONB, produce significant light pollution or degrade residential amenity.</li> </ul>
<b>Commentary</b>	

<b>Table 3.5 (xxii)</b> <b>Summary of Relevant Requirement</b>	<b>SOLP35 Policy: CF1 Safeguarding Community Facilities</b> SOLP35 regards the ability to access local shops, meeting places, sports venues, cultural buildings, public houses and places of worship as essential to improving the quality of life for residents and this policy promotes the retention and development of local services and community facilities in towns and villages.
<b>WNP2 Supporting Policies</b>	The WNP2 supports and complements this SOLP35 policy with WNP2 policies: <ul style="list-style-type: none"> <li>▪ C1 – Assets of Community Value;</li> <li>▪ E5 – Local Green Spaces; and</li> <li>▪ T6 - Pedestrian footways which requires new development be linked to community facilities by footpath.</li> </ul>
<b>Commentary</b>	The South Oxfordshire Settlement Assessment shows Woodcote to be one of the poorest of the ‘larger’ villages in terms of Community facilities. This assessment overstates the facilities available following, for example, the loss of the Post Office, the Garden Centre and employment at Beechwood Court. Policies supporting the retention of community facilities are, therefore, significant to the Woodcote Community.

<b>Table 3.5 (xxiii)</b> <b>Summary of Relevant Requirement</b>	<b>SOLP35 Policy: CF2 Provision of Community Facilities</b> The SOLP35 recognises the importance of community facilities and services and encourages the provision of new or extended facilities where: <ol style="list-style-type: none"> <li>i. they are located within or adjacent to the built-up area of an existing settlement;</li> <li>ii. they would clearly meet an identified local need; and</li> <li>iii. they are accessible for all members of the community and promote social inclusion</li> </ol>
<b>WNP2 Supporting Policies</b>	WNP2 supports this SOLP35 policy with policies: <ul style="list-style-type: none"> <li>▪ C2 – Sports Facilities at the Schools;</li> <li>▪ C4 – Community Services and Facilities; and</li> <li>▪ E5 – Local Green Spaces</li> </ul>
<b>Commentary</b>	The lack of community facilities in the parish makes additional facilities welcome.

<b>Table 3.5 (xxiv)</b> <b>Summary of Relevant Requirement</b>	<b>SOLP35 Policy: CF4 Existing Open Space, Sport and Recreation Facilities</b> This Local Plan policy seeks to protect, maintain and where possible enhance existing open space, sport and recreation, play facilities and land including playing fields to ensure their continued contribution to the health and well-being of visitors and residents.
<b>WNP2 Supporting Policies</b>	The WNP2 support this policy by: <ul style="list-style-type: none"> <li>▪ identifying local open spaces to be protected for the benefit of residents and visitors alike (WNP2 policy E4 – Local Green Spaces); and</li> <li>▪ supporting proposals to provide for additional sports facilities which, in addition to meeting the requirements of the schools, meet the needs of the wider community (WNP2 policy C2 - Sports facilities at the Schools).</li> </ul>
<b>Commentary</b>	

### 3.4.5.2 General Compliance with the relevant SOLP35 Non-strategic Policies

<b>Table 3.5 (xxv)</b> <b>Summary of Relevant Requirement</b>	<b>SOLP35 Policy: TRANS7 Development Generating New Lorry Movements</b> This SOLP35 seeks to ensure that new lorry movements: <ul style="list-style-type: none"> <li>▪ can be appropriately accommodated on the surrounding road network (sub-paragraph 9i); and</li> <li>▪ do not result in adverse environmental effects on the surrounding area (sub-paragraph iii).</li> </ul>
<b>WNP2 Supporting Policies</b>	WNP2 policy EM1 supports this requirement by requiring that developments that would generate heavy good traffic must demonstrate, with a transport statement, that the proposal will not have an unacceptable impact in the village.
<b>Commentary</b>	Vehicle parking often reduces the roads in the built-up area of the parish to a single lane whilst the rural lanes outside the developed area are narrow, unlit and lacking in pedestrian pathways.

<b>Table 3.5 (xxvi) Summary of Relevant Requirement</b>	<b>SOLP35 Policy: INF2 Electronic Communications</b> This policy promotes faster, more reliable, and more comprehensive coverage of electronic communications and includes the requirement for proposals for all new development to ensure appropriate infrastructure is provided during construction, sufficient to enable all development to be connected to full fibre broadband without any post development works.
<b>WNP2 Supporting Policies</b>	Policy C3 of the WNP2 supports proposals for the expansion of electronic communication networks and requires that new residential development provide for ducting suited to the provision of a fibre connection to the individual property. In addition, proposals which seek the expansion of electronics communication networks and high-speed broadband will be supported subject to the applicant showing that opportunities to erect apparatus on existing buildings, masts or other structures have been fully explored, and where new masts and equipment are sited and designed to minimise the impacts on the character and appearance of the AONB.
<b>Commentary</b>	The great majority of those employed in Woodcote work outside the village in London, Reading or Oxford. High speed broadband connections are essential to support the increasing number of residents who work from home and to support local businesses.

