



LEWKNOR PARISH NEIGHBOURHOOD PLAN

2023 to 2040

BASIC CONDITIONS STATEMENT

March 2023

Prepared by:

Lewknor Parish Neighbourhood Plan Steering Committee

On behalf of Lewknor Parish Council

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1. Introduction

- 1.1 This Basic Conditions Statement has been prepared by Lewknor Parish Council to accompany its submission to South Oxfordshire District Council of the Lewknor Neighbourhood Development Plan (LNDP) to demonstrate how the Plan meets the statutory requirements set out within the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.
- 1.2 The core basic conditions for Neighbourhood Plans are as follows:
- Having regard to national policies and advice contained in the National Planning Practice Guidance.
 - The making of the neighbourhood plan contributes to the achievement of sustainable development.
 - 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.
 - The making of the neighbourhood plan does not breach, and is otherwise compatible with, retained EU obligations.
 - Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.
- 1.3 The regulations require that a Neighbourhood Plan deals with planning matters (i.e. the use and development of land), is submitted by a qualifying body, covers a stated Plan period and identifies a designated Neighbourhood Area.
- 1.4 The remaining sections of this document set out how LNDP complies with the basic conditions:
- Section 2 sets out how the LNDP has regard to national policies set out in the National Planning Policy Framework (NPPF) and Planning Practice Guidance, the Town and Country Planning Act and the Localism Act.
 - Section 3 sets out how LNDP contributes to sustainable development.
 - Section 4 sets out how the LNDP is in general conformity with strategic policies of the Local Plan.
 - Section 5 sets out conformity with retained European Union obligations.

Table 1.1 Basic conditions and Department for Levelling Up, Housing and Communities explanatory [guidance](#)¹

Neighbourhood development plan ‘basic conditions’ according to Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.

Basic condition	DCLG guidance
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.	The National Planning Policy Framework is the main document setting out the Government’s planning policies for England and how these are expected to be applied.
d) the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.	A qualifying body must demonstrate how its plan will contribute to improvements in environmental, economic and social conditions or that consideration has been given to how any potential adverse effects arising from the proposals may be prevented, reduced or offset (referred to as mitigation measures).
e) the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).	<p>When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:</p> <ul style="list-style-type: none"> • whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with • the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy • whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy • the rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach <p>Paragraph 20 of the National Planning Policy Framework sets out the strategic matters about which are expected to be addressed through policies in local plans or spatial development strategies. The basic condition addresses strategic policies no matter where they appear in the development plan. Paragraph 21 sets an expectation that plans should make explicit which policies are strategic policies.</p>
f) the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.	<p>A neighbourhood plan or Order must be compatible with European Union obligations, as incorporated into UK law, in order to be legally compliant. There are four directives that may be of particular relevance to neighbourhood planning:</p> <ul style="list-style-type: none"> • Directive 2001/42/EC Strategic Environmental Assessment (SEA) Directive;

¹ Note: basic conditions b) and c) are omitted from this table as they relate to Neighbourhood Development Orders only and are not relevant for the EHNP.

Table 1.1 Basic conditions and Department for Levelling Up, Housing and Communities explanatory [guidance](#)¹

Neighbourhood development plan ‘basic conditions’ according to Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.

Basic condition	DCLG guidance
	<ul style="list-style-type: none"> • Directive 2011/92/EU Environmental Impact Assessment (EIA) Directive. (Only relevant to Orders); • Directive 92/43/EEC and Directive 2009/147/EC the Habitats and Wild Birds Directives respectively; • Other European directives, such as the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) or the Water Framework Directive (2000/60/EC) may apply to the particular circumstances of a draft neighbourhood plan or Order.
<p>g) prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).</p>	<p>Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) prescribe 2 basic conditions in addition to those set out in the primary legislation. These are:</p> <ul style="list-style-type: none"> • 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. (See Schedule 2 to the Neighbourhood Planning (General) Regulations 2012 (as amended) in relation to the examination of neighbourhood development plans.) • having regard to all material considerations, it is appropriate that the Neighbourhood Development Order is made (see Schedule 3 to the Neighbourhood Planning (General) Regulations 2012 (as amended), where the development described in an order proposal is Environmental Impact Assessment development.

2. National policies and guidance

- 2.1 Table 2.1 sets out how the Lewknor Neighbourhood Plan has been prepared having regard to national policies set out in the National Planning Policy Framework (NPPF) and Planning Practice Guidance, the Town and Country Planning Act and the Localism Act.
- 2.2 Table 2.2 then sets out compliance of the LNDP with specific legal requirements.

Table 2.1 Lewknor NDP Policies having regard to the July 2021 National Planning Policy Framework (NPPF)			
LNDP Policy Number	LNDP Policy Title	NPPF Reference (paragraph)	Commentary
SS1	Settlement Boundaries – Lewknor and Postcombe	7, 8, 9, 79, 125, 130, 190, 197	<p>These policies have regard to the following NPPF paragraphs:</p> <p>7- The purpose of the planning system is to contribute to the achievement of sustainable development.</p> <p>8- Achieving sustainable development means that the planning system has three overarching objectives. [This includes] a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations... [It also includes] an environmental objective – to protect and enhance our natural, built and historic environment.</p> <p>9 - 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.</p> <p>79 - To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.</p>

			<p>125 - Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places.</p> <p>130 - Planning policies and decisions should ensure that developments ... are visually attractive as a result of good architecture, layout and appropriate and effective landscaping... sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities) [and] establish or maintain a strong sense of place.</p> <p>190 - Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: a) the desirability of sustaining and enhancing the significance of heritage assets... the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place.</p> <p>197 - In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.</p>
CH1	Conserving Heritage	9, 125, 130, 190, 194, 195, 197, 200, 201, 203, 204, 208	<p>These policies have regard to the following NPPF paragraphs:</p> <p>9 - 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.</p> <p>125 - Area-based character assessments, design guides and codes and masterplans can</p>

			<p>be used to help ensure that land is used efficiently while also creating beautiful and sustainable places.</p> <p>130 - Planning policies and decisions should ensure that developments ... are visually attractive as a result of good architecture, layout and appropriate and effective landscaping... sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities) [and] establish or maintain a strong sense of place.</p> <p>190 - Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: a) the desirability of sustaining and enhancing the significance of heritage assets... the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place.</p> <p>194 - In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.</p> <p>195 - Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset).</p> <p>197 - In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.</p> <p>199 - When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.</p>
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CH2	Landscape Character	28, 130, 153, 174, 176, 177	<p>These policies have regard to the following NPPF paragraphs:</p> <p>28 - Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.</p> <p>130 - Planning policies and decisions should ensure that developments ... are visually attractive as a result of good architecture, layout and appropriate and effective landscaping... sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities) [and] establish or maintain a strong sense of place.</p>

			<p>153 - Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes.</p> <p>174 - Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes</p> <p>176 - Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas.</p> <p>177 - When considering applications for development within... Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of ... any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.</p>
CH3	Protection of Views	130, 174, 176	<p>These policies have regard to the following NPPF paragraphs:</p> <p>130 - Planning policies and decisions should ensure that developments ... are visually attractive as a result of good architecture, layout and appropriate and effective landscaping... sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities) [and] establish or maintain a strong sense of place.</p> <p>174 - Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes... .</p> <p>176 - Great weight should be given to conserving and enhancing landscape and scenic beauty in... Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these</p>

			issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas.
CH4	The Chilterns Area of Outstanding Natural Beauty	176, 177	<p>These policies have regard to the following NPPF paragraphs:</p> <p>176 - Great weight should be given to conserving and enhancing landscape and scenic beauty in... Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas... The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.</p> <p>177 - When considering applications for development within... Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of: a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.</p>
DC1	Character of Developments	125, 127, 130, 176, 177, 190	<p>These policies have regard to the following NPPF paragraphs:</p> <p>125 - Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places.</p> <p>127 - Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own</p>

