

Benson Neighbourhood Plan.

Basic Conditions Statement

Introduction

This Statement has been prepared by Benson Parish Council (the Parish Council) to accompany its submission to the local planning authority, South Oxfordshire District Council (SODC), of the Revised Benson Neighbourhood Development Plan (“Revised Plan”) under Regulation 15 of The Neighbourhood Planning (General) Regulations 2012 SI No 637. A copy of the Basic Conditions Statement provided with the original Neighbourhood Plan, adopted by SODC in August 2018, can be provided on request.

The Revised Neighbourhood Plan must meet the following requirements:

Legal matters

(1) The examiner must consider the following—

- (a) whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2)),*
- (b) whether the draft neighbourhood development plan complies with the provision made by or under sections 61E (2), 61J and 61L,*
- (d) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates, and*
- (e) such other matters as may be prescribed.*

The Basic Conditions

(2) A draft neighbourhood development plan meets the basic conditions if—

- (a) 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,*
 - (d) the making of the neighbourhood development plan contributes to the achievement of sustainable development,*
 - (e) 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),*
 - (f) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and*
 - (g) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.*
- (6) The examiner is not to consider any matter that does not fall within sub-paragraph (1) (apart from considering whether the draft neighbourhood development plan is compatible with the Convention rights).*

This note addresses these two related matters in turn.

Legal Requirements

The Revised Plan is submitted by Benson Parish Council, which, as a qualifying body, is entitled to submit a Neighbourhood Plan for its own parish. The Plan has been prepared by the Benson Neighbourhood Development Plan Steering Group, which is overseen by the Parish Council.

The whole parish of Benson has been formally designated as a Neighbourhood Area under the Neighbourhood Planning Regulations 2012 (part 2 S6) and was formally approved by South Oxfordshire District Council on 9 January 2013. The extent of the designated neighbourhood area is shown in the Plan itself.

The Revised Plan contains policies relating to the development and use of land within the Benson neighbourhood area. Proposals relating to planning matters (the use and development of land) have been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012 (as amended).

The Revised Plan identifies the period to which it relates as 2022 to 2035, reflecting the planning window of SODC's Local Plan 2035.

The Revised Plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

The Revised Plan relates only to the parish of Benson. It does not relate to more than one neighbourhood area. There are no other neighbourhood development plans in place within the neighbourhood area.

The Basic Conditions

Having regard to national policies and advice contained in guidance issued by the Secretary of State

The Revised Plan has been prepared having regard to national policies, in particular those set out in the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) suite. It is contended that the Revised Plan accords with the Core Planning Principles at the heart of the NPPF.

Appendix 1 below provides a summary of how each policy in the Revised Plan conforms to the NPPF. The NPPF paragraphs set out are those considered most relevant. Appendix 1 is not intended to be an exhaustive list of all NPPF policies.

Contributes to the achievement of sustainable development

The sustainability appraisal in Appendix 2 has been carried out to assess how the policies in the neighbourhood plan contribute positively to delivering sustainable development. The Revised Plan contains economic, social and environmental objectives and seeks to balance these. Appendix 2 summarises the various sustainability outcomes of each policy in the neighbourhood plan.

General conformity with the strategic policies in the development plan

The context for the Revised Plan is SODC's Local Plan 2035, adopted in December 2020. This Revised Plan has therefore been developed in full awareness of the provisions of the Local Plan and in general conformity with its strategic policies. Appendix 3 below provides commentary on the conformity of key policies in the Revised Plan to the policies of Local Plan 2035.

Does not breach and is otherwise compatible with EU Obligations

Environmental Matters

As part of the process of developing this Revised Plan, SODC has produced a screening report which concludes that Strategic Environmental Assessment (SEA) is not required.

The Sustainability Appraisal (including SEA) commissioned by Benson Parish Council, as part of the original Neighbourhood Plan submission is included at Appendix 4 below.

