

# Cholsey Parish Council



# Cholsey Neighbourhood Plan Review Basic Conditions Statement

## Summer 2022

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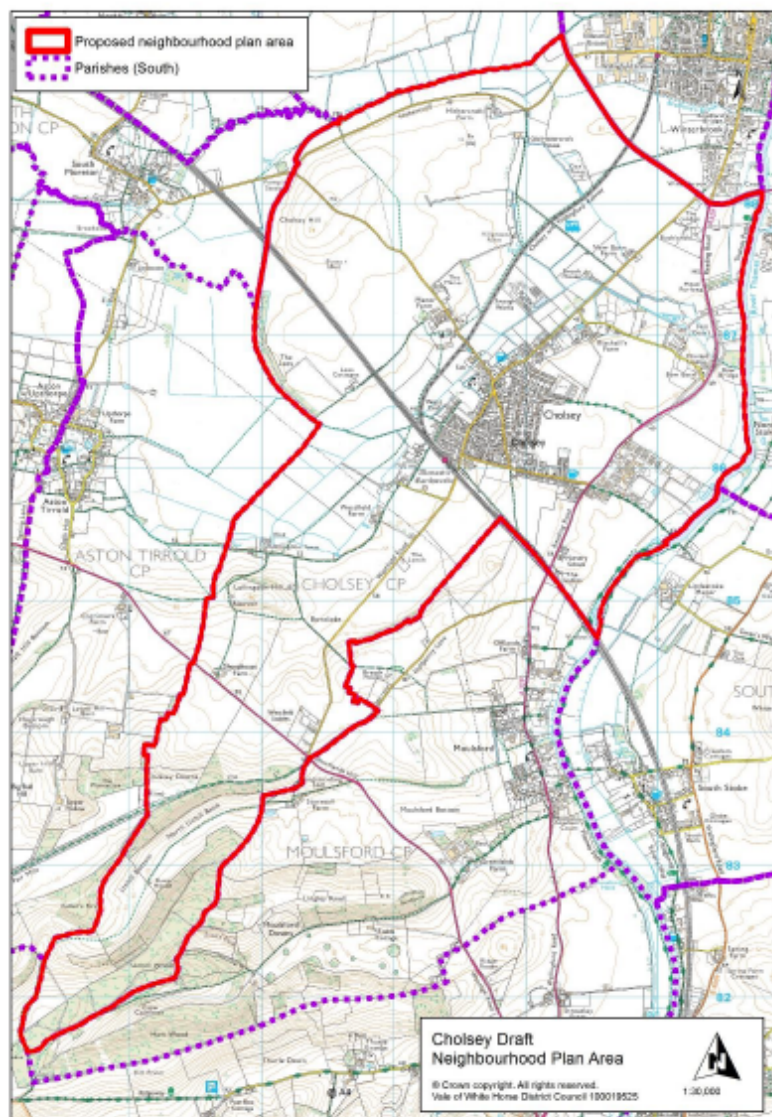
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## **Introduction**

This statement has been prepared by Cholsey Parish Council to accompany the submission of the Cholsey Neighbourhood Plan 2022 (CNP) to the local planning authority, South Oxfordshire District Council, under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).

The Cholsey Neighbourhood Plan (CNP) has been prepared by the Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of Cholsey Parish, as designated by the

**Map 1 Cholsey Neighbourhood Plan Area**



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



District Council on 4 August 2016 (see Map 1).

The policies in the CNP relate to the development and use of land in the designated Neighbourhood Area. The plan period of the Neighbourhood Plan is from 1 April 2022 to 31 March 2035, the plan end date coincides with the period of the South Oxfordshire Local Plan 2035. No policy contained in the Neighbourhood Plan seeks to control 'excluded development', as defined by the Regulations.

