

# BECKLEY AND STOWOOD NEIGHBOURHOOD PLAN 2011-2035 BASIC CONDITIONS STATEMENT SUBMISSION VERSION DECEMBER 2022

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### **1. INTRODUCTION**

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

1.2 This Statement addresses each of the five 'basic conditions' required of the Regulations and explains how the submitted Neighbourhood Development Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act (as amended).

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

- The Beckley and Stowood Neighbourhood Development Plan 2011-2035 dated November 2022 including Evidence Bases and Appendices;
- A map of the Designated Neighbourhood Plan Area (Section 2 page 14);
- This Basic Conditions Statement (December '22);
- A Consultation Statement/Report
- The Strategic Environment Assessment dated June '22

1.4 Two Evidence Base documents 1 and 2 and their respective appendices A and B comprising the documents and information which support the Neighbourhood Development Plan and the associated statutorily required documents.

### **2. LEGAL REQUIREMENTS**

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

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

# Is Beckley and Stowood Parish Council a 'Qualifying Body' authorised to act in relation to the Neighbourhood Area?

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

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

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

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

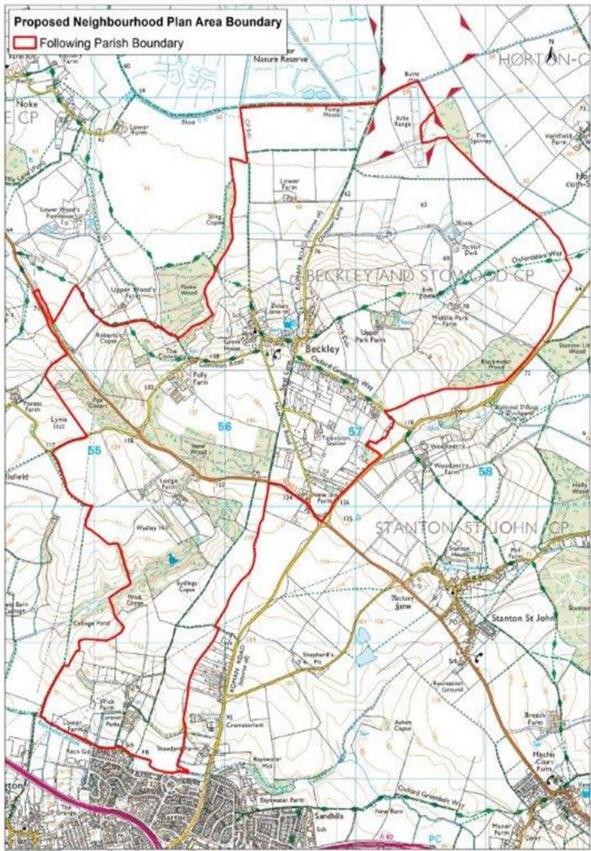
2.6 On the 3<sup>rd</sup> June 2016 the South Oxfordshire District Council Head of Planning designated the area.

### Does the designation follow an application for designation by the 'Relevant Body' (i.e., Beckley and Stowood Parish Council)?

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

2.8 The Beckley and Stowood Neighbourhood Area application was submitted by Beckley and Stowood Parish Council who are the 'Relevant Body' for the purposes of Section 61G(1a).

2.9 The designated Neighbourhood Area is indicated below in Figure 1; the Area is contiguous with the Parish boundaries



Beckley and Stowood Proposed Neighbourhood Plan Area

Figure 1. DESIGNATED NEIGHBOURHOOD PLAN AREA 3<sup>RD</sup> JUNE 2016

### Do the Beckley and Stowood Neighbourhood Development Plan and Basic Conditions Statement specify the period for which the Plan is to have effect?

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

2.11 Both the Neighbourhood Development Plan and the Basic Conditions Statement specify the period over which the Plan is to have effect, namely the period 2011 – 2035.

# Does the Beckley and Stowood Neighbourhood Development Plan include provisions about development that is 'Excluded Development'?

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

2.13 The Neighbourhood Development Plan does not contain provisions about development that is 'Excluded Development'.

# Does the Beckley and Stowood Neighbourhood Development Plan relate to more than one neighbourhood area?

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

2.15 The Neighbourhood Development Plan only relates to one neighbourhood area – the details of this are provided above and the area designation letter and map can be found at this link 1<sup>1</sup>.

# Are there any other Neighbourhood Development Plans in place for the Beckley and Stowood Neighbourhood area?

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

2.17 There are no other neighbourhood plans in place within the designated Beckley and Stowood Neighbourhood area.

# Does the Beckley and Stowood Neighbourhood Development Plan contain polices that relate to the development and use of land?

2.18 The Beckley and Stowood Neighbourhood Development Plan contains policies which relate to the development or use of land and are therefore appropriate for inclusion within a Neighbourhood Plan. The policies relate only to the designated area.

<sup>&</sup>lt;sup>1</sup> <u>https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2019/01/2016-06-06-Beckley-and-Stowood-Designated-Area-letter\_1.pdf</u>

# Does the Beckley and Stowood Neighbourhood Development Plan meet the 'Basic Conditions'?

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

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

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

(a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood plan

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

(c) the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (in this case South Oxfordshire District Council)

(d) the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations

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

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

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

### **3. CONFORMITY WITH NATIONAL POLICY / ADVICE**

3.1 The Beckley and Stowood Neighbourhood Development Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) dated July 2021. The Neighbourhood Development Plan has also had regard to the guidance set out on the National Planning Practice Guidance (NPPG) website, published by the Government in 2016, last updated June 2021 and updated on a rolling basis.

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

3.3 Set out in Table 1 below, is a brief summary of how each policy conforms to the NPPF.

The particular paragraphs referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

| Table 1: Conformity                   | of Neighbourhood Plan P   | olicies to National Policy and Advice   |
|---------------------------------------|---|---|
|                                       |   |   |
| NP Policy Number<br>and Title         | NPPF / NPPG paragraph   | Comment on Conformity   |
| ALL POLICIES                          | NPPF         Paragraphs         8           (sustainable  | The neighbourhood plan has been<br>drafted having regard to the extensive<br>policy and guidance contained in the<br>Government's NPPF and NPPG<br>resources. The policy and guidance have<br>fundamentally informed and shaped the<br>policies in this neighbourhood plan as a<br>result.  |
| POLICY VB1.<br>SETTLEMENT<br>BOUNDARY | NPPF - 78, 79, 149. A<br>local planning authority<br>should regard the<br>construction of new<br>buildings as<br>inappropriate in the<br>Green Belt. Exceptions<br>to this are:(e) limited<br>infilling in villages, (g)<br>limited infilling or the<br>partial or complete<br>redevelopment of<br>previously developed<br>land, whether<br>redundant or in<br>continuing use<br>(excluding temporary<br>buildings) | In order to properly define the area<br>within which development and<br>redevelopment will be supported in<br>principle, it is proposed to define a<br>settlement boundary for the purposes of<br>paragraph 149 of the NPPF - (e) limited<br>infilling in villages. These policies show<br>the importance of defining a 'village' and<br>in determining the settlement boundary<br>for Beckley. |

| POLICY VB2.<br>RESIDENTIAL<br>DEVELOPMENT<br>OUTSIDE THE<br>SETTLEMENT<br>BOUNDARY | NPPF 149. A local<br>planning authority<br>should regard the<br>construction of new<br>buildings as<br>inappropriate in the<br>Green Belt. Exceptions<br>to this are:(e) limited<br>infilling in villages, (g)<br>limited infilling or the<br>partial or complete<br>redevelopment of<br>previously developed<br>land, whether<br>redundant or in<br>continuing use<br>(excluding temporary<br>buildings) | In order to properly define the area<br>within which development and<br>redevelopment will be supported in<br>principle, it is proposed to define a<br>settlement boundary for the purposes of<br>paragraph 149 of the NPPF - (e) limited<br>infilling in villages. These policies show<br>the importance of defining a 'village' and<br>in determining the settlement boundary<br>for Beckley and clarifying where<br>development supported.             |
|--|---|---|
| POLICY E1.<br>BIODIVERSITY   | NPPF - Conserving and<br>enhancing the natural<br>environment -<br>Paragraphs 174. 175,<br>Habitats and biodiversity<br>- 179-182, NPPG -<br>Paragraph: 006<br>Reference ID: 32-006-<br>20191101  | This policy and the Community<br>Aspiration seek a net gain in biodiversity.<br>Beckley and Stowood lies in an area of<br>high biodiversity importance in the<br>County. The importance of the area for<br>achieving nature conservation priorities<br>is reflected in the identification of a<br>number of Biodiversity Priority Habitats<br>/ BAP (Biodiversity Action Plan) sites and<br>two Conservation Target Areas (CTAs)<br>within the plan area. |
| POLICY H1.<br>PRESERVATION OF<br>HERITAGE  | NPPF - Conserving and<br>enhancing the historic<br>environment - 189 to<br>208, NPPG- Paragraph:<br>002 Reference ID: 18a-<br>002-20190723,<br>Paragraph: 003<br>Reference ID: 18a-003-<br>20190723, Paragraph:<br>005 Reference ID: 18a-<br>005-20190723   | This policy seeks to protect and<br>enhance, where possible, the heritage<br>assets in the parish   |
| POLICY DS1.<br>IMPORTANT<br>VIEWS  | NPPF - Conserving and<br>enhancing the natural<br>environment - 174,<br>Achieving well-designed<br>places - 130   | The policy has identified views of value<br>to the local community and which<br>enhance the value of the countryside<br>and Green Belt as green infrastructure.<br>The policy seeks appropriate evidence<br>prepared in support of development<br>proposals that might harm the views to<br>ensure that the views' visual integrity is<br>maintained.   |