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 (as amended)). In this regard, the Parish Council provided the District Council with all the necessary information it required for the purpose of determining whether an Appropriate Assessment was required or to carry out the Appropriate Assessment if one 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 European sites (as defined in the 2017 Regulations) either alone or in combination with other plans or projects.

Human Rights

The Revised Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights. The main issues for planning in the context of human rights are protection of property, right to respect for private and family life and prohibition of discrimination. The Plan complies with the requirements of the Human Rights Act 1998.

Benson Neighbourhood Plan

Basic Conditions Statement

Appendix 1: Relationship to the NPPF

Context

This appendix sets out the relationship of each policy in the Revised Plan to the National Planning Policy Framework (2021). Where appropriate it also refers to the greater levels of detail set out in Planning Practice Guidance (PPG) which underpins the NPPF. In some cases, policies are grouped where they address similar or overlapping issues. Otherwise, it addresses the policies in the order in which they appear in the Revised Plan.

A 'Revised Plan Status' line underneath the heading for each policy (or policy group) identifies where material changes and/or additions have been made to policies in the Revised Plan.

Plan Policies

NP1-4 Settlement Boundaries and Housing Allocations

Revised Plan Status – NP1 expanded to include separate boundaries for Benson and Preston Crowmarsh; NP2-4 only minor changes.

NPPF 62-3,65-6,73

PPG 41-042-20170728,41-045-20190509

Policies NP1-4 together set out to deliver positive housing growth in the Plan area. They do so in a positive way that will boost significantly the supply of housing land in the Plan area and in the wider district. The specific housing allocations are supported with specific criteria that reflect their particular circumstances. In all cases they set out a requirement to deliver a Benson Relief Road along the route safeguarded in SODC's Local Plan 2035. This is referenced in greater detail in Appendix 3.

Policies NP1 also identifies where strategic development in the Plan area should take place – either within the new housing allocations or in the existing built form of the village. NP1 is enhanced in the Revised Plan to identify boundaries for each of Benson and Preston Crowmarsh, which clarify the built areas of the two settlements (inside the boundaries) and the countryside (outside the boundaries). The approach to strategic development adopted is sustainable in its own right and will concentrate investment in proposals which will deliver key local transport and community infrastructure.

NP5 Riverside Buffer

Revised Plan Status – New policy NP5 identifies Riverside Buffer alongside Thames in Preston Crowmarsh

(Note - Original Plan NP5, allocating land for a Burial Plot removed, as it was not possible to secure the land required.)

NPPF 153,174,179

This policy recognises the local and national importance of the stretch of the River Thames running between Preston Crowmarsh and the Thames Path National Trail and seeks to ensure that development along this very sensitive area respects its rural character, landscape quality and biodiversity. Policy NP5 defines a buffer area to highlight these aspects, the risks of flooding and the need to maintain the openness of the area for the benefit of all.

NP6 Conservation and Heritage

Revised Plan Status – minor changes.

NPPF 189-197

This policy is wide-ranging. It addresses the conservation areas in the Plan area and its listed buildings. It also provides a wider context for the safeguarding of the historic environment and its setting in the Plan area. It has been designed to send out clear signals that Benson values its historic environment and expects that it is safeguarded in a period of significant change.

NP7 Design

Revised Plan Status – minor changes to guidance.

NPPF 126-132

This policy sets out the community's expectation for high quality design. It is underpinned by a Design Statement. The policy and the Statement have been designed to have regard to the NPPF. It plans for high quality and inclusive design for all development (NPPF130), it has developed clear and detailed design principles and guidance (NPPF127), and does so in a locally-distinctive yet non-prescriptive way (NPPF128).

NP8-11 Traffic and Transport Policies (including Sustainable Transport)

Revised Plan Status – minor changes in support of sustainable transport.

NPPF 104-107

PPG 41-045-20190509, 41-046-20140306

This suite of policies addresses a related series of matters including infrastructure and measures to reduce congestion, car parking, EV Charging points, access to pedestrian routes and access to local bus services. They are intended to promote sustainable transport in the Plan area and to reduce the incidence of on-road parking. The policies have been designed to be land use policies as required by PPG.