			<p>plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.</p> <p>130 - Planning policies and decisions should ensure that developments ... are visually attractive as a result of good architecture, layout and appropriate and effective landscaping... sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities) [and] establish or maintain a strong sense of place.</p> <p>176 - Great weight should be given to conserving and enhancing landscape and scenic beauty in... Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas... The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.</p> <p>177 - When considering applications for development within... Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.</p> <p>Consideration of such applications should include an assessment of: a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.</p> <p>190 - Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: a) the desirability of sustaining and enhancing the significance of heritage assets... the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place.</p>
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DC2	Design Principles	104, 125, 127, 130, 185, 186, 190	<p>These policies have regard to the following NPPF paragraphs:</p> <p>104 - Transport issues should be considered from the earliest stages of plan-making and development proposals, so that... opportunities to promote walking, cycling and public transport use are identified and pursued; d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.</p> <p>125 - Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places.</p> <p>127 - Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.</p> <p>130 - Planning policies and decisions should ensure that developments ... are visually attractive as a result of good architecture, layout and appropriate and effective landscaping... sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities) [and] establish or maintain a strong sense of place.</p> <p>185 - Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment... . In doing so they should: a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development... and c) limit the</p>

			<p>impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.</p> <p>186 - ... opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement.</p> <p>190 - Plans should set out a positive strategy for the conservation and enjoyment of the historic environment... . This strategy should take into account: a) the desirability of sustaining and enhancing the significance of heritage assets... the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place.</p>
DC3	Sustainable Design	8, 152, 153, 154, 155, 157, 158	<p>These policies have regard to the following NPPF paragraphs:</p> <p>8- Achieving sustainable development means that the planning system has three overarching objectives. [This includes] an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p> <p>152 - The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.</p> <p>153 - Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts... .</p>

			<p>154 - New development should be planned for in ways that: a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.</p> <p>155 - To help increase the use and supply of renewable and low carbon energy and heat, plans should: a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts); b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for colocating potential heat customers and suppliers.</p> <p>157 - In determining planning applications, local planning authorities should expect new development to: a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.</p> <p>158 - When determining planning applications for renewable and low carbon development, local planning authorities should: a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions... .</p>
EN1	Wildlife and Biodiversity	8, 130, 153, 174, 175, 179, 180	<p>These policies have regard to the following NPPF paragraphs:</p> <p>8- Achieving sustainable development means that the planning system has three overarching objectives. [This includes] an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using</p>

			<p>natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p> <p>130 - Planning policies and decisions should ensure that developments ... are visually attractive as a result of good architecture, layout and appropriate and effective landscaping... sympathetic to local character and history, including the surrounding built environment and landscape setting... .</p> <p>153 - Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures... .</p> <p>174 – Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate; d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.</p> <p>175 - Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.</p> <p>179 - To protect and enhance biodiversity and geodiversity, plans should: a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the</p>
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			<p>hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.</p> <p>180 - When determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest; c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.</p>
EN2	Aston Rowant National Nature Reserve	175, 179, 180	<p>These policies have regard to the following NPPF paragraphs:</p> <p>175 - Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.</p> <p>179 - To protect and enhance biodiversity and geodiversity, plans should: a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the</p>

			<p>hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.</p> <p>180 - When determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest; c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.</p>
EN3	High Grade Agricultural Land	174, 175	<p>These policies have regard to the following NPPF paragraphs:</p> <p>174 - Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland... .</p>

			175 - Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework ... (Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality)
F11	Local Green Spaces	101, 102	<p>These policies have regard to the following NPPF paragraphs:</p> <p>101 - The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.</p> <p>102 - The Local Green Space designation should only be used where the green space is: a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c) local in character and is not an extensive tract of land.</p>
F12	Community Facilities	28, 84, 92, 93, 130, 187	<p>These policies have regard to the following NPPF paragraphs:</p> <p>28 - Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.</p> <p>84 - Planning policies and decisions should enable... the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.</p> <p>92 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places which... enable and support healthy lifestyles, especially where this would address identified local health</p>

			<p>and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.</p> <p>93 - To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community; c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs; d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community... .</p> <p>130 - Planning policies and decisions should ensure that developments... optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.</p> <p>187 - Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs).</p>
F13	Sustainable Movement	92, 104, 106, 112, 130	<p>These policies have regard to the following NPPF paragraphs:</p> <p>92 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places which... enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.</p> <p>104 - Transport issues should be considered from the earliest stages of plan-making and development proposals, so that ... opportunities to promote walking, cycling and public transport use are identified and pursued... .</p>

			<p>106 - Planning policies should: a) support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities... provide for attractive and well-designed walking and cycling networks with supporting facilities... .</p> <p>112 - ... applications for development should... create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards... .</p> <p>130 - Planning policies and decisions should ensure that developments ... are visually attractive as a result of good architecture, layout and appropriate and effective landscaping... sympathetic to local character and history, including the surrounding built environment and landscape setting... .</p>
F14	Green Energy	130, 152, 156, 174	<p>These policies have regard to the following NPPF paragraphs:</p> <p>130 - Planning policies and decisions should ensure that developments ... are visually attractive as a result of good architecture, layout and appropriate and effective landscaping... sympathetic to local character and history, including the surrounding built environment and landscape setting... .</p> <p>152 - The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.</p> <p>156 - Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.</p> <p>174 – Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils... .</p>

<p>F15</p>	<p>Utilities</p>	<p>114, 152, 159, 167, 174,</p>	<p>These policies have regard to the following NPPF paragraphs:</p> <p>114 - Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).</p> <p>152 - The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk... .</p> <p>159 - Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.</p> <p>167 - When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment.</p> <p>174 – Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils... .</p>
<p>F16</p>	<p>Employment, Economic and Commercial Development</p>	<p>8, 84, 104, 130, 174, 176</p>	<p>These policies have regard to the following NPPF paragraphs:</p> <p>8 - Achieving sustainable development means that the planning system has three overarching objectives [including] an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity.</p>

			<p>84 - Planning policies and decisions should enable: a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings... c) sustainable rural tourism and leisure developments which respect the character of the countryside; and d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.</p> <p>104 - Transport issues should be considered from the earliest stages of plan-making and development proposals, so that... patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.</p> <p>130 - Planning policies and decisions should ensure that developments ... are visually attractive as a result of good architecture, layout and appropriate and effective landscaping... sympathetic to local character and history, including the surrounding built environment and landscape setting... .</p> <p>174 - Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes... .</p> <p>176 - Great weight should be given to conserving and enhancing landscape and scenic beauty in... Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas... The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.</p>
HO1	Housing Mix	7, 8, 9, 78, 79	<p>These policies have regard to the following NPPF paragraphs:</p> <p>7- The purpose of the planning system is to contribute to the achievement of sustainable development.</p> <p>8- Achieving sustainable development means that the planning system has three overarching objectives. [This includes] a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of</p>