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

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

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

## **Background**

The Plan preparation process has been led by the Parish Council, as the 'qualifying body' under the 2012 Regulations. It has delegated the day-to-day responsibility for managing the project to a Steering Group of parish councillors and local people, the steering group reformed in 2021 to undertake a plan review and has met regularly since that time. As the qualifying body, the Parish Council has approved the publication of the Pre Submission Neighbourhood Plan in 16 February 2022 and this Submission Neighbourhood Plan on 6 July 2022.

The local community was consulted extensively on the original neighbourhood plan and has been consulted on this plan review as set out in the Consultation Statement 2022. Importantly, engagement activities during the plan preparation allowed the steering group to seek opinions, both informally through a number of open morning events and also more formally, on the updated plan and its policies. The Consultation Statement 2022 describes this consultation work in detail.

The project has benefited from a positive working relationship between Parish and District Councils. The District Council has advised and supported the steering group through the plan preparation.

The parish council is mindful of the precarious 5 year land supply position in South Oxfordshire despite the recent adoption of the Local Plan 2035, and the pressure this puts on the neighbourhood plan. This undermines the community confidence in and support for the neighbourhood plan process.

The Neighbourhood Plan contains 27 land use policies; those that are geographically specific are defined on the Proposals Map. The steering group has generally avoided including policies that

may duplicate development plan policies. However we have taken a different approach on some non-strategic policies than is currently set out in the Local Plan 2035. Where the strategic policies of the local plan allow for variation having regard to local circumstances we have sought to explain how the policy may be applied in the Cholsey context.

There are some non-statutory proposals in the plan, these are referred to as Pledges and are included for completeness so that the community better understands where we need to work with other organisations to achieve change. In making a clear distinction between land use planning policies and non-statutory proposals, the CNP allows the examination to focus on the requirement of the policies to meet the Basic Conditions. Some of the Pledges will have a land use effect at some later point and policies are included to set out how decisions should be made on these issues.

## **Conformity with National Policy**

The Neighbourhood Plan has been prepared with regard to national policies primarily as set out in the National Planning Policy Framework 2012 (NPPF) and is mindful of the Planning Practice Guidance (PPG) in respect of formulating neighbourhood plans. Table 1 below sets out where the CNP meets particular paragraphs of the NPPF.

In overall terms, there are three key NPPF paragraphs that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded, these are Paras 28, 29, 30.

We believe the CNP has grasped the opportunity to shape the future of Cholsey and the Parish, through an ambitious, coherent and deliverable sustainable spatial strategy. Although the focus is inevitably on housing growth, the CNP contains many other proposals to enhance people's enjoyment of living, visiting and working in Cholsey and should enable the village to continue to thrive. Our proposals seek to retain what is most valued about the community facilities, landscape and heritage of Cholsey whilst also taking opportunities to improve these with a satellite surgery if the medical practice will agree, parking management, improvements to safety and the environment around the shops at The Forty, enhanced footpaths, road crossings and cycle paths and additional green space and allotments. We have also sought to have regard to climate change and biodiversity improvements.

The CNP provides a clear and realisable vision that reflects the aspirations of the local community. The Plan is in general conformity with national policies and the local strategic policy framework set out in the adopted South Oxfordshire local Plan 2035, as set out in Table 2 below. The plan provides a clear practical framework to enable decisions on planning applications to be made efficiently and predictably with community support.

The CNP includes a set of positive, non-strategic proposals for sustainable growth. These link the district council's growth ambitions with the scale of infrastructure that providers indicate it is realistic to supply and community aspirations. Our proposals cover housing, design, employment,

heritage, environment, landscape, biodiversity, health, education and infrastructure and form a well-evidenced and complementary package of policies and initiatives that carry the support of the local community.