| POLICY DS2.   | NPPF 107, 108   | The aim of the parking policy for Beckley   |
|---|---|---|
| PARKING   |   | and Stowood Parish outside the strategic<br>development site of Land north of<br>Bayswater Brook is to reduce congestion on<br>village roads by encouraging off road<br>parking within the curtilage of the new<br>house. There is no regular public transport<br>or cycleway in the parish, so travel by car is<br>the only option for most households and<br>most households need one car per adult<br>householder  |
| POLICY DS3.<br>FLOOD RISK AND<br>DEVELOPMENT                | NPPF - 11, 152, NPPG -<br>Paragraph: 019 Reference<br>ID: 34-019-20140306   | Regular flooding occurs in both the north of<br>the parish near Otmoor and in the south at<br>the Bayswater Brook. There are a series of<br>springs from the middle of Beckley village<br>from Church Street, High Street and<br>Otmoor Lane onto Otmoor. The aim of this<br>policy is to reduce flooding and flash<br>flooding to ensure flood risk is fully<br>assessed.  |
| POLICY DS4.<br>DWELLING SIZE                                | NPPF - 62, 70, 149  | This policy was developed to help to shape<br>new development and extensions to<br>dwelling to try to help address local need.  |
| POLICY DG1.<br>DESIGN GUIDE                                 | NPPF - Achieving well-<br>designed places - 126-136,<br>NPPG - Paragraph: 005<br>Reference ID: 26-005-<br>20191001, Paragraph: 008<br>Reference ID: 26-008-<br>20191001   | This policy was developed with the local<br>community at workshops to produce a<br>guide that retains the local character of the<br>parish and helps to ensure that new<br>development is sympathetic to the<br>surroundings.   |
| POLICY DG2. NIGHT<br>SKY / LIGHTING                         | NPPG - Light pollution -<br>Paragraph: 001 Reference<br>ID: 31-001-20191101,<br>Paragraph: 002 Reference<br>ID: 31-002-20191101,<br>Paragraph: 003 Reference<br>ID: 31-003-20191101,<br>Paragraph: 004 Reference<br>ID: 31-004-20191101,<br>Paragraph: 005 Reference<br>ID: 31-005-20191101,<br>Paragraph: 006 Reference<br>ID: 31-006-20191101 | This policy was developed with the<br>community and has its support. The<br>Neighbourhood Plan area is characterised<br>by a lack of street lighting and the darker<br>areas of night sky are noticeably more<br>obvious towards the north of the Parish,<br>north of the limestone ridge and adjacent<br>to Otmoor, which has virtually no<br>illumination at night. There is very little<br>street lighting in Beckley village and none<br>outside the village centre. Ambient lighting<br>has a detrimental effect on wildlife, viewing<br>the star and astronomy. Light pollution to<br>the south of the parish from Oxford is<br>detrimental to wildlife and climate change. |
| POLICY CC1. NEW<br>CONSTRUCTION<br>AND ENERGY<br>EFFICIENCY | NPPG - Climate Change -<br>Paragraph: 001 Reference<br>ID: 6-001-9-20140306,  | Beckley and Stowood Parish Council<br>declared a Climate Emergency at the<br>request of local climate change activists<br>and this policy is one of the results.  |

| POLICY CC2. LOW<br>CARBON<br>TRANSPORT<br>SOLUTIONS         | NPPF 112  | Beckley and Stowood Parish Council<br>declared a Climate Emergency at the<br>request of local climate change activists<br>and this policy is one of the results.   |
|---|---|--|
| POLICY CI 1<br>COMMUNITY<br>INVOLVEMENT                     | NPPF in section 12.<br>Achieving well-designed<br>places. Pre-application<br>engagement and front<br>loading, 39-46 NPPG -<br>Paragraph: 033 Reference<br>ID: 15-033-20180615,<br>Paragraph: 019 Reference<br>ID: 26-019-20191001,<br>paragraph: 020 Reference<br>ID: 26-020-20191001,<br>Paragraph: 021 Reference<br>ID: 26-021-20191001,<br>Paragraph: 022 Reference<br>ID: 26-022-20191001,<br>Paragraph: 023 Reference<br>ID: 26-023-20191001 | There is a need for the developers of LnBB<br>to engage with and involve the community<br>and inform them of progress at major<br>stages of the project and give them an<br>opportunity to ask questions, be consulted<br>and part of the decision making process<br>and gain further information. One of the<br>key milestones will be the establishment of<br>a "Community Liaison Committee" to<br>represent all the community groups<br>including representatives from all the local<br>Parish Councils, Parish Meetings,<br>Neighbourhood Plan Steering Groups and<br>other relevant environmental and<br>community groups, other interested parties<br>such as BBOWT, SODC, Oxfordshire County<br>Council and representatives from the land<br>owners, site promoters, developers and<br>builders. |
| GB 1. DEFINITION<br>A NEW GREEN<br>BELT BOUNDARY            | NPPF 142-3  | The Bayswater Brook was the boundary of<br>the Green Belt at Wick and Lower Farms<br>and Barton and as such was a permanent<br>boundary fulfilling the requirements of<br>NPPF 1430 f. No such 'permanent<br>defensible boundary' "using physical<br>features that are readily recognisable and<br>likely to be permanent" has been proposed<br>or are available, as a new boundary. It<br>must be ensured that the new boundary as<br>defined in the Local Plan is as permanent as<br>possible.   |
| TA 1. TRANSPORT<br>ASSESSMENT AND<br>TRAVEL PLAN            | NPPF 104-6, 10-3, 113   | The traffic congestion on the roads<br>surrounding the Land north of Bayswater<br>Brook site is significant, especially at peak<br>times. Considerable concern exists<br>amongst local residents that sufficient<br>mitigation will be provided to allow them<br>to continue to get around. This policy is to<br>help address concerns.  |
| CM 1 PROVISION<br>OF<br>CONSTRUCTION<br>MANAGEMENT<br>PLANS | NPPG -Paragraph: 002<br>Reference ID: 30-002- to<br>30-011 - 20190722   | Experience from the construction of the<br>nearby development of Barton Park and<br>concerns of local residents have helped<br>developed this policy to help protect<br>existing residents before, during and after<br>construction.   |

| TA 2.<br>COMPLIANCE<br>WITH NICE<br>GUIDELINES ON<br>PHYSICAL<br>ACTIVITY AND THE<br>ENVIRONMENT<br>AND HEALTH<br>ASSESSMENT | NPPF 98, 104, 112  | The National Institute for Health and Care<br>Excellence (NICE) provides national<br>guidance and advice to improve health and<br>social care. NICE is an executive non-<br>departmental public body, sponsored by<br>the Department of Health and Social Care.<br>Its guidance should be seen as a minimum<br>standard and its guidance on public health<br>and lifestyles should be implemented by<br>local government as appropriate. It is<br>concerning that this guidance has not<br>already been included in the NPPF and<br>adopted by SODC. The Strategic<br>Environmental Assessment shows that the<br>health of existing residents is likely to get<br>worse as a result of this development, so it<br>is important. |
|--|--|---|
| PC. 1.<br>MAINTENANCE OF<br>ACCESS AND<br>SEPARATION OF<br>EXISTING<br>FOOTPATHS AND<br>BRIDLEWAYS                           | NPPF 98,100, 104   | Promotion of walking, cycling and horse<br>riding - modes of transport not using cars,<br>are supported by the NPPF, County Council<br>and in the SODC Local Plan. It is important<br>that bridleways and footpaths remain open<br>and accessible and that footpaths users -<br>pedestrians/walkers are protected<br>particularly from cyclists. The bridleway<br>from Stowood to Wick Farm is very narrow<br>in places not wide enough for a horse to<br>pass. Some proposals for Land north of<br>Bayswater Brook use footpaths as<br>cycleways. This compromises the safety of<br>pedestrians.   |
| B 1. PROVISION<br>OF PUBLIC<br>TRANSPORT   | NPPF 104, 105,106, 110,<br>112   | If 'non-car modes of transport' are to be<br>promoted there must be sufficient<br>provision of public transport to all<br>destinations that residents may wish to<br>travel to. Without this provision a 'low car'<br>policy is not viable.   |
| LR 1.<br>COMPLIANCE<br>WITH NICE<br>GUIDELINES –<br>IMPROVING AIR<br>QUALITY   | NPPF Ground conditions<br>and pollution - 185, 186,<br>188 - NPPG -Paragraph:<br>001 Reference ID: 32-001-<br>20191101, Paragraph: 002<br>Reference ID: 32-002-<br>20191101, Paragraph: 003<br>Reference ID: 32-003-<br>20191101, Paragraph: 006<br>Reference ID: 32-006-<br>20191101, Paragraph: 007<br>Reference ID: 32-007-<br>20191101 | The National Institute for Health and Care<br>Excellence (NICE) provides national<br>guidance and advice to improve health and<br>social care. NICE is an executive non-<br>departmental public body, sponsored by<br>the Department of Health and Social Care.<br>Its guidance should be seen as a minimum<br>standard and its guidance on public health<br>and lifestyles should be implemented by<br>local government as appropriate. It is<br>concerning that this guidance has not<br>already been included in NPPF or adopted<br>by SODC. The Strategic Environmental<br>Assessment shows that the health of<br>existing residents is likely to get worse as a  |