			<p>present and future generations... [It also includes] an environmental objective – to protect and enhance our natural, built and historic environment.</p> <p>9 - 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.</p> <p>78 - In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.</p> <p>79 - To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.</p>
TH1	Sustainable Transport	104, 186	<p>These policies have regard to the following NPPF paragraphs:</p> <p>104 - Transport issues should be considered from the earliest stages of plan-making and development proposals, so that: a) the potential impacts of development on transport networks can be addressed... d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects... .</p> <p>186 - ... opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement.</p>
TH2	Vehicle Traffic	104, 186	<p>These policies have regard to the following NPPF paragraphs:</p> <p>104 - Transport issues should be considered from the earliest stages of plan-making and development proposals, so that: a) the potential impacts of development on transport networks can be addressed... d) the environmental impacts of traffic and transport infrastructure can be</p>

			<p>identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects... .</p> <p>186 - ... opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement.</p>
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Table 2.2 Lewknor Neighbourhood Development Plan: conformity with legal requirements to fulfil the Basic Conditions

Requirements	Basis in law/regs	How the requirements are met in the NP	Reference
The policies relate to the development and use of land for a designated neighbourhood area	Section 38A of the 2004 PCPA, Para 8(1) of Schedule 4B TCPA 1990	The LNDP policies relate to the development and use of land within the designated Neighbourhood Plan area.	LNDP policies: SS1 CH1-CH4 DC1-DC3 EN1-EN3 FI1-FI6 HO1 TH1-TH2
The Plan specifies the period to which it has effect	Section 38B of the 2004 PCPA, Para 8(1) of Schedule 4B TCPA 1990	The Plan specifies the period 2023 to 2040.	LNDP Title and executive summary
The Plan does not include excluded development	Section 38B of the 2004 PCPA, Para 8(1) of Schedule 4B TCPA 1990	The Plan does not relate to minerals and waste related development, to any major development that requires an Environmental Impact Assessment, or to any nationally significant infrastructure project.	Basic Conditions Statement Section 2 All LNDP policies
The Plan does not relate to more than one neighbourhood area	Section 38B of the 2004 PCPA, Para 8(1) of Schedule 4B TCPA 1990	The Plan relates to only one neighbourhood area.	LNDP section 5

Table 2.2 Lewknor Neighbourhood Development Plan: conformity with legal requirements to fulfil the Basic Conditions

Requirements	Basis in law/regs	How the requirements are met in the NP	Reference
The Plan has been prepared for an area that has been designated	Section 61G of the Localism Act, Para 8(1) of Schedule 4B TCPA 1990	The area designation was approved by South Oxfordshire District Council on 19.10.2017	Basic Conditions Statement Appendix 1
The Plan has been developed and submitted for examination by a qualifying body	Para 8(1) of Schedule 4B TCPA 1990	The Plan has been developed and submitted by Lewknor Parish Council.	LNDP section 5
The Plan has regard to national policies and advice contained in guidance issued by the Secretary of State	Para 8(2) of Schedule 4B TCPA 1990	The Plan is in general conformity with the NPPF and Planning Practice Guidance.	Basic Conditions Statement Tables 2.1
The Plan contributes to the achievement of sustainable development.	Para 8(2) of Schedule 4B TCPA 1990	Considerations of sustainability across a range of themes were central to the Plan's development and its policies contribute to sustainable development.	Basic Conditions Statement Table 3.1
The Plan is in general conformity with the strategic policies of the development plan for the area	Para 8(2) of Schedule 4B TCPA 1990	The Plan is in conformity with South Oxfordshire District Council Local Plan 2035 .	Basic Conditions Statement Table 4.1
The Plan is compatible with EU obligations and human rights requirements.	Para 8(2) of Schedule 4B TCPA 1990, European Convention on Human Rights (ECHR), Para 8(2) TCPA 1993	The Plan does not impact on any of the rights enshrined in the ECHR. There has been full and adequate opportunity for all interested parties to take part in the preparation of the Plan.	Basic Conditions Statement Table 2.3 All LNDP policies

3. Sustainable development

- 3.1 Paragraphs 7 and 10 of the 2021 NPPF set out: 1- that the purpose of the planning system is to contribute to the achievement of sustainable development; and 2- that at the heart of the Framework is a presumption in favour of sustainable development.
- 3.2 Sustainable development has been integral to the Lewknor Neighbourhood Plan process, including positively supporting development while seeking protection and enhancement of the landscape setting, local character, community facilities etc. (where appropriate). The elements of sustainable development specified in the NPPF are listed in Table 3.1 below, with an explanation of how LNDP contributes to each element

Table 3.1 How the Plan contributes to sustainable development	
Sustainable development definition: 2021 NPPF, para 8	How the Lewknor NDP Plan contributes to this element of sustainable development
Economic: to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.	<p>Policy FI2: seeks to protect and enhance community facilities and infrastructure.</p> <p>Policy FI6: supports rural economic development which is compatible with local setting and character and mitigates transport impacts.</p>
Social: to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.	<p>Policy SSS1: supports sustainable development, including infill housing development, within the settlement boundaries, which maintains and enhances the character of the built environment and the rural landscape.</p> <p>Policy HO1: sets out the expectation that housing development has an adequate mix of housing.</p> <p>Policy FI3: supports development which enhances cycle and pedestrian infrastructure which is in keeping with local environment, character, and landscape setting.</p> <p>Policies TH1-TH2: emphasise the mitigation of traffic and road safety impacts arising from development.</p>
Environmental: to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.	Policies CH1-CH4: set design, materials and housing density criteria which maintain or enhance historic and landscape character and setting, particularly the historic areas of the villages; protect important views both into and out from the villages and also historic views within the villages; and prevent negative impact on the Aston Rowant National Nature Reserve and the Chilterns Area of Outstanding Natural Beauty.

Table 3.1 How the Plan contributes to sustainable development

Sustainable development definition: 2021 NPPF, para 8	How the Lewknor NDP Plan contributes to this element of sustainable development
	<p>Policies DC1-DC3: seek to maintain the dark skies of the parish; set design, materials and housing density criteria which maintain or enhance the character of the villages, particularly the historic areas of the villages and; seek to ensure that development is of high-quality design, built to high sustainability standards and complementing local distinctiveness.</p> <p>Policies EN1-EN3: supports development that: conserves and enhances the local environment and flora and fauna; makes net gains to biodiversity and; avoids negative impact in the Aston Rowant National Nature Reserve and the Chilterns Area of Outstanding Natural Beauty.</p> <p>Policy F11: protects the natural environment by designating 6 areas as Local Green Spaces.</p> <p>Policy F14: supports mitigation and adaptation to climate change and reduction of carbon emissions by supporting renewable energy schemes which conserve and enhance the local environment, character, and landscape setting.</p> <p>Policy F15: supports development which does not contribute to flooding or negatively impact the sewer network, and supports development which enhances digital communications infrastructure and is in keeping with local environment, character, and landscape setting.</p>

3.2 In summary, the LNDP contributes to the achievement of sustainable development by:

- positively supporting development to help meet current and future needs.
- protecting and enhancing the built and historic environment by encouraging development that responds to the distinctive rural character and landscape setting.
- protecting and enhancing the natural assets of the parish, biodiversity, the natural environment, views, and green infrastructure.
- supporting the need to mitigate and adapt to climate change and reduce carbon emissions by supporting renewable energy schemes and development built to high sustainability standards.
- protecting and enhancing community facilities to help meet the needs of residents and foster a well-designed built environment that contributes to community well-being.

4. Strategic policies of the Local Plan

- 4.1 The LNDP is in general conformity with the policies of the **South Oxfordshire District Council Local Plan 2035**.
- 4.2 Table 4.1 below summarises an analysis of how each policy the LNDP is in general conformity with relevant policies in the Development Plan for South Oxfordshire.