The PPG states, “ A neighbourhood plan should support the delivery of strategic policies set out in the local plan or spatial development strategy and should shape and direct development that is outside of those strategic policies (as outlined in [paragraph 13](#) of the revised National Planning Policy Framework). Within this broad context, the specific planning topics that a neighbourhood plan covers is for the local community to determine.” (paragraph 004)

The CNP more than meets the housing requirements for the village set out in the recently adopted South Oxfordshire Local Plan 2035. Proposals within Cholsey and neighbouring parishes have cumulative impacts on the important natural and historic environment locally and on the provision of services. We believe that a common-sense approach that recognises Cholsey’s status in the settlement hierarchy, and provides a broad reflection of the scale of housing growth expected in the local plan meets the PPG advice and will contribute to meeting housing needs in South Oxfordshire.

The District Council spatial strategy focuses housing and economic development in Science Vale. Three new or expanded settlements are proposed in the local plan, together with growth around Oxford to help meet the City’s needs. In addition, it proposes proportionate growth in homes of around 15% in market towns and larger villages. As the original CNP pre-dated the local plan and included allocations to meet the emerging plan the target new housing figure identified for Cholsey in the local plan 2035 is 0 new homes.

Paragraphs 12, 47 of the NPPF are consistent with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 in requiring applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. They emphasise the statutory status of the development plan as the starting point for ‘plan-led’ decision making.

The efficiency of neighbourhood plan making, enables communities to ensure that the essence of the plan-led system is maintained or is quickly addressed should the supply of housing land in the local area fail to keep up with objectively assessed need.



**Table 1 How the CNP meets the policies of the NPPF**

Policy No.	Policy Title	NPPF Ref	Commentary
	Overall plan	28 - 30 and PPG guidance on neighbourhood planning	
CNP STRAT 1	Overall Strategy	All sections referred to below.	This policy sets out the overall approach for sustainable development and change in Cholsey, the detail for each part of the policy is outlined in the individual policies below.
CNP H1	Site allocations	11, 60, 66, 69, 70, 79, 80, 98, 104, 119, 120	This policy will contribute to boosting the supply of housing in the local area, as NPPF para 60 , by providing for around 189 new homes. In fact since the original plan was made permissions for 216 homes have been granted on large sites. The policy will assist in maintaining a thriving rural community in a working countryside. The policy promotes the re-use of brownfield land and redundant employment sites where this exists, and minimises the use of greenfield land commensurate with the scale of development needed. It has regard to the importance of heritage assets, important landscapes, achieving net gains in biodiversity, encouraging walking, cycling and use of public transport and improving community wellbeing. Sites selected for new housing avoid areas at risk of flooding. The policy accords with the core principle of national policy, the presumption in favour of sustainable development.
CNP H1a	Allocation on CHOL1 and CHOL7	11, 60, 79, 119, 124	The policy seeks to promote sustainable development, good design which responds to local character and the environmental context, a healthy and inclusive community and a safe and accessible development which improves walking and cycling opportunities. The policy promotes the use of brownfield land.
CNP H1b	Density	119	The policy seeks the efficient use of land whilst also allowing for development densities which reflect local character and will enable Cholsey's relationship with the surrounding landscape to be retained.
CNP H2	Built-up Area Boundary	11, 60, 78, 79, 80, 174, 176, 177	This policy establishes the key spatial strategy for directing future development proposals in the parish towards the built up area of the village, this is the settlement defined in the district council's settlement hierarchy and the only settlement in the parish. The policy reflects the presumption in favour of sustainable development and will guide new development to appropriate areas. It acknowledges the constraints imposed by the parish's location in a valued landscape, as per para 174, 176 and 177, almost all of which is either in an AONB or forms its