|   |  | result of this development, so it is important.   |
|---|--|---|
| SSSI 1. REPORT<br>AND ASSESSMENT<br>REQUIREMENTS<br>FOR THE SSSI<br>SYDLINGS COPSE<br>AND COLLEGE<br>POND | NPPF - Habitats and<br>biodiversity - 179-182,<br>NPPG - Paragraph: 006<br>Reference ID: 32-006-<br>20191101,  | The SEA states - The condition of the SSSI<br>unit in the parish is 'unfavourable<br>recovering'. Further studies were<br>recommended in an Environmental Report<br>for the SODC Local Plan and the details of<br>additional information which has yet to be<br>delivered. Local residents have<br>considerable concern about damage to this<br>fragile SSSI and seek to protect it, as far as<br>possible. |
| SSSI 2.<br>IMPLEMENTATION<br>OF PROTECTION<br>ZONE FROM<br>ROADS  | NPPF 174. 175, 179-185,<br>NPPG - Paragraph: 008<br>Reference ID: 32-008-<br>20191101, Paragraph: 007<br>Reference ID: 32-007-<br>20191101 Assessment of<br>Road Traffic Emissions on<br>the Habitats Regulations<br>NEA 001 July 2018 para<br>4.17. page 15 | The SEA states - The condition of the SSSI<br>unit in the parish is 'unfavourable<br>recovering'. An Environmental Report for<br>the SODC Local Plan recommended a 200m<br>protection zone from roads for the fragile<br>SSSI. Local residents have considerable<br>concern about damage to this fragile SSSI<br>and seek to protect it, as far as possible.  |
| SSSI 3.<br>AGREEMENT OF<br>LANDSCAPE AND<br>RECREATIONAL<br>ENHANCEMENTS                                  | NPPF 174. 175, 179-185,<br>NPPG - Paragraph: 008<br>Reference ID: 32-008-<br>20191101, Paragraph: 007<br>Reference ID: 32-007-<br>20191101 Assessment of<br>Road Traffic Emissions on<br>the Habitats Regulations<br>NEA 001 July 2018 para<br>4.17. page 15 | The SEA states - The condition of the SSSI<br>unit in the parish is 'unfavourable<br>recovering'. Further studies were<br>recommended in an Environmental Report<br>for the SODC Local Plan and the details of<br>additional information which has yet to be<br>delivered. Local residents have<br>considerable concern about damage to this<br>fragile SSSI and seek to protect it, as far as<br>possible. |
| LV 1.<br>LANDSCAPING<br>AND<br>MAINTAINING<br>IMPORTANT<br>PRIVACY FOR<br>WICK FARM AND<br>LOWER FARM     | NPPF 130-1, 134, 174,  | Residents of Wick Farm and Lower Farm<br>will be surrounded by the Land north of<br>Bayswater Brook Development. This policy<br>was developed to help to ensure that their<br>privacy is safeguarded and they should not<br>be overlooked or have overbearing<br>construction around them.  |
| LV 2.<br>MAINTAINING<br>PRIVACY AND<br>AVOIDING<br>OVERLOOKING -<br>BUILDING<br>HEIGHTS                   | NPPF 126, 127, 130,<br>131,134, 174,   | Residents of Wick Farm and Lower Farm<br>will be surrounded by the Land north of<br>Bayswater Brook Development. This policy<br>was developed to help to ensure that their<br>privacy is safeguarded and they should not<br>be overlooked or have overbearing<br>construction around them.  |

| LV 3. SPECIFIC<br>LANDSCAPING<br>AND MITIGATION<br>FOR LOSS OF<br>COUNTRYSIDE | NPPF 142, 153, 169,174  | The loss of the Green Belt and countryside<br>should be compensated and their loss also<br>have significant effects on local residents. A<br>comprehensive landscape strategy is<br>required to help to mitigate the<br>detrimental effects of loss of countryside<br>and sustainable urban drainage system.  |
|---|---|---|
| LV 4. AVOIDING<br>HARD URBAN<br>EDGES   | NPPF 174, 175, NPPG -<br>Paragraph: 005 Reference<br>ID: 8-005-20190721,<br>Paragraph: 006 Reference<br>ID: 8-006-20190721,<br>Paragraph: 007 Reference<br>ID: 8-007-20190721,            | Residents of Wick Farm and Lower Farm<br>will be surrounded by the Land north of<br>Bayswater Brook Development. This policy<br>was developed to help to ensure that the<br>loss of landscape and countryside views is<br>mitigated as far as possible.   |
| LV 5. DESIGN IN<br>SYMPATHY WITH<br>THE LANDSCAPE<br>AND<br>SURROUNDINGS      | NPPF 169, 174, 175, NPPG<br>- Paragraph: 005<br>Reference ID: 8-005-<br>20190721, Paragraph: 006<br>Reference ID: 8-006-<br>20190721, Paragraph: 007<br>Reference ID: 8-007-<br>20190721, | This policy has been developed to ensure<br>that the development, as far as possible is<br>in sympathy with the landscape and<br>Character Assessment of the Wick Farm<br>Area.   |
| HAP 1. AIR<br>QUALITY<br>ASSESSMENT AND<br>MITIGATION                         | NPPF 105, 185,186   | The National Institute for Health and Care<br>Excellence (NICE) provides national<br>guidance and advice to improve health and<br>social care. NICE is an executive non-<br>departmental public body, sponsored by<br>the Department of Health and Social Care.<br>Its guidance should be seen as a minimum<br>standard and its guidance on public health<br>and lifestyles should be implemented by<br>local government as appropriate. It is<br>concerning that this guidance has not<br>already been included in the NPPF and<br>adopted by SODC. The Strategic<br>Environmental Assessment shows that the<br>health of existing residents is likely to get<br>worse as a result of this development, so it<br>is important. Outdoor air quality both for<br>residents and the SSSI is adversely affected<br>by emissions and particulate matter from<br>vehicles e.g., rubber from tyres. It is very<br>important that pollutant levels should be<br>reduced and monitored, particularly as the<br>LNBB development is in a steep valley. |

|               | NPPF 185, 186 | The National Institute for Health and Care    |
|---------------|---------------|---|
| HAP 2. INDOOR | NFFF 103, 100 |   |
| AIR QUALITY   |               | Excellence (NICE) provides national           |
|               |               | guidance and advice to improve health and     |
|               |               | social care. NICE is an executive non-        |
|               |               | departmental public body, sponsored by        |
|               |               | the Department of Health and Social Care.     |
|               |               | Its guidance should be seen as a minimum      |
|               |               | standard and its guidance on public health    |
|               |               | and lifestyles should be implemented by       |
|               |               | local government as appropriate. It is        |
|               |               | concerning that this guidance has not         |
|               |               | already been included in the NPPF and         |
|               |               | adopted by SODC. The Strategic                |
|               |               | Environmental Assessment shows that the       |
|               |               | health of existing residents is likely to get |
|               |               | worse as a result of this development, so it  |
|               |               | is important. Air quality indoors is          |
|               |               | dependent on building materials and their     |
|               |               | emissions and ventilation.                    |

### 4. CONTRIBUTION TO SUSTAINABLE DEVELOPMENT

4.1. There are three over-arching objectives to sustainable development: economic, social and environmental (see NPPF paragraph 8). The three objectives are mutually dependent. In addressing the above basic conditions, the Neighbourhood Development Plan pays particular regard to NPPF, Paragraph 9, which requires that: "Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area".

4.2. In considering the economic role, there are very few businesses in the Parish, so the Plan has not concentrated on economics and employment. Most residents either work in Oxford, further afield or from home. The Plan seeks more generally to ensure that in all dimensions, Sustainable Development, in the Plan area, means ensuring that better lives now don't mean worse lives for future generations – policies CCI, DG2 and HAP1 and 2. This has both social and environmental dimensions but, importantly, it also has an economic dimension.

4.3. Good design, as would be achieved through policy DG1 and HAP1 and 2, will secure the use of environmentally friendly materials, methods and energy sources, all of which will contribute to the economic sustainability of the Plan.

4.4. Turning to the social and health role, the Plan's policies wholeheartedly support the health and social element of sustainable development, with many of the policies dealing with important health matters including C1, CM1, LR1, HAP 1 and 2. These policies and criteria will operate to help meet the health needs of the community over the life of the Plan.

4.5 In considering the environmental role, the Plan encourages development to respect the local character, landscape, biodiversity, heritage and a range of other environmental attributes of the Parish, as well as protecting the individual identity of settlements by using gap, landscape and separation policies.

4.6 The vision of the Neighbourhood Development Plan is -

Our vision –

The character of our parish should be conserved and even improved for the present and future generations of its inhabitants.

We will endeavour to accomplish this by means of the following positive actions by the community:

• Preserve, maintain, nurture and enhance our environmental assets and biodiversity, particularly ancient woodland, SSSIs and the important setting of the village and settlements in the surrounding countryside.

• Conserve and enhance our heritage and the rural character of the village and settlements

• Maintain the important views from Beckley village, Stowood and towards the Parish from Oxford, Otmoor, Brill and beyond and maintain our dark sky.

• Enable the sustainable modest growth of housing numbers within the village boundary while ensuring design is compatible and in keeping with surrounding houses.

• New developments should be built to the highest energy conservation standards and retrofitting of existing buildings is encouraged, working towards conserving energy being carbon neutral

• Encourage a mix of size of housing to enable residents to downsize and encourage young families

• Local residents are greatly concerned about the potential negative effects from the development at Wick Farm as part of the 'Land North of Bayswater Brook' strategic development site in the SODC Local Plan. While nothing could mitigate the destruction of the Green Belt around Oxford and in this Parish or the great threat to the very important SSSI sites at Sydlings Copse and College Pond, policies have been developed to try to protect, as far as possible, both to the environment and lives of residents at Wick Farm from the negative aspects this development. With the approval of the SODC Local Plan 2035 in December 2020 the land for the strategic development site of Land north of Bayswater Brook was removed from the Green Belt.

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

4.8 Table 2 below has appraised the Plan's policies in terms of how it will deliver sustainable development in the economic, social and environmental aspects of sustainability. It incorporates data from the Strategic Environmental Assessment (SEA) Environmental Report as well as additional non-SEA factors too, and shows that the Plan's policies address all three sustainability objectives in clear and logical ways.