Table 4.1 – General Conformity with the South Oxfordshire Development Plan 2035

LNDP Policy Number	LNDP Policy	Commentary
SS1	<p>Settlement Boundaries – Lewknor and Postcombe</p> <ul style="list-style-type: none"> i. The Neighbourhood Plan defines settlement boundaries at Lewknor and Postcombe, as shown on <i>Policies Maps 2 & 3</i> which distinguish between the built-up areas of the Parish and the surrounding countryside ii. Within the settlement boundaries housing infill development will be supported where it contributes positively to local character and reflects the scale of the village iii. Within the Conservation Areas infill development should conserve or enhance the special architectural and historic character of these areas iv. Development within settlement boundaries will be supported subject to other Neighbourhood Plan policies provided that the development, individually or cumulatively, would not result in an extended linear form of development along a geographical feature, such as a road or watercourse, which would be out of keeping with the historic nucleated development form of the relevant village v. Proposals for development outside the boundaries will only be supported if they accord with policies of the Local Plan that manage development in the countryside 	<p>This policy is in general conformity with the following:</p> <p>Policy STRAT1: The Overall Strategy</p> <p>Proposals for development in South Oxfordshire will be assessed using national policy and guidance and the whole of the Development Plan and should be consistent with the overall strategy of...</p> <p>viii) supporting Smaller and Other Villages by allowing for limited amounts of housing and employment to help secure the provision and retention of services;</p> <p>Policy STRAT5: Residential Densities</p> <p>1. Planning permission will only be granted where it can be demonstrated that the proposal optimises the use of land and potential of the site. Developments should accommodate and sustain an appropriate amount and mix of uses (including green space and other public space) and support local facilities and transport networks.</p> <p>2. The density of a development should be informed by:</p> <ul style="list-style-type: none"> i) the capacity of the site and the need to use land efficiently in accordance with Policy DES7: Efficient use of resources; ii) the need to achieve high quality design that respects local character; iii) local circumstances and site constraints, including the required housing mix, and the need to protect or enhance the local environment, Areas of Outstanding Natural Beauty, heritage assets, and important landscape, habitats and townscape;

		<p>Policy DES2: Enhancing Local Character</p> <ol style="list-style-type: none"> 1. All new development must be designed to reflect the positive features that make up the character of the local area and should both physically and visually enhance and complement the surroundings. 2. All proposals for new development should be informed by a contextual analysis that demonstrates how the design: i) has been informed by and responds positively to the site and its surroundings; and ii) reinforces place-identity by enhancing local character. 3. Where a Character Assessment has been prepared as part of a made Neighbourhood Development Plan, a proposal must demonstrate that the positive features identified in the Assessment have been incorporated into the design of the development. <p>Policy ENV1: Landscape and Countryside</p> <p>South Oxfordshire’s landscape, countryside and rural areas will be protected against harmful development. Development will only be permitted where it protects and, where possible enhances, features that contribute to the nature and quality of South Oxfordshire’s landscapes, in particular:</p> <ol style="list-style-type: none"> i) trees (including individual trees, groups of trees and woodlands), hedgerows and field boundaries; ii) irreplaceable habitats such as ancient woodland and aged or veteran trees found outside ancient woodland... iv) other watercourse and water bodies; v) the landscape setting of settlements or the special character and landscape setting of Oxford; vi) topographical features; vii) areas or features of cultural and historic value;
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		<p>viii) important views and visually sensitive skylines; and ix) aesthetic and perceptual factors such as tranquility, wildness, intactness, rarity and enclosure.</p> <p>Policy ENV6: Historic Environment</p> <p>1. Proposals for new development that may affect designated and non-designated heritage assets should take account of the desirability of sustaining and enhancing the significance of those assets and putting them to viable uses consistent with their conservation. Heritage assets include statutorily designated Scheduled Monuments, Listed Buildings or structures, Conservation Areas, Registered Parks and Gardens, Registered Battlefields, archaeology of national and local interest and non-designated buildings, structures or historic landscapes that contribute to local historic and architectural interest of the district’s historic environment, and also includes those heritage assets listed by the Oxfordshire Historic Environmental Record</p> <p>Policy H8: Housing in the Smaller Villages</p> <p>The Council will support development within the Smaller Villages in accordance with Policy H16.</p> <p>Policy H16: Backland and Infill Development and Redevelopment</p> <p>1. Within Smaller Villages and Other Villages, development should be limited to infill and the redevelopment of previously developed land or buildings.</p> <p>2. Infill development is defined as the filling of a small gap in an otherwise continuous built-up frontage or on other sites within settlements where the site is closely surrounded by buildings. The scale of infill should be appropriate to its location.</p>
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<p>CH1</p>	<p>Conserving Heritage</p> <p>Development proposals within the Conservation Area or its setting, those affecting designated heritage assets, and buildings in the non-designated heritage assets list in Appendix 3 and their settings, both above and below ground, including archaeological sites, listed buildings and scheduled monuments should conserve or enhance the significance of the conservation area, designated heritage asset or non-designated heritage asset, the contribution of their setting and their important contribution to local distinctiveness, character and sense of place.</p>	<p>This policy is in general conformity with the following:</p> <p>Policy DES2: Enhancing Local Character</p> <ul style="list-style-type: none"> 1. All new development must be designed to reflect the positive features that make up the character of the local area and should both physically and visually enhance and complement the surroundings. 2. All proposals for new development should be informed by a contextual analysis that demonstrates how the design: i) has been informed by and responds positively to the site and its surroundings; and ii) reinforces place-identity by enhancing local character. 3. Where a Character Assessment has been prepared as part of a made Neighbourhood Development Plan, a proposal must demonstrate that the positive features identified in the Assessment have been incorporated into the design of the development. <p>Policy ENV1: Landscape and Countryside</p> <p>South Oxfordshire’s landscape, countryside and rural areas will be protected against harmful development. Development will only be permitted where it protects and, where possible enhances, features that contribute to the nature and quality of South Oxfordshire’s landscapes, in particular:</p>