Policy No.	Policy Title	NPPF Ref	Commentary
			<p>setting. The NPPF requires that special attention is paid to designated landscapes (para 113). In addition there are extensive areas of river floodplain and a fragile gap of valued landscape between Cholsey and Wallingford. The policy also seeks to resist inappropriate development in rural areas as set out in paras 53 and 55.</p> <p>The principle of using a development boundary policy mechanism to contain and manage settlement growth is consistent with national policy, and will aid clarity for decision making. Provided that, as here, the boundary recognises decisions made on the scale and location of growth in an up-to-date assessment of objectively assessed housing need. There is no inherent conflict between this mechanism and para 47 seeking to boost housing supply.</p>
CNP H3	Self build and custom build		
CNP H4	Affordable Housing for people with a local connection	62 PPG First Homes, Housing for older and disabled people	These policies seek a locally appropriate market housing mix, together with the provision of some affordable housing specifically for local people. They also seek the provision of different types of housing to give a variety of opportunities for people to secure their own homes. This will help to achieve a healthy and inclusive community.
CNP H5	Housing Housing	126, 130, 131, 174, 112 PPG Planning for well designed places	This policies seek to promote good design that achieves a number of our objectives. We want the design of new development to work well for everyone, look good and last well. The policies require that development should respond to local character and the environmental context, provide for healthy lifestyles and inclusive communities with more opportunities for walking, cycling and outdoor sport and ensure good communication infrastructure is available. Ensuring there is adequate space between homes will help ensure development is neighbourly and that there is space for soft landscaping which will aid community well being and enable the village to continue to sit unobtrusively in the wider landscape which is of national importance. The policy seeks net gains in biodiversity and makes provision for electric vehicle charging.

Policy No.	Policy Title	NPPF Ref	Commentary
CNP H6	Parking Space	107 Planning Update: written statement – HCWS488 March 2015	<p>This policy recognises Cholsey’s rural location and the fact that due to the limited public transport options most households will want to retain car(s), Policies CNP T1 and T2 aim to encourage residents to use their cars less. The policy through the provision of reasonable on plot parking seeks to ensure that car parking does not detract from the attractiveness of new developments, undermine the attractiveness and safety of walking and cycling routes or prevent essential vehicles from getting around.</p> <p>The policy meets the advice in the government’s planning update which seeks to ensure adequate parking provision is available and to avoid ‘parking misery’.</p>
CNP H7	Extensions to homes	126, 130, 131,	This policy seeks to achieve good design when homes are altered and extended.
CNP E1	Environment, Landscape and Biodiversity	174, 175, 176	<p>This policy gives considerable weight to the landscape of the AONBs and their setting and accords with paras 174 and 176</p> <p>In preparing the original CNP we commissioned landscape evidence to help assess the sensitivity of sites in the natural and cultural landscape. Importantly, the CNP policies sit in a wider set of proposals that provide for the growth of the village in sustainable locations which will not harm the important nearby landscapes and will help the landscape to be an important part of Cholsey’s sense of place.</p>
CNP E2	Riverside and water recreation	84, 174	These policies seeks to make better use of the riverside environment by supporting opportunities for appropriate recreation use.
CNP E3			
CNP E 4	Historic Environment	189, 190	The CNP identifies the historic assets in Cholsey and provides an overview of the importance of some assets and where assets may be in danger of decay.
CNP I1	Sport and Recreation	93, 98. 99	This policy supports the retention and expansion of recreation facilities in line with the growth of the village. Policies seek the provision of more public green space, this helps achieve recreation, health, biodiversity, and landscape benefits and is an important element of sustainable development. We have prepared an assessment of existing facilities which will help identify where improvements are most needed.