NP12 Community Facilities

Revised Plan Status – no change.

NPPF 28-30

PPG 41-045-20190509, 41-046-20140306

The policy provides a positive context within which community facilities can be improved or established in the Plan area. The Plan highlights community facilities that would be particularly supported, some of which might be suitable candidates for CIL funding. This approach covers both well-understood local issues and priorities and regular consultation on new initiatives with interest groups and the wider community.

NP13 Benson Library

Revised Plan Status – no change.

NPPF 28-30

PPG 41-045-20190509, 41-046-20140306

This policy recognises the importance of the library to the local community. Discussions are taking place with the County Council. On this basis, the policy provides flexibility either for an improved library or its relocation elsewhere in the village.

NP14-15 Village Centre – Changes from/to Business Use

Revised Plan Status – minor, pragmatic changes to reflect recent changes in Use Classes under the Town and Country Planning Act (2020).

NPPF 84, (principles of) 86

Town & Country Planning (Use Classes) – 2020

These policies, amended in this Revised Plan to reflect recent changes in the classification of Use Classes, recognise the importance of shops and businesses to the vitality and viability of Benson's village centre. In their complementary ways, these two policies seek (insofar as is possible) to preserve existing retail and business facilities and to promote the development of new retail premises, financial services and cafes in the village centre. The policies take account of the future increases in the population of the village as a result of the new residential developments now granted permission.

NP16 Assets of Community Value

Revised Plan Status – no change.

This policy addresses the specific importance of Assets of Community Value in Benson.

NP17-18 Phone, Broadband and Telecoms Infrastructure

Revised Plan Status – no change.

NPPF 114,115

These policies recognise the importance of high-quality communications infrastructure in shaping the future of the Plan area. NP20 requires developers to enable householders to access services from more than one supplier. NP21 supports new strategic investment in communications network by commercial operators.

NP19 Allotments

Revised Plan Status - no change.

NPPF 92-93,98

The policy requires the provision of allotments in new residential developments. The policy is designed to contribute to health and well-being and foster community cohesion and sustainability.

NP20 Outdoor Recreation

Revised Plan Status – policy unchanged, policy title changed from previous 'Play Facilities'.

NPPF 92-93,98

PPG 53-003-20191101

These policies set out the requirements for the provision of play spaces in new residential developments.

NP21-22 Protecting Local Green Spaces and Creating New Green Spaces

Revised Plan Status – minor wording changes.

NPPF 98-103

PPG Section 37 (various)

These policies address open space in the village. NP21 designates and protects a number of established and new local green spaces. NP22 provides standards for the provision of new open green spaces (to be transferred to Benson Parish Council) as part of the new housing developments.

NP23 Biodiversity

Revised Plan Status – minor change to promote importance of planting street trees

PPF 179-182,131

This policy seeks to ensure that proposals should safeguard and where possible enhance local biodiversity, including a new element asking developers to consider how they might include more street trees in their layouts.

NP24-26 Wildlife Corridors/Green Infrastructure/Benson Brook

Revised Plan Status – no change.

NPPF 98-103,179-182

These policies seek to ensure that proposals should incorporate measures that would facilitate the development of new green infrastructure in the Plan area and facilitate wildlife movements within safeguarded corridors. NP26 provides specific guidance for the important Benson Brook. These policies are part of the wider package to secure a sustainable and attractive future for Benson.

NP27 Distinctiveness of Settlements

Revised Plan Status – policy expanded to emphasise significance of landscape setting and identify important ‘gaps’ between settlements.

NPPF Section 15, Conserving and Enhancing the Natural Environment

This policy seeks to ensure that proposals respect the important gaps which mark the separation between settlements and maintain open rural space between settlements sufficient to ensure that they appear distinct and separate in their rural landscape settings. The policy identifies specific important gaps and the settlements affected.