		<ul style="list-style-type: none"> i) trees (including individual trees, groups of trees and woodlands), hedgerows and field boundaries; ii) irreplaceable habitats such as ancient woodland and aged or veteran trees found outside ancient woodland... iv) other watercourse and water bodies; v) the landscape setting of settlements or the special character and landscape setting of Oxford; vi) topographical features; vii) areas or features of cultural and historic value; viii) important views and visually sensitive skylines; and ix) aesthetic and perceptual factors such as tranquility, wildness, intactness, rarity and enclosure. <p>Policy ENV6: Historic Environment</p> <ol style="list-style-type: none"> 1. Proposals for new development that may affect designated and non-designated heritage assets should take account of the desirability of sustaining and enhancing the significance of those assets and putting them to viable uses consistent with their conservation. Heritage assets include statutorily designated Scheduled Monuments, Listed Buildings or structures, Conservation Areas, Registered Parks and Gardens, Registered Battlefields, archaeology of national and local interest and non-designated buildings, structures or historic landscapes that contribute to local historic and architectural interest of the district's historic environment, and also includes those heritage assets listed by the Oxfordshire Historic Environmental Record. 2. Proposals for new development should be sensitively designed and should not cause harm to the historic environment... . 3. Non-designated heritage assets, where identified through local or neighbourhood plan-making, Conservation Area Appraisal or review or through the planning application process, will be recognised as heritage assets in accordance with national guidance and any local criteria. <p>Development proposals that directly or indirectly affect the significance of a</p>
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		<p>non-designated heritage asset will be determined with regard to the scale of any harm or loss and the significance of the asset.</p> <p>4. Applicants will be required to describe, in line with best practice and relevant national guidance, the significance of any heritage assets affected including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance. In some circumstances further survey, analysis and/or recording will be made a condition of consent.</p> <p>5. Particular encouragement will be given to schemes that will help secure the long term conservation of vacant and under-used buildings and bring them back into appropriate use.</p> <p>6. Alterations to historic buildings, for example to improve energy efficiency, should respect the integrity of the historic environment and the character and significance of the building.</p> <p>Policy ENV7: Listed Buildings</p> <p>1. Proposals for development, including change of use, that involve any alteration of, addition to or partial demolition of a listed building or within the curtilage of, or affecting the setting of a listed building will be expected to:</p> <ul style="list-style-type: none"> i) conserve, enhance or better reveal those elements which contribute to the heritage significance and/or its setting; ii) respect any features of special architectural or historic interest, including, where relevant, the historic curtilage or context, such as burgage plots, or its value within a group and/or its setting, such as the importance of a street frontage or traditional shopfronts; and iii) be sympathetic to the listed building and its setting in terms of its siting, size, scale, height, alignment, materials and finishes (including colour and texture), design and form, in order to retain the special interest that justifies its designation through appropriate design, with regard to the South Oxfordshire Design Guide.
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<p>CH2</p>	<p>Landscape Character</p> <p>Any development should conserve and enhance the landscape character area in which it lies having regard to the South Oxfordshire Landscape Character Assessment document. All new development which could have an impact on the Chilterns Area of Outstanding Natural Beauty (AONB) or setting of the AONB should be accompanied by a Landscape Visual Impact Assessment (LVIA) following the Guidelines for Landscape and Visual Impact Assessment, latest edition, as part of an application.</p> <p>Any development proposals must respect:</p> <ul style="list-style-type: none"> i. The location of the Parish as a constituent part of the setting of the AONB. Any planning proposal should not detract from this relationship in which the Parish contributes to the wider setting of the Chilterns ii. the AONB as an Intrinsically Dark Landscape iii. the geodiversity of the Parish 	<p>This policy is in general conformity with the following:</p> <p>Policy DES2: Enhancing Local Character</p> <ol style="list-style-type: none"> 1. All new development must be designed to reflect the positive features that make up the character of the local area and should both physically and visually enhance and complement the surroundings. 2. All proposals for new development should be informed by a contextual analysis that demonstrates how the design: i) has been informed by and responds positively to the site and its surroundings; and ii) reinforces place-identity by enhancing local character. 3. Where a Character Assessment has been prepared as part of a made Neighbourhood Development Plan, a proposal must demonstrate that the positive features identified in the Assessment have been incorporated into the design of the development. <p>Policy ENV1: Landscape and Countryside</p> <p>South Oxfordshire’s landscape, countryside and rural areas will be protected against harmful development. Development will only be permitted where it protects and, where possible enhances, features that contribute to the nature and quality of South Oxfordshire’s landscapes, in particular:</p> <ul style="list-style-type: none"> i) trees (including individual trees, groups of trees and woodlands), hedgerows and field boundaries;

		<p>ii) irreplaceable habitats such as ancient woodland and aged or veteran trees found outside ancient woodland...</p> <p>iv) other watercourse and water bodies;</p> <p>v) the landscape setting of settlements or the special character and landscape setting of Oxford;</p> <p>vi) topographical features;</p> <p>vii) areas or features of cultural and historic value;</p> <p>viii) important views and visually sensitive skylines; and</p> <p>ix) aesthetic and perceptual factors such as tranquility, wildness, intactness, rarity and enclosure.</p> <p>Policy ENV1: Landscape and Countryside</p> <p>1. The highest level of protection will be given to the landscape and scenic beauty of the Chilterns and North Wessex Downs Areas of Outstanding Natural Beauty (AONBs):</p> <ul style="list-style-type: none"> • Development in an AONB or affecting the setting of an AONB will only be permitted where it conserves, and where possible, enhances the character and natural beauty of the AONB; • Development in an AONB will only be permitted where it is appropriate to the economic and environmental wellbeing of the area or promotes understanding or enjoyment of the AONB; • Major development in an AONB will only be permitted in exceptional circumstances and where it can be demonstrated to be in the public interest; and • Development proposals that could affect the special qualities of an AONB (including the setting of an AONB) either individually or in combination with other developments, should be accompanied by a proportionate Landscape and Visual Impact Assessment. AONB Management Plans will be a material consideration in decision making.
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		<p>Policy ENV11: Pollution - Impact from Existing and/ or Previous Land Uses on New Development (Potential Receptors of Pollution)</p> <p>1. Development proposals should be appropriate to their location and should be designed to ensure that the occupiers of a new development will not be subject to individual and/or cumulative adverse effect(s) of pollution. Proposals will need to avoid or provide details of proposed mitigation methods to protect occupiers of a new development from the adverse impact(s) of pollution.</p> <p>2. Unless there is a realistic potential for appropriate mitigation, development will not be permitted if it is likely to be adversely affected by pollution. Factors can include, but are not limited to:</p> <ul style="list-style-type: none"> • noise or vibration; • smell, dust, odour, artificial light, gases and other emissions; • air pollution, contamination of the site or its surroundings and hazardous substances nearby; • land instability; and • any other relevant types of pollution. <p>Policy ENV12: Pollution - Impact of Development on Human Health, the Natural Environment and/or Local Amenity (Potential Sources of Pollution)</p> <p>1. Development proposals should be located in sustainable locations and should be designed to ensure that they will not result in significant adverse impacts on human health, the natural environment and/or the amenity of neighbouring uses.</p>
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<p>CH3</p>	<p>Protection of Views</p> <p>i. Any proposed development should preserve or enhance the local character of the landscape and not have a significant adverse impact on the identified important views.</p> <p>ii. Certain views in the Parish are specified in the Lewknor Parish Protection of Views Assessment (Appendix 3) as being of special significance for the character and setting of the Parish and its villages:</p> <ol style="list-style-type: none"> 1) <i>St. Margaret's Church, Lewknor - from the north-west</i> 2) <i>Lewknor & Beacon Hill - from the west</i> 3) <i>Lewknor - from Salt Lane</i> 4) <i>Lewknor and South Weston - from Beacon Hill</i> 5) <i>Postcombe - from Beacon Hill</i> 6) <i>Lewknor - from Bald Hill</i> 	<p>This policy is in general conformity with the following:</p> <p>Policy DES2: Enhancing Local Character</p> <ol style="list-style-type: none"> 1. All new development must be designed to reflect the positive features that make up the character of the local area and should both physically and visually enhance and complement the surroundings. 2. All proposals for new development should be informed by a contextual analysis that demonstrates how the design: i) has been informed by and responds positively to the site and its surroundings; and ii) reinforces place-identity by enhancing local character. 3. Where a Character Assessment has been prepared as part of a made Neighbourhood Development Plan, a proposal must demonstrate that the positive features identified in the Assessment have been incorporated into the design of the development.