4.9 The degree to which the policies meet key sustainable development objectives is scored in table 2 below.

| Sustainable Development<br>Components | Pop & Human<br>Health | Air & Climatic | Biodiversity | Heritage | Landscape | Housing | Soil | Water | Economy &<br>Employment | Travel &<br>Transport | Social &<br>Community |
|---------------------------------------|-----------------------|----------------|--------------|----------|-----------|---------|------|-------|-------------------------|-----------------------|-----------------------|
| General Policies                      |                       |                |              |          |           |         |      |       |                         |                       |                       |
| VB1 Settlement boundary               | -?                    | 0              | +?           | +/-      | +?        | -       | +?   | 0     | 0                       | +?                    | +?                    |
| VB2 Outside sett. boundary            | -?                    | 0              | +?           | +/-      | +?        | -       | +?   | 0     | 0                       | +?                    | +?                    |
| E1 Biodiversity                       | 0                     | 0              | +            | 0        | +?        | -?      | +?   | +?    | 0                       | 0                     | 0                     |
| H1 Heritage                           | 0                     | 0              | 0            | +        | +?        | -?      | 0    | 0     | 0                       | 0                     | 0                     |
| DS1 Important views                   | +/-                   | 0              | 0            | 0        | +         | -?      | +?   | 0     | -?                      | 0                     | +?                    |
| DS2 Parking                           | +?                    | -?             | 0            | 0        | +?        | -?      | 0    | 0     | 0                       | +?                    | +?                    |
| DS3 Flood risk                        | +?                    | 0              | 0            | 0        | +?        | 0       | 0    | +     | +/-                     | 0                     | +/-                   |
| DS4 Dwelling size                     | 0                     | 0              | 0            | 0        | +?        | -?      | 0    | 0     | 0                       | 0                     | 0                     |
| DG1 Design guide                      | +/-                   | -?             | 0            | +?       | +         | -       | 0    | 0     | +/-                     | 0                     | +                     |
| DG2 Night sky                         | +?                    | 0              | +?           | 0        | +         | 0       | 0    | 0     | 0                       | 0                     | +                     |
| CC1 Energy efficiency                 | +?                    | +              | +?           | 0        | -?        | +/-     | 0    | +     | +?                      | +?                    | +?                    |
| CC2 Low carbon transport              | +                     | +              | +?           | 0        | +/-       | -?      | 0    | 0     | 0                       | +                     | +?                    |

### TABLE 2. Assessment of Sustainability of Neighbourhood Plan Policies (including assessment from SEA Environmental Report, Table 0.2)

Key to appraisal:

| +  | Improvement                      | +/- | Both positive and negative impacts |
|----|----------------------------------|-----|------------------------------------|
| +? | Possible or indirect improvement | -?  | Possible or indirect worsening     |
| 0  | Impact unlikely                  | -   | Worsening                          |

### TABLE 2. (Contd.)

| Sustainable Development<br>Components | Pop & Human<br>Health | Air & Climatic | Biodiversity | Heritage | Landscape | Housing | Soil | Water | Economy &<br>Employment | Travel &<br>Transport | Social &<br>Community |
|---------------------------------------|-----------------------|----------------|--------------|----------|-----------|---------|------|-------|-------------------------|-----------------------|-----------------------|
| Mitigation Policies                   |                       |                |              |          |           |         |      |       |                         |                       |                       |
| CI1 Community engagement              | +                     | 0              | 0            | 0        | 0         | 0       | 0    | 0     | 0                       | 0                     | +                     |
| GB1 Green Belt boundary               | 0                     | 0              | 0            | +?       | 0         | 0       | 0    | 0     | 0                       | 0                     | 0                     |
| TA1 Transport assessment              | +?                    | +?             | 0            | 0        | 0         | -?      | 0    | 0     | 0                       | +?                    | +?                    |
| CM1 Construction management plan      | +?                    | +?             | 0            | 0        | 0         | 0       | 0    | 0     | -?                      | +/-                   | +?                    |
| TA2 NICE physical activity            | +                     | 0              | 0            | 0        | 0         | 0       | 0    | 0     | 0                       | +?                    | +                     |
| PC1 Footpaths                         | +?                    | 0              | 0            | 0        | 0         | 0       | 0    | 0     | 0                       | +                     | +                     |
| B1 Public transport                   | +?                    | +              | +?           | 0        | 0         | -?      | 0    | 0     | +                       | +                     | +                     |
| LR1 NICE air quality                  | +                     | +?             | 0            | 0        | 0         | 0       | 0    | 0     | 0                       | +?                    | +                     |
| SSSI1 Assessment                      | 0                     | 0              | +?           | 0        | 0         | 0       | 0    | 0     | 0                       | +/-                   | +/-                   |
| SSS2 Protection zone                  | 0                     | +?             | +            | 0        | 0         | -?      | 0    | 0     | 0                       | -?                    | +?                    |
| SSS3 Enhancements                     | 0                     | 0              | +            | 0        | +         | 0       | 0    | 0     | 0                       | 0                     | 0                     |
| LV1 Wick Farm views                   | +                     | 0              | 0            | 0        | 0         | 0       | 0    | 0     | 0                       | 0                     | 0                     |
| LV2 Building heights                  | +/-                   | -              | -?           | 0        | +/-       | -       | -?   | -?    | 0                       | 0                     | 0                     |
| LV3 Landscaping                       | +                     | +?             | 0            | 0        | +         | 0       | 0    | +     | 0                       | +?                    | 0                     |
| LV4 Urban edges                       | +?                    | 0              | 0            | 0        | +         | 0       | 0    | 0     | 0                       | 0                     | 0                     |
| LV5 Design                            | +/-                   | +?             | +?           | 0        | +         | -?      | +?   | +?    | 0                       | 0                     | 0                     |
| HAP1 Air quality assessment           | +                     | +              | +            | 0        | 0         | 0       | 0    | 0     | 0                       | +?                    | +                     |
| HAP2 Indoor air quality               | +                     | +              | 0            | 0        | 0         | 0       | 0    | 0     | 0                       | +?                    | +                     |
| Overall Impacts of NP                 | +?                    | +              | +?           | 0        | +         | -       | 0    | 0     | 0                       | +?                    | +                     |

4.10 Table 2 demonstrates that whilst some of the policies individually may have negative or neutral effects in relation to components of one or other of the three sustainability objectives (environmental, economic and social), taken as a whole there is a generally positive impact. For example, Policy H1 supports development that conserves or enhances the Plan area's heritage assets, but in so doing this – like the Local Plan and NPPF policies - may limit the amount of additional floorspace existing houses can extend by, for example. This would then be recorded negatively under the housing component of the appraisal in the table above, but positively under other components (e.g., landscape and heritage).

4.11 Overall however, the components demonstrate a positive approach to sustainable development, and this indicates that insofar as the Basic Condition is concerned, the Plan as a whole contributes to the achievement of sustainable development.

4.12 The cumulative environmental effects of the Neighbourhood Plan with other relevant plans and projects (primarily the LNBB scheme) is also set out in the Environmental report at Section 8.2 and tables 0.3 / 8.2 of that report.

4.13 It should be noted that the table below does not include the three columns on the right hand side of Table 2 above, because they relate to the additional economic and social effects that are not covered in the SEA report, but which are nevertheless relevant to the wider consideration of sustainable development.

4.14 Whilst this does not address all of the sustainability objectives, it nevertheless gives an insight into the influencing effect of the LNBB development and its cumulative impact when combined with the Neighbourhood Plan's policies.

4.15 In all but two of the eight criteria in table 3 below, the cumulative effect of the LNBB scheme tends to shift impacts from positive or neutral to negative.

# TABLE 3. Overall Impacts of Beckley and Stowood Neighbourhood Plan Plus Other Relevant Plans and Projects (From SEA Table 0.3)

| Topic                        | Overall impacts of NP | Impacts with other<br>plans & projects | Comments   |
|------------------------------|-----------------------|--|--|
| Population                   | +?                    | +/-                                    | The NP aims to protect local people from the negative impacts of   |
| & human<br>health            |                       | 41-                                    | development, and improve their health. It aims to protect residents<br>of Wick Farm by controlling building height and encouraging<br>planting near the park home site. Jointly with development at Land<br>North of Bayswater Brook, the NP's impact will be mixed: the<br>number of people in the parish will more than double; the new<br>homes may help to improve the health of the new residents; but      |
|                              |                       |  | the health of existing residents is likely to slightly worsen.   |
| Air &<br>climatic<br>factors | +                     | -?                                     | The NP aims to protect and improve air quality in the parish, and<br>minimise carbon emissions. However the new homes planned at<br>Land North of Bayswater Brook, and the traffic and congestion they<br>would bring, is likely to worsen air quality overall. In the longer run,<br>electric vehicles will start to replace petrol/diesel vehicles, leading<br>to improved air quality.                        |
| Biodiversity                 | +?                    | -                                      | The NP aims to protect and enhance biodiversity in the parish. This  |
|                              |                       |  | includes a protection zone around Sydlings Copse, and aspirations<br>for improved biodiversity. Development at Land North of<br>Bayswater Brook is likely to have significant negative impacts on<br>hedges, Sydlings Copse etc.   |
| Heritage                     | 0                     | 0?                                     | The NP aims to protect heritage in the parish. Development at Land<br>North of Bayswater Brook is likely to improve Wick Farm and the<br>listed Wick Farm Wellhouse. None of these impacts are significant.  |
| Landscape                    | +                     | -                                      | The NP aims to protect the landscape in the parish, including the traditional character of the parish, views in and out of the parish, building heights, and dark skies at night. It also aims to protect the privacy of the residents of Wicks Farm. The new development will change the southern part of the parish from farmer's fields to urban development, and it will be visible from much of the parish. |
| Housing                      | -                     | ÷                                      | The NP policies on building heights, a buffer zone for Sydlings<br>Copse, housing design etc. all reduce the number of homes that can<br>be built in the parish. Development at Land North of Bayswater<br>Brook would more than double the number of homes in the parish.<br>This would help to provide housing.  |
| Soil                         | 0                     | -                                      | The NP policies have limited impacts on soil. The new development would turn farmer's fields into urban development.   |
| Water                        | 0                     | -                                      | The NP policies have limited impact on water quality, water<br>resources or flooding. New residents of Land North of Bayswater<br>Brook will need more water; the paved-over areas will increase the<br>chance of flooding; and water quality in nearby streams could be   |

### **5. CONFORMITY WITH STRATEGIC POLICIES**

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

5.2 The policies of the Beckley and Stowood Neighbourhood Plan are shown in Table. 4 below. Each Neighbourhood Development Plan policy is accompanied by a statement describing the 'general conformity' with the strategic policies of the Development Plan.