Policy No.	Policy Title	NPPF Ref	Commentary
CNP 12	Health Facilities	96 PPG Achieving healthy and inclusive communities	The CNP seeks to ensure that good healthcare services are available for the local community and are seeking to secure a satellite surgery in the village so that everyone can access healthcare services easily.
CNP 13	Flooding and SuDS	159, 161, 167	The areas we have identified for growth are away from areas which are likely to flood. These policies will help ensure that new developments take account of the water stress of the SWOX area and are designed to minimise flood risk.
CNP 14	The Forty	84	The policy supports the improvement of the shared space around the shops and village centre to make it safer and more attractive. The parish council intend to continue work on finding solutions to improve this important area of the village.
CNP 15	Important Community Premises	93	The policy supports the retention of all our local services where these can viably be retained.
CNP 16	Recreation Ground	93, 98	This policy seeks to ensure that facilities at the recreation ground remain fit for purpose and continue to provide an important community facility.
CNP 17	Working from home	84.85	These policies support sustainable development in Cholsey and enables people to work from home where appropriate . They enable small scale economic growth and business diversification as well as the retention and development of local services and facilities.
CNP 18	Small scale business		
CNP 119	Allotments and cemetery	93, 98	This policy seeks the provision of important community facilities.
CNP 110	Tourism	84	This policy accords with para 84 by supporting the provision of new visitor facilities, supporting proposals that encourage sustainable rural tourism and leisure developments that benefit business in rural areas.
CNP T1	Improving Pedestrian and Cycle Safety and the use of Public Transport	104, 105, 112	Whilst the overall range of facilities in rural areas is less than urban areas, and it is unlikely that residents will abandon car travel altogether these policies seek to improve the attractiveness of walking, cycling routes and of public transport to encourage residents to use their cars less for local journeys.
CNP T2	Public Transport		

## **Contribution To Achieving Sustainable Development**

Table 1 above demonstrates how the CNP is in general conformity with national policy in the NPPF which also demonstrates how the plan contributes to sustainable development. A sustainability appraisal has not been undertaken for this plan review as it was not considered that the changes amount to a significant difference in the impacts of the plan proposals over those in the 2019 made neighbourhood plan. A Sustainability Appraisal (incorporating a Strategic Environmental Assessment) was undertaken on the original plan and demonstrated how the CNP policies would have positive environmental benefits and that negative effects will be avoided or mitigated.

The report indicated

‘Whilst the NDP brings a range of positive sustainability effects, a number of recommendations have been proposed to help further improve its sustainability performance when implemented.’

It concluded:

‘Having appraised Cholsey’s NDP in full, the process has identified predominantly positive sustainability impacts, some of which are likely to be major positive, for objectives including climate change adaptation, climate change mitigation, housing, transport and economy (see Tables N1). A limited number of potential minor adverse impacts have also been identified, including for biodiversity, landscape, and material assets objectives (see Tables N2). Following the likely impact of mitigation, including that provided in policies of the NDP, it is anticipated that these minor adverse impacts will not be residual. The only expected residual adverse impact of the CNP is on the Health objective, which is due to the limited access to health care services in the NDP area.

The Basic Conditions Statement and Site Assessment document which accompanied the 2019 made neighbourhood plan provided a summary of why the sites allocated had been chosen.

## **General Conformity with the Development Plan**

The assessment of the conformity of the CNP with the development plan has been undertaken in relation to the South Oxfordshire Local Plan 2035 which was adopted in 2021.

**Table 2 How the CNP is in general conformity with the policies of the South Oxfordshire Local Plan 2035**

Policy No.	Policy Title	Development Plan Policy	Commentary
CNP STRAT 1	Overall Strategy	All sections referred to below.	This policy sets out the overall approach for sustainable development and change in Cholsey, the detail for each part of the policy is outlined in the individual policies below.
CNP H1	Site allocations	<p><b>STRAT1 Overall strategy</b></p> <p><b>H1 delivering new homes</b></p> <p><b>H4 Housing in larger villages</b></p> <p><b>ENV 1 Landscape and countryside</b></p> <p><b>ENV 3 Biodiversity</b></p> <p><b>ENV 6 Historic Environment</b></p> <p><b>EP4 Flood risk</b></p> <p><b>DES 10 Carbon Reduction</b></p>	<p>This CNP policy will support the overall district spatial strategy set out in the local plan by supporting Cholsey as a local service centre and by ensuring that outside the towns and villages any change will relate to the specific needs set out. The amount of housing allocated more than meets the requirement for the village set out in the local plan.</p> <p>The CNP as a whole accords with the presumption in favour of sustainable development. It will assist in maintaining a thriving rural community in a working countryside. This policy promotes the re-use of brownfield land and redundant employment land where this exists, and minimises the use of greenfield land commensurate with the scale of development needed. It has regard to the importance of heritage assets, important landscapes, achieving net gains in biodiversity, encouraging walking, cycling and use of public transport and improving community wellbeing. Sites selected for new housing avoid areas at risk of flooding.</p>
CNP H1a	Allocation on CHOL1 and CHOL7	<p><b>H1 delivering new homes</b></p> <p><b>DES 1 Delivering High Quality Development</b></p> <p><b>DES2 Enhancing Local Character</b></p>	<p>The CNP seeks to improve the attractiveness of walking and cycling routes and of public transport to encourage residents to use their cars less for local journeys. The CNP also requires traffic management measures to improve, safety and the attractiveness of routes for cycling and walking.</p> <p>The CNP policy promotes sustainable development, good design which responds to local character and the environmental context, a healthy and inclusive community and a safe and accessible development which improves walking and cycling opportunities and contributions to important infrastructure.</p>