NP 28 Landscape and Views

Revised Plan Status – policy expanded to emphasise significance of landscape setting, add further views to associated ‘views map’ and refer to new landscape assessments in Appendix E, Part 2.

NPPF Section 15, Conserving and Enhancing the Natural Environment

This policy refers to new Landscape Assessments in Appendix E, Part 2 and emphasises the importance of respect for landscape settings in proposals identifies. The policy also safeguards important public viewpoints.

NP29 Landscape Buffers

Revised Plan Status –policy unchanged, policy title changed from previous ‘Scope for development

NPPF Section 15, Conserving and Enhancing the Natural Environment

This policy identifies the need for development on the edge of the village to incorporate a green buffer with footpath and able to accommodate appropriate habitats for wildlife. (This is included in the legal agreements of all our allocated sites.)

NP30 Flood Risk and Sustainable Drainage Systems

Revised Plan Status – minor changes to reflect wider risks of flooding.

NPPF159-169, particularly 167

This policy takes account of the sensitivity of the Plan area to flooding and proposes that sustainable drainage solutions and other mitigation measures should be incorporated within new developments.

Benson Neighbourhood Plan

Basic Conditions Statement

Appendix 2: Relationship to the achievement of sustainable development

Context

This appendix sets out the relationship of each policy in this Revised Plan to its ability to contribute towards the achievement of sustainable development in the Plan area. Where policies are carried over from the Original Neighbourhood Plan with little or no change, the sustainability contribution assessments are unchanged. Where the policies are new or significantly changed, we have used the same basis of assessment. In some cases, the Neighbourhood Plan policies are grouped where they address similar or overlapping issues. Otherwise, it addresses the policies in the order in which they appear in the submitted Plan.

Appendix details

The report addresses each policy (or each group of policies as appropriate) against the three dimensions of sustainable development – the economic role, the social role and the environmental role. These address the matters as set out in paragraph 7 of the NPPF. The assessment methodology is as follows:

Positive (+)

The policy has a positive effect on the dimension concerned. In certain cases where the effect is very positive this is recorded as ++

Neutral (0)

The policy is neutral on the dimension concerned. It would be difficult to assert that the effect was either positive or negative

Negative (-)

The policy has a negative effect on the dimension concerned. In certain cases where the effect is very negative this is recorded as - -

Where appropriate a summary or explanation is set out on a case by case basis.

Policy Assessment

NP1-4 Settlement Boundaries and Housing Allocations

Economic	++
Social	+
Environmental	0

The Plan recognises that there will be a series of environmental and landscape issues to be addressed as part of the development of the housing allocations. The policies provide the necessary degree of mitigation. The environmental implications need to be balanced against the wider benefits that will arise with the construction of the relief road as part of the new housing development. This is a balance that the community is willing to accept within the context of a robust neighbourhood plan.

NP5 Riverside Buffer

Economic	0
Social	+
Environmental	++

The social benefits of this policy are clear and obvious

NP6 Conservation and Heritage

Economic	0
Social	+
Environmental	++

The social and environmental benefits of this policy are clear and obvious.

NP7 Design

Economic	0
Social	+
Environmental	++

The social and environmental benefits of this policy are clear and obvious. Whilst the economic dimension has been assessed as 0 there may be circumstances where good design will assist in the marketing of new houses and in the commercial attractiveness of new shops and other village centre facilities.

NP8-11 Traffic and Transport Policies (including Sustainable Transport)

Economic	+
Social	++
Environmental	+

The implementation of these policies has all round benefits. They are at the very heart of the sustainable community that the Plan is seeking to achieve.

NP12 Community Facilities

Economic	0
Social	++
Environmental	0

NP13 Benson Library

Economic	0
Social	++
Environmental	+

The social benefits of a new or improved library are clear. The environmental dimension has been assessed as + to reflect the likely scale and nature of any improvements to the existing building or the effects of Policy NP7 on the design of any new library.