5.3 Any Development Plan strategic policy that is not identified in Table 4. is not considered to be directly relevant to the Beckley and Stowood Neighbourhood Plan. Community Aspirations are not included.

| NP Policy                             | NPPF / NPPG paragraph   | Comment on Conformity   |
|---------------------------------------|---|---|
| Number and<br>Title                   |   |   |
| POLICY VB1.<br>SETTLEMENT<br>BOUNDARY | Policy STRAT 6 The Green Belt, H8<br>Housing in smaller villages, Policy<br>H16: Backland and Infill<br>Development and Redevelopment<br>Policy EMP 10 - Development in<br>Rural Areas and Policy CF1<br>Safeguarding Community Facilities,<br>CF2 Provision of Community<br>Services and Facilities and rural<br>transport, Policy ENV8:<br>Conservation Areas | In order to properly define the area<br>within which development and<br>redevelopment will be supported in<br>principle, it is proposed to define a<br>settlement boundary for the<br>purposes of Policy H8 Housing in<br>smaller villages, Policy H16<br>Backland and Infill Development<br>and Redevelopment. These policies<br>show the importance of defining a<br>'village' and in determining the<br>settlement boundary for Beckley. |
|                                       |   | The boundaries are drawn following<br>the conventions for doing so and<br>are considered to provide<br>opportunities for infill development<br>In accordance with policies H8 and<br>H16.   |
|                                       |   | The policy does not attempt to<br>revise the ways in which<br>development plan policies apply to<br>the built up or countryside areas. As<br>such it is considered to be in<br>conformity with the strategic<br>policies in the Development Plan.   |

#### **TABLE 4. Neighbourhood Plan Conformity with Strategic Policies**

| POLICY VB2.<br>RESIDENTIAL<br>DEVELOPME<br>NT OUTSIDE<br>THE<br>SETTLEMENT<br>BOUNDARY | Policy STRAT 6 The Green Belt, H8<br>Housing in smaller villages, Policy<br>H16: Backland and Infill<br>Development and Redevelopment<br>Policy EMP 10 - Development in<br>Rural Areas and Policy CF1<br>Safeguarding Community Facilities,<br>CF2 Provision of Community<br>Services and Facilities and rural<br>transport. In addition, Policy<br>STRAT5: Residential Densities are<br>relevant, Policy ENV8: Conservation<br>Areas | In addition to the policies in VB1,<br>the densities of each area of the<br>parish have been assessed in detail.<br>It shows clearly that the roads<br>within the settlement boundary are<br>much more density built than<br>outside it.<br>The Green Belt policy approach is<br>set out in local Plan policy STRAT 6<br>and policy VB2 is intended to be<br>compatible with STRAT 6, whilst<br>adding a local layer of relevance<br>with the references to built form,<br>density, landscape quality, location,<br>sustainability and accessibility<br>which are matters covered by other<br>Neighbourhood Plan policies.  |
|--|---|---|
| POLICY E1.<br>BIODIVERSITY   | Policy ENV2: Biodiversity -<br>Designated Sites, Priority Habitats<br>and Species, Policy ENV3:<br>Biodiversity   | This policy and the Community<br>Aspiration seek a net gain in<br>biodiversity. Beckley and Stowood<br>lies in an area of high biodiversity<br>importance in the County. The<br>importance of the area for<br>achieving nature conservation<br>priorities is reflected in the<br>identification of a number of<br>Biodiversity Priority Habitats / BAP<br>(Biodiversity Action Plan) sites and<br>two Conservation Target Areas<br>(CTAs) within the plan area. The<br>ambitions expressed in policy E1<br>complement the approach in Local<br>Plan policies ENV2 and 3, whilst<br>adding locally relevant criteria<br>including the need to have regard to<br>the BBOWT reserves and the<br>separate locally-relevant criterion<br>about the Nature Recovery Network<br>Regeneration Zone. |
| POLICY H1.<br>PRESERVATIO<br>N OF<br>HERITAGE  | Policy ENV6: Historic Environment,<br>Policy ENV7: Listed Buildings, Policy<br>ENV8: Conservation Areas, Policy<br>ENV9: Archaeology and Scheduled<br>Monuments, Policy ENV10: Historic<br>Battlefields, Registered Parks and<br>Gardens and Historic Landscapes  | This policy seeks to conserve and<br>enhance, where possible the<br>heritage assets in the parish and it is<br>therefore in conformity with the<br>heritage policy suite in the Local<br>Plan (policies ENV6, 7, 8, 9 and 10).  |

|   |   | 1 1   |
|---|---|---|
| POLICY DS1.<br>IMPORTANT<br>VIEWS                   | Policy ENV1: Landscape and<br>Countryside 2. viii) important views<br>and visually sensitive skylines;  | The policy has identified views of<br>value to the local community and<br>which enhance the value of the<br>countryside and Green Belt as green<br>infrastructure. The policy seeks<br>appropriate evidence prepared in<br>support of development proposals<br>that might harm the views to ensure<br>that the views' visual integrity is<br>maintained. This policy is vitally<br>important to ensuring the<br>landscape and views, for which the<br>Plan area is so well known, are<br>preserved or enhanced, consistent<br>with the approach set out in Local<br>Plan policy ENV1. |
| POLICY DS2.<br>PARKING                              | SODC relies on Oxfordshire County<br>Council parking standards, which<br>have recently been reviewed.<br>Beckley is not served by good public<br>transport links. Policies H17, H18,<br>H20, TRANS 4, TRANS5 (xii – xiii),<br>DES1 (xix), DES5 are key. | The aim of the parking policy for<br>Beckley and Stowood Parish outside<br>the strategic development site of<br>Land north of Bayswater Brook is to<br>reduce congestion on village roads<br>by encouraging off road parking<br>within the curtilage of the new<br>house. There is no regular public<br>transport or cycleway in the parish,<br>so travel by car is the only option for<br>most households and most<br>households need one car per adult<br>householder.  |
|   |   | The approach set out in this policy is<br>entirely consistent and thus in<br>conformity with the approach set<br>out in Local Plan policy DES1, H17,<br>H18 and H20 in particular, as well as<br>the other policies referred to in the<br>adjacent column.  |
| POLICY DS3.<br>FLOOD RISK<br>AND<br>DEVELOPME<br>NT | Policy ENV4: Watercourses, Policy<br>EP4: Flood Risk, DES 1, (particularly<br>1 vi) and EP4; INF4   | Regular flooding occurs in both the<br>north of the parish near Otmoor<br>and in the south at the Bayswater<br>Brook. There are a series of springs<br>from the middle of Beckley village<br>from Church Street, High Street and<br>Otmoor Lane onto Otmoor. The aim<br>of this policy is to reduce flooding<br>and flash flooding to ensure flood<br>risk is fully assessed. Local Plan<br>policy INF4 addresses the provision<br>of water to new developments and   |

|                                 |   | policy EP4 covers flooding caused<br>by a variety of means, including<br>water run-off as occurs along<br>Otmoor Lane and at the Wick Farm,<br>although this is also in a flood zone.<br>In each respect the purpose of<br>Neighbourhood Plan policy DS3 is to<br>dovetail with the requirements of<br>the Local Plan policies, especially<br>policies EP4, ENV4 and DES1. The<br>policy does not detract from the<br>Local Plan policies but it deals with<br>issues that are of specific relevance<br>locally (surface water run-off;<br>sewerage capacity and SuDS) and it<br>is therefore considered to be in<br>general conformity with the Local |
|---------------------------------|---|--|
| POLICY DS4.<br>DWELLING<br>SIZE | H11, H20, DS2, DES1   | plan policies for flooding.<br>This policy was developed to help to<br>shape new housing development<br>and extensions to dwellings to try to<br>help address local need whilst<br>respecting the heavily constrained<br>nature of the surrounding area.<br>As such the policy is in conformity<br>with and builds upon that which is  |
| POLICY DG1.<br>DESIGN<br>GUIDE  | SODC Design Guide, DES 1<br>(particularly 1 vii), 1 xiii), 1 xv), DES 2 | contained in Local Plan policies<br>DES1 and H20 in particular.<br>This policy was developed with the<br>local community at workshops to<br>produce a guide that retains the<br>local character of the parish and<br>helps to ensure that new<br>development is sympathetic to the<br>surroundings. It draws on features<br>that are specific to the Plan area,<br>but follows the approach to quality<br>design as described in Local Plan<br>policies DES1 and DES2.   |

| POLICY DG2. | DES1, DES2, DES6, ENV1             | This policy was developed with the      |
|-------------|------------------------------------|---|
| NIGHT SKY / |                                    | community and has its support. The      |
| LIGHTING    |                                    | Neighbourhood Plan area is              |
|             |                                    | characterised by a lack of street       |
|             |                                    | ,<br>lighting and the darker areas of   |
|             |                                    | night sky are noticeably more           |
|             |                                    | <b>o</b> , , , , ,                      |
|             |                                    | obvious towards the north of the        |
|             |                                    | Parish, north of the limestone ridge    |
|             |                                    | and adjacent to Otmoor, which has       |
|             |                                    | virtually no illumination at night.     |
|             |                                    | There is very little street lighting in |
|             |                                    | Beckley village and none outside the    |
|             |                                    | village centre. Ambient lighting has    |
|             |                                    | a detrimental effect on wildlife,       |
|             |                                    |   |
|             |                                    | viewing the star and astronomy.         |
|             |                                    | Light pollution to the south of the     |
|             |                                    | parish from Oxford is detrimental to    |
|             |                                    | wildlife and climate change. As with    |
|             |                                    | the previous policy, Policy DG2         |
|             |                                    | draws on features that are specific     |
|             |                                    | to the Plan area, but follows the       |
|             |                                    | approach to quality design as           |
|             |                                    | described in Local Plan policies        |
|             |                                    | DES1, ENV1 and DES2 in particular.      |
| POLICY CC1. | Policy DES8: Promoting Sustainable | Beckley and Stowood Parish Council      |
| NEW         | Design, Policy DES9: Renewable and | declared a Climate Emergency at         |
| CONSTRUCTI  | Low Carbon Energy, Policy DES10:   | the request of local climate change     |
| ON AND      | Carbon Reduction                   | activists and this policy is one of the |
| ENERGY      |                                    | results. The policy highlights issues   |
|             |                                    |   |
| EFFICIENCY  |                                    | that are of evidenced importance to     |
|             |                                    | the local community and as drafted,     |
|             |                                    | the policy is considered to be in       |
|             |                                    | conformity with the Local Plan          |
|             |                                    | policies that are most relevant, i.e.,  |
|             |                                    | policies DES 8-10.                      |
| POLICY CC2. | Policy DES8: Promoting Sustainable | Beckley and Stowood Parish Council      |
| LOW         | Design, Policy DES9: Renewable and | declared a Climate Emergency at         |
| CARBON      | Low Carbon Energy, Policy DES10:   | the request of local climate change     |
| TRANSPORT   | Carbon Reduction, Policy TRANS2:   | activists and this policy is one of the |
| SOLUTIONS   | Promoting Sustainable Transport    | results. The policy highlights issues   |
|             | and Accessibility                  |   |
|             |                                    | that are of evidenced importance to     |
|             |                                    | the local community and as drafted,     |
|             |                                    | the policy is considered to be in       |
|             |                                    | conformity with the Local Plan          |
|             |                                    | policies that are most relevant, i.e.,  |
|             |                                    | policies DES 8-10.                      |