Policy No.	Policy Title	Development Plan Policy	Commentary
CNP H1b	Density	<b>STRAT 5 Density</b> <b>DES8 Efficient use of resources</b>	The policy seeks the efficient use of land whilst also allowing for development densities which reflect the local character and will enable Cholsey's relationship with the surrounding landscape to be retained. The policy is in general conformity with the local plan policy which at criteria 2 and 3 enables particular local circumstances to inform development density. The CNP explains why densities on sites in Cholsey should meet a lower net density as a minimum than criteria 3 sets out.
CNP H2	Built-up Area Boundary	<b>STRAT1 Overall Strategy</b> <b>H1 Delivering new homes</b> <b>H16 Backland Infill and redevelopment</b>	This policy establishes the key spatial strategy for directing future development proposals in the parish towards the built up area of the village. The boundary makes provision for some further growth in the village, it reflects the presumption in favour of sustainable development and will guide new development to appropriate areas. It acknowledges the constraints imposed by the parish's location in a valued landscape, almost all of which is either in an AONB or forms its setting. In addition there are extensive areas of river floodplain and a fragile gap of valued landscape between Cholsey and Wallingford. The policy also seeks to resist inappropriate development in rural areas as set out in STRAT 1.
CNP H3	Self build and custom build	<b>H9 Affordable Housing</b> <b>H11 Housing Mix</b> <b>H12 Self build and custom build</b> <b>H13 Specialist housing for older people</b>	The CNP does not seek to change affordable housing requirements or the tenure mix set out in the local plan. These CNP policies do seek a locally appropriate market housing mix, together with the provision of some affordable housing specifically for local people.
CNP H4	Affordable Housing for people with a local connection		The CNP does not seek to change the specialist accommodation needs set out in local plan policies <b>H11</b> and <b>H12</b> .
CNP H5	Housing design and quality	<b>INF1 Infrastructure provision</b> <b>INF2 Electronic communications</b> <b>ENV 3 Biodiversity</b> <b>ENV5 Green Infrastructure</b> <b>ENV11 Pollution</b> <b>DES 1 Delivering High Quality Development</b> <b>DES2 Enhancing Local Character</b> <b>DES5 Outdoor Amenity Space</b>	These CNP policies are designed to work alongside the local plan design policies. They seek to promote good design that achieves a number of our objectives. The policies link design requirements to the South Oxfordshire Design Guide and require that it should respond to local character and the environmental context, provide for healthy lifestyles and inclusive communities with more opportunities for walking, cycling and outdoor sport and ensure good communication infrastructure is available. Ensuring there is adequate space between homes will help ensure development is neighbourly and that there is space for soft landscaping which will aid community well being and enable the village to continue to sit unobtrusively in the wider landscape which is of national importance.