NP14-15 Village Centre – Changes from/to Business Use

Economic	++
Social	++
Environmental	+

The score of + in the environmental dimension reflects the effects of Policy NP7 of the design of any new/converted shops and their shopfronts and signage.

NP16 Assets of Community Value

Economic	0
Social	++
Environmental	0

NP17-18 Phone and Broadband, Internet Provision

Economic	++
Social	++
Environmental	0

The neutral score for the environmental dimension reflects that there may be some impact associated with the installation of new technology. In a broader sense, this will be offset by the reduction in the need to travel to access goods and services.

NP19 Allotments

Economic	+
Social	++
Environmental	+

NP20 Outdoor Recreation

Economic	0
Social	++
Environmental	+

NP21-22 Protecting Local Green Spaces and Creating New Green Spaces

Economic	0
Social	++
Environmental	++

NP23 Biodiversity

Economic	0
Social	+
Environmental	++

NP24-26 Wildlife Corridors/Green Infrastructure/Benson Brook

Economic	0
Social	+
Environmental	++

NP27 Distinctiveness of Settlements

Economic	0
Social	++
Environmental	++

Encouraging respect for landscape setting and defining important landscape gaps that currently separate the very different settlements in and around our Parish will preserve the separate characters of these settlements and the sense of belonging that their communities feel.

NP28 Landscape and Views

Economic	0
Social	+
Environmental	++

NP29 Landscape Buffers

Economic	0
Social	+
Environmental	++

This policy aims to enhance the perimeter of Benson's built environment and its permeability to wildlife substantially. The health and well-being benefits to the community from walking along the path contained within this open green buffer, next to open countryside and surrounded by biodiversity is also expected to be significant.

NP30 Flood Risk and Sustainable Drainage Systems

Economic	0
Social	++
Environmental	++

It is not surprising that the environmental policies will assist in the environmental role of sustainable development. This analysis also highlights social benefits.

Benson Neighbourhood Plan

Basic Conditions Statement

Appendix 3: General Conformity with strategic policies in the development plan.

Context

This appendix sets out the relationship of each policy in the Revised Plan to local planning policy, specifically SODC's Local Plan 2035 (LP35) that was adopted in December 2020. Our Original Neighbourhood Plan was tested for conformity with the strategic policies of the Core Strategy and the Saved policies from the Local Plan, as dictated by Neighbourhood Plan Regulations. However, as LP35 was well advanced during the latter stages of the development of our Neighbourhood Plan, we were able to test the conformity of some of our policies against the emerging LP 2035 as well, as recommended in Planning Practice Guidance. This ambition to anticipate future policy has helped significantly to reduce the scope of changes required in this Plan Revision.

The neighbourhood plan policies in this appendix are, in some cases, grouped where they address similar or overlapping issues. Otherwise, the appendix addresses the policies in the order in which they appear in the submitted Plan. Some Neighbourhood Plan Policy descriptions included in the NPPF Conformity Appendix 1 above are repeated here, to reduce the need for cross-referencing.

The following abbreviation is used in this Appendix:

LP35 SODC's Local Plan 2035 (Adopted in December 2020)

Policies

NP1-4 Boundaries and Housing Allocations

Revised Plan Status – NP1 expanded to include separate boundaries for Benson and Preston Crowmarsh; NP2-4 only minor changes

LP35 STRAT1, H1, H4, H9, H11, H16, TRANS1-3, ENV3-5, DES1, DES4, DES8-10, CF2-3, CF5

These policies have a very close association with the strategic approach adopted in LP35. They set out to implement them in a practical and exciting way. In particular the proposed housing sites will over-provide the new housing required for the Plan area and will deliver the Relief Road and important community infrastructure for Benson. This approach is not at the expense of the environment. The Plan expects the highest standards of incorporation of the housing sites into the surrounding countryside, with a green buffer along the northern edge, a nature trail, play areas, pedestrian routes and cycleways and much else beside.