| POLICY CI 1<br>COMMUNITY<br>INVOLVEMEN<br>T            | Inspector Jonathan Bore while<br>examining the SODC Local Plan<br>stated a number of times that it is<br>important that developers/site<br>promoters should communicate<br>well and work closely with local<br>communities. Policy DES3: Design<br>and Access Statements, Policy DES4:<br>Masterplans for Allocated Sites and<br>Major Development (criterion ix in<br>particular); STRAT2 South<br>Oxfordshire Housing and<br>Employment Requirements;<br>STRAT4: Strategic Development;<br>and STRAT13: Land North of<br>Bayswater Brook are key | There is a need for the developers<br>to engage with and involve the<br>community and inform them of<br>progress at major stages of the<br>project and give them an<br>opportunity to ask questions, be<br>consulted and part of the decision<br>making process and gain further<br>information. One of the key<br>milestones will be the<br>establishment of a "Community<br>Liaison Committee" to represent all<br>the community groups including<br>representatives from all the local<br>Parish Councils, Parish Meetings,<br>Neighbourhood Plan Steering<br>Groups and other relevant<br>environmental and community<br>groups, other interested parties<br>such as BBOWT, SODC, Oxfordshire<br>County Council and representatives<br>from the land owners, site<br>promoters, developers and<br>builders. The approach outlined in<br>policy CI1 is entirely consistent with<br>the Local Plan strategic policies<br>(STRAT4, STRAT13 and DES4 in<br>particular) and with the principles<br>enshrined in the SODC / VWHDC<br>Joint Statement of Community<br>Involvement December 2022. It is<br>therefore considered to be in |
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| GB 1.<br>DEFINITION A<br>NEW GREEN<br>BELT<br>BOUNDARY | Policies STRAT2: SODC Housing and<br>Employment Requirements,<br>STRAT6: Green Belt, STRAT 13 3. iv)<br>provides a permanent defensible<br>Green Belt boundary around the<br>allocation and a strong countryside<br>edge;  | The Bayswater Brook was the<br>boundary of the Green Belt at Wick<br>and Lower Farms and Barton and as<br>such was a permanent boundary<br>fulfilling the requirements of NPPF<br>1430 f, c. No such 'permanent<br>defensible boundary' "using<br>physical features that are readily<br>recognisable and likely to be<br>permanent" has been proposed as a<br>new boundary. It must be ensured<br>that the new boundary as defined in<br>the Local Plan is as permanent as<br>possible.  |

|   |  | The approach set out in policy GB1<br>will ensure the Green Belt boundary<br>is clearly defined on the ground as<br>well as on plan, and given that this<br>is also a requirement of the Local<br>Plan, the three main policies are<br>considered to be in conformity<br>(STRAT6, STRAT13 and NP policy<br>GB1).  |
|---|--|---|
| TA 1.<br>TRANSPORT<br>ASSESSMENT<br>AND TRAVEL<br>PLAN              | Policy TRANS4: Transport<br>Assessments, Transport Statements<br>and Travel Plans; Policy DES4:<br>Masterplans for Allocated Sites and<br>Major Development; Policy STRAT2:<br>Housing and Employment<br>Requirements; Policy STRAT4:<br>Strategic Development; and Policy<br>STRAT13: Land North of Bayswater<br>Brook  | The traffic congestion on the roads<br>surrounding the Land north of<br>Bayswater Brook site is significant,<br>especially at peak times.<br>Considerable concern exists<br>amongst local residents that<br>sufficient mitigation will be<br>provided to allow them to continue<br>to get around. This policy is to help<br>address concerns.<br>This policy will complement Local<br>Plan policies TRANS4 (3) and<br>STRAT13 (2(v)) in particular, and it is<br>considered to be in conformity with<br>the requirements expressed in<br>those policies.  |
| CM 1<br>PROVISION<br>OF<br>CONSTRUCTI<br>ON<br>MANAGEME<br>NT PLANS | SODC's Validation Check List -<br>https://www.southoxon.gov.uk/sou<br>th-oxfordshire-district-<br>council/planning-and-<br>development/making-a-planning-<br>application/validation-check-lists/<br>Policy DES1; Policy ENV4; Policy<br>DES4: Masterplans for Allocated<br>Sites and Major Development;<br>Policy STRAT2: Housing and<br>Employment Requirements; Policy<br>STRAT4: Strategic Development; and<br>Policy STRAT13: Land North of<br>Bayswater Brook | Experience from the construction of<br>the nearby development of Barton<br>Park and concerns of local residents<br>have helped developed this policy<br>to help protect existing residents<br>before, during and after<br>construction. SODC's Validation<br>Check List does not include a<br>requirement for the provision of<br>information in this policy. This<br>requirement is explicitly set out in<br>Local Plan policy ENV4 and policy<br>CM1 reflects that approach,<br>providing a greater degree of clarity<br>as to what is expected. It is<br>therefore considered to be in<br>general conformity with the<br>requirements of Policy ENV4 in<br>particular. |

| TA 2.<br>COMPLIANCE<br>WITH NICE<br>GUIDELINES<br>ON PHYSICAL<br>ACTIVITY<br>AND THE<br>ENVIRONME<br>NT AND<br>HEALTH<br>ASSESSMENT | Policy DES4: Masterplans for<br>Allocated Sites and Major<br>Development; Policy STRAT2:<br>Housing and Employment<br>Requirements; Policy STRAT4:<br>Strategic Development; and Policy<br>STRAT13: Land North of Bayswater<br>Brook   | The National Institute for Health<br>and Care Excellence (NICE) provides<br>national guidance and advice to<br>improve health and social care.<br>NICE is an executive non-<br>departmental public body,<br>sponsored by the Department of<br>Health and Social Care. The<br>Strategic Environmental<br>Assessment shows that the health<br>of existing residents is likely to get<br>worse as a result of this<br>development, so the introduction of<br>NP policy TA2 will complement the<br>requirements of the Local Plan and<br>in particular policies STRAT13. It is<br>not considered to conflict with;<br>indeed, it is considered to be<br>compatible with, policy STRAT13. |
|---|--|--|
| PC. 1.<br>MAINTENAN<br>CE OF ACCESS<br>AND<br>SEPARATION<br>OF EXISTING<br>FOOTPATHS<br>AND<br>BRIDLEWAYS                           | Policy TRANS2: Promoting<br>Sustainable Transport and<br>Accessibility; Policy DES4:<br>Masterplans for Allocated Sites and<br>Major Development; Policy STRAT2:<br>Housing and Employment<br>Requirements; Policy STRAT4:<br>Strategic Development; and Policy<br>STRAT13: Land North of Bayswater<br>Brook | Promotion of walking, cycling and<br>horse riding - modes of transport<br>not using cars, are supported by the<br>NPPF, County Council and in the<br>SODC Local Plan. It is important that<br>bridleways and footpaths remain<br>open and accessible and that<br>footpaths users -<br>pedestrians/walkers are protected<br>particularly from cyclists. Some<br>proposals for Land north of<br>Bayswater Brook use footpaths as<br>cycleways.   |
| B 1.<br>PROVISION<br>OF PUBLIC<br>TRANSPORT   | PolicyTRANS2:PromotingSustainableTransportandAccessibility,PolicyTRANS5:ConsiderationofDevelopmentProposals;PolicyDES4:MasterplansforAllocatedSitesandMajorDevelopment;PolicySTRAT2:HousingandEmploymentRequirements;PolicySTRAT4:StrategicDevelopment; andPolicySTRAT13:LandNorthofBrookVariationVariation  | If 'non-car modes of transport' are<br>to be promoted there must be<br>sufficient provision of public<br>transport to all destinations that<br>residents may wish to travel to.<br>Without this provision a 'low car'<br>policy is not viable.   |