Policy No.	Policy Title	Development Plan Policy	Commentary
		<b>DES6 residential Amenity</b>	The separation distances in policy CNP H6 differ from those in the south Oxfordshire Design Guide evidence is provided to support the CNP standards.
CNP H6	Parking Space	<b>H20 Extensions to dwellings</b>	This policy recognises Cholsey's rural location and the fact that due to the limited public transport options car ownership is higher many other areas , Polices CNP T1 and T2 aim to encourage residents to use their cars less. The policy through the provision of reasonable on plot parking seeks to ensure that car parking does not detract from the attractiveness of new developments, undermine the attractiveness and safety of walking and cycling routes or prevent essential vehicles from getting around. The parking standards proposed are different to the county council standards.
CNP H7	Extensions to homes	<b>H20 Extensions to dwellings</b>	This policy seeks to achieve good design when homes are altered and extended. The parking standards proposed in the CNP are different to the county council standards .
CNP E1	Environment,	<b>ENV1 Landscape and countryside ENV2 and 3 Biodiversity ENV4 watercourses ENV5 Green Infrastructure</b>	<p>These policies give considerable weight to the landscape of the AONBs and their setting and to the River Thames as well as adding detail about local views and greenspace.</p> <p>In preparing the CNP we commissioned landscape evidence to help assess the sensitivity of sites in the natural and cultural landscape. Importantly, the CNP policies sit in a wider set of proposals that provide for the growth of the village in sustainable locations which will not harm the important nearby landscapes and will help the landscape to be an important part of Cholsey's sense of place.</p> <p>The CNP policy is intended to work with the local plan landscape, green infrastructure and biodiversity policies and includes a strong requirement to achieve net gains in biodiversity and the retention and linking of areas of green infrastructure in the parish.</p>



Policy No.	Policy Title	Development Plan Policy	Commentary
CNP E2	Riverside and water recreation		This policy seeks to make better use of the riverside environment by supporting opportunities for appropriate recreation use.
CNPE3	Landscape, waterscape and cultural heritage	<b>ENV1 Landscape and countryside</b> <b>ENV4 watercourses</b>	This policy seeks to provide additional detail about special areas in the parish and to protect the waterside environment.
CNP E4	Historic Environment	<b>ENV6 Historic Environment</b> <b>ENV8 Conservation areas</b> <b>ENV9 Archeology and scheduled monuments</b>	The CNP identifies the historic assets in Cholsey and provides an overview of the importance of some assets and where assets may be in danger of decay. The CNP policy links to Historic England advice and works alongside local plan policies.
CNP 11	Sport and Recreation	<b>CF3 New open space, sport and recreation facilities</b> <b>CF4 Existing open space, sport and recreation</b> <b>CF5 Open space, sport and recreation in new development</b>	This policy supports the retention and expansion of recreation facilities in line with the growth of the village. Policies seek the provision of more public green space, this helps achieve recreation, health, biodiversity, and landscape benefits and is an important element of sustainable development. We have prepared an assessment of existing facilities which will help identify where improvements are most needed.
CNP 12	Health Facilities		The CNP seeks to ensure that good healthcare services are available for the local community and are seeking to secure a satellite surgery in the village so that everyone can access healthcare services easily.

Policy No.	Policy Title	Development Plan Policy	Commentary
CNP 13 CNP 14	Water and Waste Water Facilities	<b>INF4 Water resources</b> <b>EP4 Flood risk</b>	The areas we have identified for growth are away from areas, which are likely to flood. These policies will help ensure that new developments take account of the water stress of the SWOX area and are designed to minimise flood risk. The policies accord with the local plan.
CNP14	The Forty	<b>ENV8</b>	The policy supports the improvement of the shared space around the shops and village centre to make it safer and more attractive. The parish council intend to continue work on finding solutions to improve this important area of the village.
CNP 15	Important Community Premises	<b>TC1 Retail in Towns and villages</b> <b>CF1 Safeguarding community facilities</b> <b>CF2 Provision of community facilities and services</b>	The policy supports the retention of all our local services where these can viably be retained and together with CNP 110 would also support their expansion. The policy aids interpretation of local plan policies by identifying premises of community value.
CNP 16	Recreation Ground		This policy seeks to ensure that facilities at the recreation ground remain fit for purpose and continue to provide an important community facility.
CNP 17 CNP 18	Working from home Small scale business	<b>EMP3 Retention of employment land</b> <b>EMP10 Development in Rural Areas.</b> <b>EMP11 Tourism</b>	These policies support sustainable development in Cholsey, in particular small scale economic growth and business diversification as well as the retention and development of local services and facilities. The policies accord with the local plan.
CNP 19	Allotments and Cemetery		This policy seeks the provision of important community facilities.
CNP 110	Tourism	<b>EMP10 Development in rural areas</b> <b>EMP11 Tourism</b>	This policy accords with the core strategy, SOLP and the emerging local plan by supporting the provision of new visitor facilities, supporting proposals that encourage sustainable rural tourism and leisure developments that benefit business in rural areas.