<b>Table 3.5 (xxvii) Summary of Relevant Requirement</b>	<b>SOLP35 Policy: DES8 Promoting Sustainable Design</b> This Local Plan policy requires all new development, including building conversions, refurbishments and extensions, to seek to minimise carbon and energy impacts in line with nationally adopted standards and to demonstrate that through location, building orientation, design, landscape and planting. In addition, all developments should be designed to improve resilience to the anticipated effects of climate change.
<b>WNP2 Supporting Policies</b>	The WNP2 supports this Local Plan policy and requires: <ul style="list-style-type: none"> <li>▪ that all new developments contain solar photovoltaic panels and/or solar heating with buildings aligned to maximise energy generation (WNP2 policy D4 - Renewable Energy);</li> <li>▪ that all new development should align dwellings to take maximum advantage of passive solar heating, be insulated to a high standard and incorporate sustainable water and drainage systems and storage (WNP2 policy D5 - Sustainable Homes);</li> <li>▪ that all new homes should provide one or two electric vehicle charging points – depending upon their size (WNP2 policy D6 - Sustainable Transport; and</li> <li>▪ landscape strategies for larger developments (WNP2 policy E1 - Green Space and Landscaping)</li> </ul>
<b>Commentary</b>	

### 3.4.5.3 General Compliance with the SOLP35 Policy DES10

<b>Table 3.5 (xxviii) Summary of Relevant Requirement</b>	<b>SOLP35 Policy: DES10 Carbon Reduction</b> This SOLP35 policy seeks to reduce CO <sub>2</sub> emissions by limiting planning permission for new build residential dwelling houses that, through renewable energy and other low carbon technologies and/ or energy efficiency measures achieve at least a 40% reduction in carbon emissions compared with a code 2013 Building Regulations compliant base case.
<b>WNP2 Supporting Policies</b>	The Woodcote Neighbourhood complements these carbon reduction policies with: <ul style="list-style-type: none"> <li>▪ policy D4 (Renewable Energy) which requires all new homes to contain solar voltaic or water heating panels and to be aligned for maximum energy generation;</li> <li>▪ policy D5 (Sustainable Homes) which requires homes to be aligned for maximum solar gain and be insulated to a high level;</li> <li>▪ policy D6 (Sustainable Transport) which requires all new homes to provide electric vehicle charging points; and</li> <li>▪ policy E7 (Solar Arrays) which supports suitable solar arrays.</li> </ul>
<b>Commentary</b>	In addition, the WNP2 contains measures to encourage walking and cycling in the village to reduce local CO <sub>2</sub> emissions.

### 3.5 Conclusion

The SOLP35 contains 79 strategic policies of which 23 have relevance to and are complemented or tailored by WNP2 policies.

The Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government offer the following guidance when considering whether a policy is in general conformity:

- does the neighbourhood plan policy support and uphold the general principle that the strategic policy is concerned with;
- the degree, if any, of conflict between the draft neighbourhood plan policy and the strategic policy;
- does the draft neighbourhood plan policy provide an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy;
- the rationale for the approach taken in the draft neighbourhood plan and the evidence to justify that approach.

The WNP2 supports all strategic and non-strategic policies identified in the SOLP35. New sites for housing and employment are allocated, the housing mix is supported, and of particular importance for a community wholly located within the Chilterns AONB strong support is given to the environmental policies of the SOLP35.

The Parish Council shares the Local Planning Authority's desire for the district to become carbon neutral and declaration of a climate emergency and, in support of that, the WNP2 extends the SOLP35 policies on the efficient use of resources and renewable energy to reduce the carbon emissions of new homes and residents' transport.

#### Housing Numbers in the AONB.

SOLP35 Policy H4 allocates a 15% increase on the 2011 housing level in addition to the allocation in the previous Core Strategy to each of the 'larger villages' irrespective of their location. For Woodcote this produces an additional 225 houses (an increase of some 22% in total). Subtracting the allocations in the first neighbourhood plan and windfall development since 2011 the net requirement is an additional 115 houses to be allocated in this revised neighbourhood plan. The WNP2 allocates fewer new homes than required by policy H4 of the SOLP35.

Woodcote is located entirely within and washed over by the Chilterns AONB. National Planning Policy and the Local Plan require the greatest level of protection to be afforded to the AONB. SOLP35 policy ENV1 requires:

- i. that the highest level of protection to be given to the landscape and scenic beauty of the Chilterns Area of Outstanding Natural Beauty
- ii. development in an AONB or affecting the setting of an AONB will only be permitted where it conserves, and where possible, enhances the character and natural beauty of the AONB;
- iii. development in an AONB will only be permitted where it is appropriate to the economic and environmental wellbeing of the area or promotes understanding or enjoyment of the AONB;
- iv. Major development in an AONB will only be permitted in exceptional circumstances and where it can be demonstrated to be in the public interest;
- v. development proposals that could affect the special qualities of an AONB (including the setting of an AONB) either individually or in combination with other developments, should be accompanied by a proportionate Landscape and Visual Impact Assessment