| LR 1.<br>COMPLIANCE<br>WITH NICE<br>GUIDELINES –<br>IMPROVING<br>AIR QUALITY  | Policy DES4: Masterplans for<br>Allocated Sites and Major<br>Development; Policy STRAT2:<br>Housing and Employment<br>Requirements; Policy STRAT4:<br>Strategic Development; and Policy<br>STRAT13: Land North of Bayswater<br>Brook; Policies ENV12 (Pollution)<br>and EP1 (air quality).  | The National Institute for Health<br>and Care Excellence (NICE) provides<br>national guidance and advice to<br>improve health and social care.<br>NICE is an executive non-<br>departmental public body,<br>sponsored by the Department of<br>Health and Social Care. Its guidance<br>should be seen as a minimum<br>standard and its guidance on public<br>health and lifestyles should be<br>implemented by local government<br>as appropriate. It is concerning that<br>this guidance has not already been<br>included in NPPF or adopted by<br>SODC. The Strategic Environmental<br>Assessment shows that the health<br>of existing residents is likely to get<br>worse as a result of this<br>development, so it is important    |
|---|---|---|
| SSSI 1.<br>REPORT AND<br>ASSESSMENT<br>REQUIREME<br>NTS FOR THE<br>SSSI<br>SYDLINGS<br>COPSE AND<br>COLLEGE<br>POND | Policy ENV2: Biodiversity -<br>Designated Sites, Priority Habitats<br>and Species, Policy ENV3:<br>Biodiversity, Policy DES4:<br>Masterplans for Allocated Sites and<br>Major Development; Policy STRAT2:<br>Housing and Employment<br>Requirements; Policy STRAT4:<br>Strategic Development; and Policy<br>STRAT13: Land North of Bayswater<br>Brook; Policies ENV12 (Pollution)<br>and EP1 (air quality). | The SEA states - The condition of the<br>SSSI unit in the parish is<br>'unfavourable recovering'. Further<br>studies were recommended in an<br>Environmental Report for the SODC<br>Local Plan and the details of<br>additional information which has<br>yet to be delivered. Local residents<br>have considerable concern about<br>damage to this fragile SSSI and seek<br>to protect it, as far as possible.<br>Monitoring and assessing the<br>impact of development on the SSSI<br>will be critical and the requirements<br>of this policy will help to deliver a<br>sustainable development in a way<br>that is in conformity with the<br>requirements of Local Plan policies<br>ENV2, ENV3, ENV12 and STRAT13 in<br>particular. |
| SSSI 2.<br>IMPLEMENTA<br>TION OF<br>PROTECTION<br>ZONE FROM<br>ROADS  | Policy ENV2: Biodiversity -<br>Designated Sites, Priority Habitats<br>and Species, Policy ENV3:<br>Biodiversity, NAT 14 Ecological<br>Assessment of Sydlings Copse and<br>College Pond SSSI March 2019<br>AECOM; Policy DES4: Masterplans<br>for Allocated Sites and Major<br>Development; Policy STRAT2:   | The SEA states - The condition of the<br>SSSI unit in the parish is<br>'unfavourable recovering'. An<br>Environmental Report for the SODC<br>Local Plan recommended a 200m<br>protection zone from roads for the<br>fragile SSSI. Local residents have<br>considerable concern about  |

|   | Housing and Employment<br>Requirements; Policy STRAT4:<br>Strategic Development; and Policy<br>STRAT13: Land North of Bayswater<br>Brook; Policies ENV12 (Pollution)<br>and EP1 (air quality).  | damage to this fragile SSSI and seek<br>to protect it, as far as possible.<br>Mitigating the impact of the LNBB<br>development on the SSSI will be<br>critical and the requirements of this<br>policy will help to deliver a<br>sustainable development which<br>both protects the SSSI, and which is<br>in conformity with the<br>requirements of Local Plan policies<br>ENV2, ENV3, ENV12 and STRAT13 in<br>particular.   |
|---|---|---|
| SSSI 3.<br>AGREEMENT<br>OF<br>LANDSCAPE<br>AND<br>RECREATION<br>AL<br>ENHANCEME<br>NTS                        | Policy ENV2: Biodiversity -<br>Designated Sites, Priority Habitats<br>and Species, Policy ENV3:<br>Biodiversity, NAT 14 Ecological<br>Assessment of Sydlings Copse and<br>College Pond SSSI March 2019<br>AECOM; Policy DES4: Masterplans<br>for Allocated Sites and Major<br>Development; Policy STRAT2:<br>Housing and Employment<br>Requirements; Policy STRAT4:<br>Strategic Development; and Policy<br>STRAT13: Land North of Bayswater<br>Brook; Policies ENV12 (Pollution)<br>and EP1 (air quality). | The SEA states - The condition of the<br>SSSI unit in the parish is<br>'unfavourable recovering'. An<br>Environmental Report for the SODC<br>Local Plan recommended a 200m<br>protection zone from roads for the<br>fragile SSSI. Local residents have<br>considerable concern about<br>damage to this fragile SSSI and seek<br>to protect it, as far as possible.<br>Mitigating the impact of the LNBB<br>development on the SSSI will be<br>critical and the requirements of this<br>policy will help to deliver a<br>sustainable development which<br>both protects the SSSI, and which is<br>in conformity with the<br>requirements of Local Plan policies<br>ENV2, ENV3, ENV12 and STRAT13 in<br>particular. |
| LV 1.<br>LANDSCAPIN<br>G AND<br>MAINTAININ<br>G<br>IMPORTANT<br>PRIVACY FOR<br>WICK FARM<br>AND LOWER<br>FARM | ENV1, Policy ENV5: Green<br>Infrastructure in New<br>Developments; Policy DES4:<br>Masterplans for Allocated Sites and<br>Major Development; Policy STRAT2:<br>Housing and Employment<br>Requirements; Policy STRAT4:<br>Strategic Development; and Policy<br>STRAT13: Land North of Bayswater<br>Brook   | Residents of Wick Farm and Lower<br>Farm will be surrounded by the<br>Land north of Bayswater Brook<br>Development. This policy was<br>developed to help to ensure that<br>their privacy is safeguarded and<br>they should not be overlooked or<br>have overbearing construction<br>around them.<br>Mitigating the impact of the LNBB<br>development on the amenity of the<br>occupants of Wick and Lower Farms<br>in accordance with NP policy LV1<br>will ensure that the development   |

| LV 2.<br>MAINTAININ<br>G PRIVACY<br>AND<br>AVOIDING<br>OVERLOOKIN<br>G - BUILDING<br>HEIGHTS | SODC Design Guide, DES 1<br>(particularly 1 vii), 1 xiii), 1 xv), DES<br>2; Policy DES4: Masterplans for<br>Allocated Sites and Major<br>Development; Policy STRAT2:<br>Housing and Employment<br>Requirements; Policy STRAT4:<br>Strategic Development; and Policy<br>STRAT13: Land North of Bayswater<br>Brook  | can be appropriately assimilated<br>into its surroundings, Policy LV1 has<br>been drafted to ensure that the<br>approach set out is in conformity<br>with the requirements of Local Plan<br>policies ENV1, ENV5, ENV12 and<br>STRAT13 in particular.<br>Residents of Wick Farm and Lower<br>Farm will be surrounded by the<br>Land north of Bayswater Brook<br>Development. This policy was<br>developed to help to ensure that<br>their privacy is safeguarded and<br>they should not be overlooked or<br>have overbearing construction<br>around them.<br>Mitigating the impact of the LNBB<br>development on the amenity of the |
|--|---|--|
|  |   | development on the amenity of the<br>occupants of Wick and Lower Farms<br>and maintaining maximum building<br>heights in accordance with NP<br>policy LV2 will ensure that the<br>development can be appropriately<br>assimilated into its surroundings,<br>Policy LV2 has been drafted to<br>ensure that the approach set out is<br>in conformity with the<br>requirements of Local Plan policies<br>DES1, DES2, DES4 and STRAT13 in<br>particular.   |
| LV 3. SPECIFIC<br>LANDSCAPIN<br>G AND<br>MITIGATION<br>FOR LOSS OF<br>COUNTRYSID<br>E        | Landscape and Countryside -Policy<br>ENV1, Policy EP4: Flood Risk; Policy<br>DES4: Masterplans for Allocated<br>Sites and Major Development;<br>Policy TRANS2; Policy STRAT2:<br>Housing and Employment<br>Requirements; Policy STRAT4:<br>Strategic Development; Policy<br>STRAT6: Green Belt; and Policy<br>STRAT13: Land North of Bayswater<br>Brook | The loss of the Green Belt and<br>countryside should be<br>compensated and their loss also<br>have significant effects on local<br>residents. A comprehensive<br>landscape strategy is required to<br>help to mitigate the detrimental<br>effects of loss of countryside and<br>sustainable urban drainage system.<br>The detailed approach set out in NP<br>policy LV3 complements, and is in<br>conformity with the Local Plan<br>policies and in particular policies<br>ENV1, EP4, STRAT6, STRAT13 and<br>TRANS2 which seek to deliver<br>sustainable development that<br>mitigates impacts on the landscape,                   |

|   |   | drainage, the Green Belt openness<br>and accessibility.   |
|---|---|---|
| LV 4.<br>AVOIDING<br>HARD URBAN<br>EDGES  | Policy ENV1, ENV5: Green<br>Infrastructure in New<br>Developments; Policy DES4:<br>Masterplans for Allocated Sites and<br>Major Development; Policy STRAT2:<br>Housing and Employment<br>Requirements; Policy STRAT4:<br>Strategic Development; and Policy<br>STRAT13: Land North of Bayswater<br>Brook   | Residents of Wick Farm and Lower<br>Farm will be surrounded by the<br>Land north of Bayswater Brook<br>Development. This policy was<br>developed to help to ensure that<br>the loss of landscape and<br>countryside views is mitigated as far<br>as possible.<br>The detailed approach set out in NP<br>policy LV4 complements, and is in<br>conformity with the Local Plan<br>policies and in particular policies<br>ENV1, ENV5, STRAT6 and STRAT13<br>which seek to deliver sustainable<br>development that mitigates<br>impacts on the landscape and<br>Green Belt openness. |
| LV 5. DESIGN<br>IN SYMPATHY<br>WITH THE<br>LANDSCAPE<br>AND<br>SURROUNDI<br>NGS | SODC Design Guide, DES 1<br>(particularly 1 vii), 1 xiii), 1 xv), DES<br>2, Policies ENV1: Landscape and<br>Countryside; ENV5: Green<br>Infrastructure in New<br>Developments; Policy DES4:<br>Masterplans for Allocated Sites and<br>Major Development; Policy STRAT2:<br>Housing and Employment<br>Requirements; Policy STRAT4:<br>Strategic Development; and Policy<br>STRAT13: Land North of Bayswater<br>Brook | This policy has been developed to<br>ensure that the development, as far<br>as possible is in sympathy with the<br>landscape and Character<br>Assessment of the Wick Farm Area.<br>The detailed approach set out in NP<br>policy LV5 complements, and is in<br>conformity with the Local Plan<br>policies and in particular policies<br>DES1, DES2, ENV1, ENV5 and<br>STRAT13 which seek to deliver<br>sustainable development that<br>maintains and enhances the<br>character and landscape features of<br>the landscape character areas<br>covering the NP area.              |