	<p>7) <i>South Weston & Adwell Cop</i></p> <p>8) <i>Entrance to South Weston - in direction of Adwell</i></p> <p>9) <i>Towards Rectory Lane, South Weston - from junction of Salt Lane and Weston Road</i></p> <p>10) <i>Beacon Hill - from the London Road at Postcombe</i></p> <p>11) <i>Postcombe & Chiltern escarpment - from the west</i></p> <p>12) <i>Beacon Hill - from Beacon View, Lewknor</i></p> <p>13) <i>Beacon Hill - from Nethercote Lane, Lewknor</i></p> <p>14) <i>Bald Hill - from north-west of St Margaret's Church, Lewknor</i></p>	<p>Policy ENV1: Landscape and Countryside</p> <p>South Oxfordshire's landscape, countryside and rural areas will be protected against harmful development. Development will only be permitted where it protects and, where possible enhances, features that contribute to the nature and quality of South Oxfordshire's landscapes, in particular:</p> <ul style="list-style-type: none"> i) trees (including individual trees, groups of trees and woodlands), hedgerows and field boundaries; ii) irreplaceable habitats such as ancient woodland and aged or veteran trees found outside ancient woodland... iv) other watercourse and water bodies; v) the landscape setting of settlements or the special character and landscape setting of Oxford; vi) topographical features; vii) areas or features of cultural and historic value; viii) important views and visually sensitive skylines; and ix) aesthetic and perceptual factors such as tranquility, wildness, intactness, rarity and enclosure.
<p>CH4</p>	<p>The Chilterns Area of Outstanding Natural Beauty</p> <p>Permission for major developments in the Chilterns Area of Outstanding Natural Beauty will be refused unless exceptional circumstances prevail and where it can be demonstrated that development is in the public interest as defined by national planning policy. Planning permission for any proposal within the Chilterns Area of Outstanding Natural Beauty, or affecting the setting of the Chilterns Area of Outstanding Natural Beauty, will only be granted when it:</p> <ul style="list-style-type: none"> i. conserves and enhances the Chilterns Area of Outstanding Natural Beauty's special qualities, 	<p>This policy is in general conformity with the following:</p> <p>Policy DES2: Enhancing Local Character</p> <ol style="list-style-type: none"> 1. All new development must be designed to reflect the positive features that make up the character of the local area and should both physically and visually enhance and complement the surroundings. 2. All proposals for new development should be informed by a contextual analysis that demonstrates how the design: i) has been informed by and responds positively to the site and its surroundings; and ii) reinforces place-identity by enhancing local character.

	<p>distinctive character, tranquillity and remoteness in accordance with national planning policy and the overall purpose of the Area of Outstanding Natural Beauty designation</p> <ul style="list-style-type: none"> ii. is appropriate to the economic, social and environmental wellbeing of the area or is desirable for its understanding and enjoyment iii. meets the aims of the statutory Chilterns Area of Outstanding Natural Beauty Management Plan, making practical and financial contributions towards management plan delivery as appropriate iv. complies with the Chilterns Building Design Guide and technical notes by being of a high-quality design which respects the natural beauty of the Chilterns, its traditional built character and reinforces the sense of place and local character v. avoids adverse impacts from individual proposals (including their cumulative effects), unless these can be satisfactorily mitigated 	<p>3. Where a Character Assessment has been prepared as part of a made Neighbourhood Development Plan, a proposal must demonstrate that the positive features identified in the Assessment have been incorporated into the design of the development.</p> <p>Policy ENV1: Landscape and Countryside</p> <p>1. The highest level of protection will be given to the landscape and scenic beauty of the Chilterns and North Wessex Downs Areas of Outstanding Natural Beauty (AONBs):</p> <ul style="list-style-type: none"> • Development in an AONB or affecting the setting of an AONB will only be permitted where it conserves, and where possible, enhances the character and natural beauty of the AONB; • Development in an AONB will only be permitted where it is appropriate to the economic and environmental wellbeing of the area or promotes understanding or enjoyment of the AONB; • Major development in an AONB will only be permitted in exceptional circumstances and where it can be demonstrated to be in the public interest; and • Development proposals that could affect the special qualities of an AONB (including the setting of an AONB) either individually or in combination with other developments, should be accompanied by a proportionate Landscape and Visual Impact Assessment. AONB Management Plans will be a material consideration in decision making. <p>Policy DES9: Renewable and Low Carbon Energy</p> <p>1. The Council encourages schemes for renewable and low carbon energy generation and associated infrastructure at all scales including domestic schemes. It also encourages the incorporation of renewable and low carbon energy applications within all development. Planning applications for</p>
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		<p>renewable and low carbon energy generation will be supported, provided that they do not cause a significantly adverse effect to:</p> <ul style="list-style-type: none"> i) landscape, both designated AONB and locally valued, biodiversity, including protected habitats and species and Conservation Target Areas; ii) the historic environment, both designated and non-designated assets, including development within their settings; iii) openness of the Green Belt; iv) the safe movement of traffic and pedestrians; or v) residential amenity
<p>DC1</p>	<p>Character of Developments</p> <p>New developments and extensions to properties should be in harmony with the rural character of Lewknor Parish and its landscape and enhance the sense of place and local distinctiveness. Development proposals will be supported where they meet the following criteria:</p> <ul style="list-style-type: none"> i. implement the best practices set out in the Chilterns Buildings Design Guide and the South Oxfordshire District Council Design Guide ii. where a Design and Access Statement is required and the development is in the Chilterns Area of Outstanding Natural Beauty or its environs it should explain how it complies with the Chilterns Buildings Design Guide and the South Oxfordshire District Council Design Guide iii. the density, scale and arrangement of buildings should reflect that of the respective settlement area iv. where building(s) on one side of a road are close to the roadside, any building(s) on the opposite side of the road should be set well back from the roadside in order to maintain a sense of openness 	<p>This policy is in general conformity with the following:</p> <p>Policy DES2: Enhancing Local Character</p> <ol style="list-style-type: none"> 1. All new development must be designed to reflect the positive features that make up the character of the local area and should both physically and visually enhance and complement the surroundings. 2. All proposals for new development should be informed by a contextual analysis that demonstrates how the design: i) has been informed by and responds positively to the site and its surroundings; and ii) reinforces place-identity by enhancing local character. 3. Where a Character Assessment has been prepared as part of a made Neighbourhood Development Plan, a proposal must demonstrate that the positive features identified in the Assessment have been incorporated into the design of the development. <p>Policy ENV1: Landscape and Countryside</p> <p>South Oxfordshire’s landscape, countryside and rural areas will be protected against harmful development. Development will only be permitted where it</p>

	<p>v. preserve historic plot boundaries, hedgerows and enclosure walls</p>	<p>protects and, where possible enhances, features that contribute to the nature and quality of South Oxfordshire’s landscapes, in particular:</p> <ul style="list-style-type: none"> i) trees (including individual trees, groups of trees and woodlands), hedgerows and field boundaries; ii) irreplaceable habitats such as ancient woodland and aged or veteran trees found outside ancient woodland... iv) other watercourse and water bodies; v) the landscape setting of settlements or the special character and landscape setting of Oxford; vi) topographical features; vii) areas or features of cultural and historic value; viii) important views and visually sensitive skylines; and ix) aesthetic and perceptual factors such as tranquility, wildness, intactness, rarity and enclosure.
<p>DC2</p>	<p>Design Principles</p> <p>An application for a new development or for changes to existing buildings, including extension or change of use, must demonstrate how the design and layout fits in with the local character of the area and includes each of the following points:</p> <ul style="list-style-type: none"> i. provision of a high-quality design ii. have regard to how their landscape schemes, layouts, access and public open space provision and other amenity requirements may contribute to the maintenance and improvement of the surrounding area iii. Existing arboricultural features should be incorporated into design schemes wherever possible so that they are set off as an attractive asset to the development 	<p>This policy is in general conformity with the following:</p> <p>Policy DES2: Enhancing Local Character</p> <ol style="list-style-type: none"> 1. All new development must be designed to reflect the positive features that make up the character of the local area and should both physically and visually enhance and complement the surroundings. 2. All proposals for new development should be informed by a contextual analysis that demonstrates how the design: i) has been informed by and responds positively to the site and its surroundings; and ii) reinforces place-identity by enhancing local character. 3. Where a Character Assessment has been prepared as part of a made Neighbourhood Development Plan, a proposal must demonstrate that the positive features identified in the Assessment have been incorporated into the design of the development.