Policy ENV1 further establishes the Chilterns AONB Management Plan as a material consideration in decision making. Woodcote Parish Council note the view of the Chilterns Conservation Board (Dr Lucy Murfett) in its submission to SODC drew attention to the lack of a case for a '*mathematically-derived village growth percentage*' and the absence of evidence of exceptional circumstances or public interest. Dr Murfett's submission notes that:

- i. the NPPF is clear that LPAs should allocate land with the least environmental or amenity value (NPPF para 171\*) which will mean avoiding land in the AONB or its setting;
- ii. the Council has a statutory duty under the Countryside and Rights of Way Act 2000 (section 85) to have regard to the purpose of conserving and enhancing the natural beauty of the Area of Outstanding Natural Beauty;

- iii. The NPPF paragraph 172\* not only instructs that "*Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues*" but also requires that "*The scale and extent of development within these designated areas should be limited*"; and
- iv. the Chilterns Conservation Board considers that the Council should focus development on sites outside, and which do not affect the setting or appreciation of, the AONBs.

\*Now paragraphs 175 & 176 in the July 2021 issue of the NPPF.

The WNP2 can only achieve this increase in housing with sites on the periphery of the village that intrude into and result in the loss of greenfield land in the AONB. It is, therefore, necessary to achieve a balance between the need to protect the AONB (policy ENV1) and the requirement to accommodate additional housing (policy H4). This is acknowledged in the Local Plan (paragraph 4.28) which recognises that some villages are constrained by factors such as the AONB and may not be able to achieve the level of growth set out in policy H4. The Local Plan (paragraph 4.28) requires a Landscape and Visual Impact Assessment (LVIA) to be carried out to provide evidence for a lower allocation of houses. The Parish Council carried out an LVIA which was subsequently reviewed and endorsed by a chartered member of the Landscape Institute. This report shows that Woodcote is constrained by the AONB and identifies sites for 57 houses. One site was subsequently withdrawn by the new owners leaving allocations for 53 houses.

The degree of conflict is, however, trivial in a SOLP35 that plans for some 30,000 new homes in the district. The difference between the neighbourhood plan allocation for Woodcote and the requirement of the SOLP35 constitutes some 0.2% of that total which, given the level of contingency in the SOLP35 (some 4-5,000 homes) is trivial whilst making a significant contribution to policy ENV1.

Provision of additional detail.

The SOLP35 provides little detail on the suitability of potential sites in the AONB and fails to provide:

- i. evidence of the contribution of development to the conservation and enhancement of the landscape, setting or character of the AONB;
- ii. evidence of a significant economic benefit or environmental improvement arising from development in this part of the AONB;
- iii. a public interest justification for development

The allocation in the WNP2 is supported by a detailed assessment of the economic, environmental and social sustainability of all potential sites plus a landscape and Visual Impact Assessment and, where appropriate, an ecological assessment.

The WNP2 allocation of sites for new homes, although less than the arithmetically allocated housing allocation in SOLP35 policy H4, provides new homes without undermining or failing to support SOLP35 policy ENV1.

### **Carbon Reduction**

The WNP2 extends the CO<sub>2</sub> reduction measures in SOLP35 Policy DES10 by requiring new homes to have solar voltaic or water heating panels, to be aligned for maximum generation and, new homes to have one, or two, electric vehicle charging points.

The Parish Council notes that some 18% of CO<sub>2</sub> emissions are from homes and, that because of poor public transport and a lack of local facilities, there is a high degree of dependence on private motor vehicles in the parish. The additional measures recognise the existential crisis created by CO<sub>2</sub> emissions and contribute to reduced domestic emissions and remove an obstacle to the owners of the new homes purchasing an electric, rather than a petrol or diesel engine, vehicle.

## Section 4: European Union Obligations

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### 4.1 Environmental Impact and Habitat Regulations

The Parish Council has met its obligations in relation to the habitats provisions of EU Directive 92/43/EEC (and the associated Conservation of Natural Habitats and Wild Flora and Conservation of Habitats and Species Regulations 2017). In this regard, the Parish Council provided the District Council with all the necessary information it required for the purposes of determining whether an Appropriate Assessment was required. The District Council's Habitats Regulations Screening Assessment concludes that the making of the Neighbourhood Plan is not likely to have a significant effect on a European site (as defined in the 2017 Regulations) either alone or in combination with other plans or projects.

The plan includes new housing site allocations within the Area of Outstanding Natural Beauty and a Strategic Environmental Assessment (SEA) was judged to be required and undertaken as part of the preparation of the neighbourhood plan. In support of this a Sustainability Assessment was produced and published in September 2021 as part of the documentation available for the pre-submission consultation. This Sustainability Assessment meets the requirements of SEA, is available on the Woodcote Neighbourhood Plan website and is included as Attachment A to this Statement.

### 4.2 Human Rights

An equalities impact assessment has been undertaken and this is attached as Attachment B to this Statement.