NP5 Riverside Buffer

Revised Plan Status – New policy NP5 identifies Riverside Buffer alongside Thames in Preston Crowmarsh

(Note - Original Plan NP5, allocating land for a Burial Plot removed, as it was not possible to secure the land required.)

LP35 ENV1, ENV3-4, ENV7-8, EP4, DES2

This policy recognises the local and national importance of the stretch of the River Thames running between Preston Crowmarsh and the Thames Path National Trail and seeks to ensure that development along this very sensitive area respects its rural character, landscape quality and biodiversity. Policy NP5 defines a buffer area to highlight these aspects, the risks of flooding and the need to maintain the openness of the area for the benefit of all.

NP6 Conservation and Heritage

Revised Plan Status – minor changes.

LP35 ENV6-9, DES2

This policy is wide-ranging. It addresses the conservation areas in the Plan area and its listed buildings. It also provides a wider context for the safeguarding of the historic environment and its setting in the Plan area. It has been designed to send out clear signals that Benson values its historic environment and expects that it is safeguarded in a period of significant change.

NP7 Design

Revised Plan Status – minor changes to guidance.

LP35 DES1-3

This policy sets out the community's expectation for high quality design. It is underpinned by a Design Statement. The policy and the Statement have been designed to have regard to the NPPF. It plans for high quality and inclusive design for all development, it has developed clear and detailed design principles and guidance, and does so in a locally-distinctive yet non-prescriptive way.

NP8-11 Traffic and Transport Policies (including Sustainable Transport)

Revised Plan Status – minor changes in support of sustainable transport.

LP35 TRANS1-3

The submitted policies seek to give a distinctive and local interpretation of these strategic policies. Benson has particular needs and issues as a Larger Village in the settlement hierarchy. It is neither a major town with the full range of modes of transport nor a remote village. It finds itself adjacent to the main Oxford to Reading Road (A4130) but with mixed accessibility to that important route.

NP12 Community Facilities

Revised Plan Status – no change.

LP35 CF1-2

The policy provides a positive context within which community facilities can be improved or established in the Plan area. The Plan highlights community facilities that would be particularly supported, some of which might be suitable candidates for CIL funding. This approach covers both well-understood local issues and priorities and regular consultation on new initiatives with interest groups and the wider community.

NP13 Benson Library

Revised Plan Status – no change.

LP35 CF1-2

This policy recognises the importance of the library to the local community. Discussions are taking place with the County Council. On this basis, the policy provides flexibility either for an improved library or its relocation elsewhere in the village.

NP14-15 Village Centre – Changes from/to Business Use

Revised Plan Status – minor, pragmatic changes to reflect recent changes in Use Classes under the Town and Country Planning Act (2020).

LP35 TC2

Policies NP14/15 sit at the heart of the Plan's ambition to extend the vitality and viability of the village centre. It offers significant opportunities to extend the range of goods and services available. The extended facilities that would be supported by the two policies have the ability to enhance the sustainability of Benson in general, and for the delivery of day-to-day retail and associated commercial services.

NP16 Assets of Community Value

Revised Plan Status – no change.

LP35 CF1

This policy addresses the specific importance of Assets of Community Value in Benson.

NP17-18 Phone and Broadband, Internet Provision

Revised Plan Status – no change.

LP35 INF2-3

These policies recognise the importance of high-quality communications infrastructure in shaping the future of the Plan area. NP20 requires developers to enable householders to access services from more than one supplier. NP21 supports new strategic investment in communications network by commercial operators.

NP19 Allotments

Revised Plan Status – no change.

LP35 CF5

The policy requires the provision of allotments in new residential developments. The policy is designed to contribute to health and well-being and foster community cohesion and sustainability.

NP20 Outdoor Recreation

Revised Plan Status – policy unchanged, policy title changed from previous ‘Play Facilities’.

LP35 DES5, CF3-5

These policies set out the requirements for the provision of play spaces in new residential developments.