	<ul style="list-style-type: none"> iv. boundary treatments to highways and village lanes should comprise native hedgerow, or stone, brick or flint boundary walls as appropriate to the immediate context of the site v. boundary treatments to the front of properties should be soft (lawn, low hedges, trees, planting) and/or low stone/brick walls/picket fencing vi. proposed lighting should conserve and enhance relative tranquillity, in relation to light pollution and dark night skies, and comply with other relevant policies. All new lighting should demonstrate that it meets or exceeds the Institute of Lighting Professionals guidance and other relevant standards or guidance (CIE 150:2017 Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations) for lighting within environmental zones, and have regard to the following hierarchy: <ul style="list-style-type: none"> a) The installation of outside lighting is avoided b) If lighting is installed it is necessary for its intended purpose or use and any adverse impacts are avoided, and c) If it is demonstrated that (a) or (b) is not achievable, then adverse impacts are appropriately mitigated vii. proposed lighting for development proposals should ensure all of the following: <ul style="list-style-type: none"> a) The measured and observed sky quality in the surrounding area is not reduced b) Lighting is not unnecessarily visible in nearby designated and key habitats c) The visibility of lighting from the surrounding landscape is avoided 	<p>Policy DES1: Delivering High Quality Development</p> <p>1. All new development must be of a high quality design that:</p> <ul style="list-style-type: none"> i) uses land efficiently while respecting the existing landscape character; ii) enhances biodiversity and, as a minimum, leads to no net loss of habitat; iii) incorporates and/or links to a well-defined network of Green and Blue Infrastructure; iv) is sustainable and resilient to climate change; v) minimises energy consumption; vi) mitigates water run-off and flood risks; vii) takes into account landform, layout, building orientation, massing and landscaping; viii) provides a clear and permeable hierarchy of streets, routes and spaces to create safe and convenient ease of movement by all users... ix) provides access to local services and facilities and, where needed, incorporates mixed uses, facilities and co-locates services as appropriate with good access to public transport... x) respects the local context working with and complementing the scale, height, density, grain, massing, type, and details of the surrounding area; xi) secures a high quality public realm that is interesting and aesthetically pleasing; and designed to support an active life for everyone with well managed and maintained public areas... xii) understands and addresses the needs of all potential users by ensuring that buildings and their surroundings can be accessed and used by everyone... xiii) ensures a sufficient level of well-integrated and imaginative solutions for car and bicycle parking and external storage. <p>Policy DES8: Promoting Sustainable Design</p> <p>1. All new development, including building conversions, refurbishments and extensions, should seek to minimise the carbon and energy impacts of their design and construction. Proposals must demonstrate that they are seeking to limit greenhouse emissions through location, building orientation, design,</p>
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	<p>d) Building design that results in increased light spill from internal lighting is avoided, unless suitable mitigation measures are implemented</p> <p>viii. proposed parking arrangements for residents and their visitors incorporate solutions that avoid large expanses of communal parking or the loss of vegetation along the roadsides and do not necessitate parking on village lanes. All new residential developments must conform to Oxfordshire County Council's parking standards</p> <p>ix. unless impracticable, garages must be built in direct association with the houses whose inhabitants may be expected to use them. They must be spacious enough to accommodate modern cars and bicycles. Proposals for separate parking areas would not be permitted unless alternative provision is impracticable. In such instances they should be small, discreet and located out of view of the road</p> <p>x. provision must be made for adequate storage space for bins and this should not detract from the street scene</p> <p>xi. any new road is in keeping with the form of existing roads and lanes within its village</p> <p>xii. roads and footpaths must not feature street and/or path lighting unless it is a requirement of a statutory body, in which case it should use optimal green solutions</p> <p>xiii. it should avoid the installation of kerbs to new or existing village lanes or roads but where this is not possible the use of more sympathetic materials / construction design, as identified on pages 18 and 19 of Oxfordshire County Council's 'Residential Road Design Guide' should be used in preference to the</p>	<p>landscape and planting taking into account any nationally adopted standards and in accordance with Policies DES10: Carbon Reduction and DES7: Efficient Use of Resources.</p> <p>Policy ENV1: Landscape and Countryside</p> <p>South Oxfordshire's landscape, countryside and rural areas will be protected against harmful development. Development will only be permitted where it protects and, where possible enhances, features that contribute to the nature and quality of South Oxfordshire's landscapes, in particular:</p> <ul style="list-style-type: none"> i) trees (including individual trees, groups of trees and woodlands), hedgerows and field boundaries; ii) irreplaceable habitats such as ancient woodland and aged or veteran trees found outside ancient woodland... iv) other watercourse and water bodies; v) the landscape setting of settlements or the special character and landscape setting of Oxford; vi) topographical features; vii) areas or features of cultural and historic value; viii) important views and visually sensitive skylines; and ix) aesthetic and perceptual factors such as tranquility, wildness, intactness, rarity and enclosure. <p>Policy TRANS2: Promoting Sustainable Transport and Accessibility</p> <p>1. The Council will work with Oxfordshire County Council and others to... vii) adopt an approach to the provision and management of car parking aimed at improving the attraction of our town and village centres... .</p>
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	<p>installation of precast concrete kerbs. New development should not have a detrimental impact on the local highways network, unless mitigated appropriately, especially with regard to the rural country lanes which are unsuitable for high volumes of traffic or large vehicles</p> <p>xiv. developments should contribute to the provision of cleaner air and reduce pollution by adopting techniques which minimise or avoid greenhouse gases and dust</p>	<p>Policy ENV11: Pollution - Impact from Existing and/ or Previous Land Uses on New Development (Potential Receptors of Pollution)</p> <p>1. Development proposals should be appropriate to their location and should be designed to ensure that the occupiers of a new development will not be subject to individual and/or cumulative adverse effect(s) of pollution. Proposals will need to avoid or provide details of proposed mitigation methods to protect occupiers of a new development from the adverse impact(s) of pollution.</p> <p>2. Unless there is a realistic potential for appropriate mitigation, development will not be permitted if it is likely to be adversely affected by pollution. Factors can include, but are not limited to:</p> <ul style="list-style-type: none"> • noise or vibration; • smell, dust, odour, artificial light, gases and other emissions; • air pollution, contamination of the site or its surroundings and hazardous substances nearby; • land instability; and • any other relevant types of pollution. <p>Policy ENV12: Pollution - Impact of Development on Human Health, the Natural Environment and/or Local Amenity (Potential Sources of Pollution)</p> <p>1. Development proposals should be located in sustainable locations and should be designed to ensure that they will not result in significant adverse impacts on human health, the natural environment and/or the amenity of neighbouring uses.</p> <p>2. The individual and cumulative impacts of development on human health, the natural environment and/or local amenity will be considered when assessing development proposals.</p>
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<p>DC3</p>	<p>Sustainable Design</p> <p>Proposals for new buildings and changes to existing buildings should demonstrate:</p> <ol style="list-style-type: none"> i. the provision of energy and water efficient, environmentally sensitive construction, using sustainable and recyclable materials, and including renewable energy sources which have been informed by and which complement the local character and rural surroundings ii. how the development has been made “future proof” for the provision of modern technology such as high-speed broadband, electric vehicle recharge points and ground or air source heat pumps 	<p>This policy is in general conformity with the following:</p> <p>Policy DES2: Enhancing Local Character</p> <ol style="list-style-type: none"> 1. All new development must be designed to reflect the positive features that make up the character of the local area and should both physically and visually enhance and complement the surroundings. 2. All proposals for new development should be informed by a contextual analysis that demonstrates how the design: i) has been informed by and responds positively to the site and its surroundings; and ii) reinforces place-identity by enhancing local character. 3. Where a Character Assessment has been prepared as part of a made Neighbourhood Development Plan, a proposal must demonstrate that the positive features identified in the Assessment have been incorporated into the design of the development. <p>Policy DES8: Promoting Sustainable Design</p> <ol style="list-style-type: none"> 1. All new development, including building conversions, refurbishments and extensions, should seek to minimise the carbon and energy impacts of their design and construction. Proposals must demonstrate that they are seeking to