| HAP 1. AIR<br>QUALITY<br>ASSESSMENT<br>AND<br>MITIGATION | Policy ENV11: Pollution - Impact<br>from Existing and/ or Previous Land<br>Uses on New Development<br>(Potential Receptors of Pollution),<br>Policy ENV12: Pollution - Impact of<br>Development on Human Health, the<br>Natural Environment and/or Local<br>Amenity (Potential Sources of<br>Pollution), Policy EP1: Air Quality;<br>Policy DES4: Masterplans for<br>Allocated Sites and Major<br>Development; Policy STRAT2:<br>Housing and Employment<br>Requirements; Policy STRAT4:<br>Strategic Development; and Policy<br>STRAT13: Land North of Bayswater<br>Brook | The National Institute for Health<br>and Care Excellence (NICE) provides<br>national guidance and advice to<br>improve health and social care.<br>NICE is an executive non-<br>departmental public body,<br>sponsored by the Department of<br>Health and Social Care. The<br>Strategic Environmental<br>Assessment shows that the health<br>of existing residents is likely to get<br>worse as a result of this<br>development, so it is important.<br>Outdoor air quality both for<br>residents and the SSSI is likely to be<br>adversely affected by emissions and<br>particulate matter from vehicles<br>e.g., rubber from tyres. It is very<br>important therefore that,<br>consistent with the requirements of<br>Local Plan policies ENV12 and EP1,<br>pollutant levels should be<br>monitored (particularly as the LNBB<br>development is in a steep valley),<br>and where appropriate, mitigation<br>be introduced. This approach is in<br>conformity with the requirements<br>of Local Plan policies STRAT13<br>(2(viii)), ENV12 and EP1. |
|--|---|--|
| HAP 2.<br>INDOOR AIR<br>QUALITY                          | Policy ENV11: Pollution - Impact<br>from Existing and/ or Previous Land<br>Uses on New Development<br>(Potential Receptors of Pollution),<br>Policy ENV12: Pollution - Impact of<br>Development on Human Health, the<br>Natural Environment and/or Local<br>Amenity (Potential Sources of<br>Pollution), Policy EP1: Air Quality;<br>Policy DES4: Masterplans for<br>Allocated Sites and Major<br>Development; Policy STRAT2:<br>Housing and Employment<br>Requirements; Policy STRAT4:<br>Strategic Development; and Policy<br>STRAT13: Land North of Bayswater<br>Brook | The National Institute for Health<br>and Care Excellence (NICE) provides<br>national guidance and advice to<br>improve health and social care.<br>NICE is an executive non-<br>departmental public body,<br>sponsored by the Department of<br>Health and Social Care. Its guidance<br>should be seen as a minimum<br>standard and its guidance on public<br>health and lifestyles should be<br>implemented by local government<br>as appropriate. It is concerning that<br>this guidance has not already been<br>included in the NPPF and adopted<br>by SODC. The Strategic<br>Environmental Assessment shows<br>that the health of existing residents<br>is likely to get worse as a result of<br>this development, so it is important.   |

|  | Air quality indoors is dependent on<br>building materials and their<br>emissions and ventilation.   |
|--|---|
|  | It is very important therefore that,<br>consistent with the requirements of<br>Local Plan policies ENV12 and EP1,<br>indoor pollutant levels should be<br>reduced. This approach is in<br>conformity with the requirements<br>of Local Plan policies STRAT13<br>(2(viii)), ENV12 and EP1. |

### 6. COMPATIBILITY WITH EU OBLIGATIONS / PRESCRIBED CONDITIONS

6.1 The EU Directives that are of most relevance to the Beckley and Stowood Neighbourhood Development Plan are as follows:

- The Strategic Environmental Assessment (SEA) Directive 2001/42/EC
- The Habitats Directive 92/43/EEC
- The Wild Birds Directive 2009/147/EC
- The Air Quality Directive (2008/50/EC)

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

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

6.3 The fifth Basic Condition requirement that 'Prescribed Conditions' are met, means – for the purposes of this Neighbourhood Development Plan – that the making of the Neighbourhood Development Plan must not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017, which sets out the habitat regulations assessment process for land use plans, including consideration of the effect on habitats sites.

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

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

#### Human Rights Act 1998

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

6.7 These rights can be summarised as follows:

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

• The right to free elections

6.8 The process of developing this Neighbourhood Development Plan has involved a significant amount of public consultation, seeking to engage with as full a range of consultees as possible to ensure the greatest opportunity for discussion about the Neighbourhood Development Plan (please the Consultation Statement/Report for details of each of the 8 consultations.)

6.9 This engagement with the local community (through consultation with a wide array of social, recreational, religious, voluntary, educational and business organisations) has provided many opportunities for the community to feedback and be involved in the process. This has meant that on a number of occasions there has been the opportunity to consider several different draft versions of the Neighbourhood Development Plan and to seek to influence it where appropriate, respondents have been able to ensure, through discussion and feedback, that those rights identified above have been protected throughout the process.

#### **Strategic Environmental Assessment**

6.10. The Neighbourhood Development Plan steering group, on behalf of Beckley and Stowood Parish Council, submitted a formal request to South Oxfordshire District Council concerning the need for a Strategic Environmental Assessment (SEA)

6.11. A Screening Statement on the determination of the need for a Strategic Environmental Assessment (SEA) was issued by South Oxfordshire District Council on the 21<sup>st</sup> May '21. The conclusion of this Screening Statement was that the Beckley and Stowood Neighbourhood Development Plan did require an SEA.

6.12. The Strategic Environmental Assessment was undertaken starting on 19<sup>th</sup> March '22 after a delay in funding approval.

The SEA Report found that -

"Overall, the Neighbourhood Plan is particularly positive for air and climatic factors; landscape; and to a lesser extent human health and biodiversity. It would have negative impacts on the provision of housing. Very positive policies include those on biodiversity, the night sky, energy efficiency, low carbon transport, and many of those that aim to reduce the impacts of the strategic site Land North of Bayswater Brook. The most problematic policy is on building heights at the strategic site, as this would indirectly affect other areas that would need to provide the replacement housing."

Building heights above the height of surrounding buildings and out of character with them can have a very detrimental effect on landscape, the countryside, the built environment, ecology and human health. High buildings overlook and can be overbearing especially to those in adjacent low or single storey homes. They can adversely affect the outlook, landscape and light, which in turn can have a negative effect on mental and physical health. In the case of the Land north of Bayswater Brook development the SODC Local Plan has in excess of 5-8,000 homes planned above calculated local need, including Oxford City's 'unmet need'. The Land north of Bayswater Brook development itself was allocated 1,100 homes in the SODC

Local Plan across two parts of the site. The developers of the Wick Farm, Lower Elsfield one part of the development site (the other being Bayswater Farm) now plan to build 1,530 dwelling, including 120 assisted living homes on part of the site where 930 homes were allocated – a 69% increase. The Local Plan has planned housing development well above local needs, so limiting housing heights around Wick and Lower Farms in Beckley and Stowood Parish to those in the rest of the parish is not an issue and has many considerable environmental benefits, which arguably outweigh any small limitation within the parish of Beckley and Stowood.

The SEA goes on to say – "further information on the Neighbourhood Plan's overall impacts, as well as the plan's cumulative impacts with other relevant plans and projects: the key other project is the proposal for development at Land North of Bayswater Brook, but other trends and policies (e.g., trends towards an increasing use of electric cars but plummeting biodiversity nationally) also act cumulatively with the Neighbourhood Plan.

The Neighbourhood Plan's key short-term and temporary impacts (0-5 years) will be in influencing the design of Land North of Bayswater Brook, including how local roads are used during construction; and helping to protect the amenity of Wick Farm residents. In the longer term (6+ years) and more permanently, the Neighbourhood Plan would help to maintain the attractiveness of Beckley, the darkness of night skies, and the favourable condition of the Sydlings Copse and College Pond SSSI".

#### **Other EU Obligations**

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

6.14. Finally, the Plan does not propose individual projects or projects of a scale which would trigger the need for an Environmental Impact Assessment (EIA) and therefore the Plan is also compatible with the EIA Directive.

#### Equality

6.15. Neighbourhood Plans fall within the remit of the Equality Act 2010. This legislation seeks to ensure that no groups or individuals are disadvantaged as a result of decisions being made which fail to take account of their requirements: that policies and decision making do not discriminate either accidentally or deliberately. It places various duties on public bodies and identifies a series of 'protected characteristics' that could either accidentally or deliberately be discriminated against during the course of decision making or policy processes. These protected characteristics are:

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

6.16. The Neighbourhood Plan has been considered in the context of the need to ensure that the above characteristics remain protected as a consequence of the adoption of the Neighbourhood Plan's policies.

6.17 The Beckley & Stowood Neighbourhood Development Plan policies generally have a neutral impact on protected characteristics. However, in a few instances the policies may have a positive impact on disability because they will help to ensure increased accessibility, improvements to access and parking provision. The conclusion that can be drawn from this analysis is that the Neighbourhood Plan will satisfy the Equality Act 2010 requirements.

#### **Habitats Regulations Assessment**

6.18 South Oxfordshire District Council screened the Plan for potential impact on European protected sites (Special Protection Areas (SPAs) for birds and Special Areas of Conservation (SACs) for other species, and for habitats) in May 2021. The Habitats Regulations Assessment Screening was published on the district council's website and concluded that the Plan would not have any likely significant effects on the integrity of European protected sites in or around South Oxfordshire, either alone or in combination with other plans or programmes.

#### 7. CONCLUSIONS

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