NP21-22 Protecting Local Green Spaces and Creating New Green Spaces

Revised Plan Status – minor wording changes.

LP35 ENV1-5, CF3-5

These policies address open space in the village. NP21 designates and protects a number of established local green spaces. NP22 provides standards for the provision of new open green spaces (to be transferred to Benson Parish Council) as part of the new housing developments.

NP23 Biodiversity

Revised Plan Status – minor change to promote importance of planting street trees

LP35 ENV1-4

This policy seeks to ensure that proposals should safeguard and where possible enhance local biodiversity, including a new element asking developers to consider how they might include more street trees in their layouts.

NP24-26 Wildlife Corridors/Green Infrastructure/Benson Brook

Revised Plan Status – no change.

LP35 ENV1-4, EP4

These policies seek to ensure that proposals should incorporate measures that would facilitate the development of new green infrastructure in the Plan area and facilitate wildlife movements within safeguarded corridors. NP26 provides specific guidance for the important Benson Brook. These policies are part of the wider package to secure a sustainable and attractive future for Benson.

NP27 Distinctiveness of Settlements

Revised Plan Status – policy expanded to emphasise significance of landscape setting and identify important ‘gaps’ between settlements.

LP35 ENV1-4, DES1-2

This policy seeks to ensure that proposals respect the important gaps which mark the separation between settlements and maintain open rural space between settlements sufficient to ensure that they appear distinct and separate in their rural landscape settings. The policy identifies specific important gaps and the settlements affected.

NP28 Landscape and Views

Revised Plan Status – policy expanded to emphasise significance of landscape setting, add further views to associated ‘views map’ and refer to new landscape assessments in Appendix E, Part 2.

LP35 ENV1, DES1-2

This policy refers to new Landscape Assessments in Appendix E, Part 2 and emphasises the importance of respect for landscape settings in proposals identifies. The policy also safeguards important public viewpoints.

NP29 Landscape Buffers

Revised Plan Status –policy unchanged, policy title changed from previous ‘Scope for development’

LP35 ENV1, TRANS2, CF2

This policy identifies the need for development on the edge of the village to incorporate a green buffer with footpath and able to accommodate appropriate habitats for wildlife. (This is included in the legal agreements of all our allocated sites.)

NP30 Flood Risk and Sustainable Drainage Systems

Revised Plan Status – minor changes to reflect wider risks of flooding.

LP35 EP4, ENV4

This policy takes account of the sensitivity of the Plan area to flooding and proposes that

sustainable drainage solutions and other mitigation measures should be incorporated within new developments.

Summary

Benson Parish Council considers that the Revised Plan is in general conformity with the strategic policies in SODC's Local Plan 2035. The original Neighbourhood Plan (adopted in August 2018) was able to include some assessments of conformity to the then 'emerging Local Plan' and this Revised Plan has been produced squarely within the context of the adopted Local Plan 2035. and to provide clarity and certainty for local residents.

The Parish Council has worked proactively with the District Council, the County Council and affected land owners and developers to prepare the original Neighbourhood Plan, to oversee its delivery (significantly advanced over the last 3 years, despite Covid) and now to submit this Revised Plan for the period up to 2035. Evidence and information has been discussed and shared at all stages and we believe our Revised Plan is in full alignment with Local Plan 2035.

The Parish Council recognises its responsibilities to ensure that the Revised Plan is properly delivered and implemented, as the original Neighbourhood Plan has been to date. Within this context it will continue to work with the District Council, the County Council and the landowners and developers concerned throughout the Plan period.

Benson Neighbourhood Plan

Basic Conditions Statement

Appendix 4: Strategic Environmental Assessment Screening Report

Benson Neighbourhood Plan

Basic Conditions Statement

Appendix 5: SODC Habitats Regulations Assessment Screening Report

NOTE - Appendix 5 not available at time of Revised Plan Pre-Submission Consultation, as it is awaiting completion of SODC's HRA Consultation