Policy No.	Policy Title	Development Plan Policy	Commentary
CNP T1	Improving Pedestrian and Cycle Safety and the use of Public Transport	<b>TRANS 2 Promoting sustainable transport and accessibility</b> <b>TRANS 5 Consideration of development proposals</b>	These policies seek to improve the attractiveness of walking, cycling routes and of public transport to encourage residents to use their cars less for local journeys. The policies accord with policies in the local plan. The parking standards proposed in the CNP are different to the county council standards for the reasons set out in the accompanying text.
CNP T2	Public Transport		

## Compatibility with EU Legislation

The Parish Council commissioned an SEA as part of a Sustainability Appraisal (SA) on the 2019 neighbourhood plan which was undertaken by Lepus Consulting. Statutory bodies were consulted on the scope of the SA, in line with the regulations. The SA shows that the CNP will have a number of positive effects on Biodiversity, landscape, cultural heritage, climate change adaptation and mitigation, environmental quality, housing, transport, health and the economy. The CNP may also have adverse effects on landscape, climate change, mitigation, cultural heritage, health and material assets. These impacts have not changed substantially in this update of the plan. Mitigation was suggested for the adverse effects.

Overall the SA concludes that, "Having appraised Cholsey's NDP in full, the process has identified predominantly positive sustainability impacts, some of which are likely to be major positive, for objectives including climate change adaptation, climate change mitigation, housing, transport and economy (see Tables N1). A limited number of potential minor adverse impacts have also been identified, including for biodiversity, landscape, and material assets objectives (see SA Tables N2 ). Following the likely impact of mitigation, including that provided in policies of the NDP, it is anticipated that these minor adverse impacts will not be residual. The only expected residual adverse impact of the CNP is on the Health objective, which is due to the limited access to health care services in the NDP area.'

The CNP is also in general conformity with national planning policy as set out in the NPPF and with the strategic policies of the South Oxfordshire Local Plan 2035, both these documents are compatible with EU legislation.

### Habitat Regulations Assessment

The South Oxfordshire District Council Strategic Environmental Assessment is available at <https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2022/07/2022-05-12-Cholsey-Review-SEA-Screening-Statement.pdf>

This concludes:

22. The Cholsey NDP Review is unlikely to have significant effects on Natura 2000 sites, therefore, an Appropriate Assessment for the Cholsey Neighbourhood Development Plan Review is not required.

23. Based on the assessment presented in Appendices 1 & 3, the Cholsey NDP Review is unlikely to have a significant effect on the environment.

24. The Cholsey NDP Review does not require a Strategic Environment Assessment

Human Rights Act

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

If you wish to raise any queries regarding this document or what it includes, please contact the Cholsey Neighbourhood Plan Team using the details below:

Email: [cnp2022.cpc@outlook.com](mailto:cnp2022.cpc@outlook.com)

Phone: 01491 652255 (Cholsey Parish Council)

If you would like to make a complaint please write to:

The Cholsey Neighbourhood Plan Team

Cholsey Parish Council, 31 Station Road, Cholsey, Wallingford OX10 9PT