		<p>limit greenhouse emissions through location, building orientation, design, landscape and planting taking into account any nationally adopted standards and in accordance with Policies DES10: Carbon Reduction and DES7: Efficient Use of Resources.</p> <p>Policy DES7: Efficient Use of Resources</p> <p>1. New development is required to make provision for the effective use and protection of natural resources where applicable, including:</p> <ul style="list-style-type: none"> i) the efficient use of land, with densities in accordance with Policy STRAT5 Residential Densities. Proposals which seek to deliver higher quality and higher density development which minimises land take will be encouraged; ii) minimising waste and making adequate provision for the recycling, composting and recovery of waste on site using recycled and energy efficient materials; iii) maximising passive solar heating, lighting, natural ventilation, energy and water efficiency and the re-use of materials; iv) making efficient use of water, for example through rainwater harvesting and grey water recycling, and causing no deterioration in, and where possible, achieving improvements in water quality (including groundwater quality); v) taking account of, and if located within an AQMA, is consistent with, the Council’s Air Quality Action Plan; vi) ensuring that the land is of a suitable quality for development and that remediation of contaminated land is undertaken where necessary; vii) avoiding the development of the best and most versatile agricultural land, unless it is demonstrated to be the most sustainable choice from reasonable alternatives, by first using areas of poorer quality land in preference to that of a higher quality; and viii) re-using vacant buildings and redeveloping previously developed land, provided the land is not of a high environmental value.
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<p>EN1</p>	<p>Wildlife and Biodiversity</p> <p>Development proposals should comply with the following biodiversity principles:</p> <ul style="list-style-type: none"> i. Loss of mature trees, hedgerows or other form of wildlife corridor should be avoided, either as part of a landscape scheme and layout or as part of the construction works of a development scheme. Where the loss of a mature tree or hedgerow is unavoidable, the proposals must make provision on site for UK sourced and species-specific equivalent replacements. Development proposals affecting trees and woodlands should, where appropriate, be supported by adequate tree survey information; tree constraints should be identified by a qualified arboricultural consultant, based on a Tree Survey 	<p>This policy is in general conformity with the following:</p> <p>Policy ENV1: Landscape and Countryside</p> <p>2. South Oxfordshire’s landscape, countryside and rural areas will be protected against harmful development. Development will only be permitted where it protects and, where possible enhances, features that contribute to the nature and quality of South Oxfordshire’s landscapes, in particular:</p> <ul style="list-style-type: none"> i) trees (including individual trees, groups of trees and woodlands), hedgerows and field boundaries; ii) irreplaceable habitats such as ancient woodland and aged or veteran trees found outside ancient woodland... iv) other watercourse and water bodies; v) the landscape setting of settlements or the special character and landscape setting of Oxford;

	<p>completed in accordance with the current edition of British Standard 5837. Development proposals are encouraged to replace trees which are not being retained as a result of the development at a ratio of at least 2:1</p> <p>ii. Where appropriate, incorporate landscape schemes which use local indigenous trees and features which form part of the vernacular in the immediate area</p> <p>iii. On-site biodiversity enhancements such as new roosting features for bats or nesting features for birds (including for use by swifts, swallows and house martins) should be incorporated into the fabric of the development</p> <p>iv. Protection of wildlife corridors which allow wildlife to move from one area of habitat to another. Fences, walls or hedges should be designed to incorporate features which allow safe dispersal of wildlife through areas of green space and gardens</p> <p>v. Development proposals should be planned so as to avoid deterioration in the ecological status of the Parish's chalk streams</p> <p>vi. Development should retain or provide a buffer adjacent to the watercourse of natural or semi-natural habitat, free from built development and parking areas</p> <p>vii. Wherever possible, piped water courses shall be re-opened and existing open water courses retained</p> <p>viii. Any flood attenuation ponds and new areas of recreational green space required as part of any new development shall be designed to encourage nature conservation and biodiversity</p> <p>ix. Proposals for new development must include details of how the biodiversity and wildlife environment of the site would be enhanced</p>	<p>vi) topographical features; vii) areas or features of cultural and historic value; viii) important views and visually sensitive skylines; and ix) aesthetic and perceptual factors such as tranquility, wildness, intactness, rarity and enclosure...</p> <p>4. The Council will seek the retention of important hedgerows. Where retention is not possible and a proposal seeks the removal of a hedgerow, the Council will require compensatory planting with a mixture of native hedgerow species.</p> <p>Policy ENV2: Biodiversity - Designated Sites, Priority Habitats and Species</p> <p>1. The highest level of protection will be given to sites of international nature conservation importance (Special Areas of Conservation). Development that is likely to result in a significant effect, either alone or in combination, on such sites will need to satisfy the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended).</p> <p>2. Sites of Special Scientific Interest (SSSI) are of national importance. Development that is likely to have an adverse effect on a SSSI (either on its own or in combination with other developments) will only be permitted in exceptional circumstances, where it can be demonstrated that the benefits of the development in the location proposed clearly outweigh any harm to the special interest features and the SSSI's contribution to the local ecological network. In such circumstances, measures should be provided (and secured through planning conditions or legal agreements) that would mitigate or, as a last resort, compensate for the adverse effects resulting from development.</p> <p>3. Development likely to result, either directly or indirectly to the loss, deterioration or harm to:</p> <ul style="list-style-type: none"> • Local Wildlife Sites • Local Nature Reserves • Priority Habitats and Species
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	<p>x. Development on land within or outside the Sites of Special Scientific Interest in the Parish, the areas of Ancient Woodland and the Special Area of Conservation, and which is likely to have an adverse effect on it any of them (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest</p> <p>Note: Biodiversity net gain should be assessed using a recognised assessment method, such as the DEFRA biodiversity offsetting metric</p>	<ul style="list-style-type: none"> • Legally Protected Species • Local Geological Sites • Ecological Networks (Conservation Target Areas) • Important or ancient hedges or hedgerows • Ancient woodland and veteran trees will only be permitted if: <ul style="list-style-type: none"> i) the need for, and benefits of the development in the proposed location outweigh the adverse effect on the interests; ii) it can be demonstrated that it could not reasonably be located on an alternative site that would result in less or no harm to the interests; and iii) measures will be provided (and secured through planning conditions or legal agreements), that would avoid, mitigate or as a last resort, compensate for the adverse effects resulting from development. <p>4. Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) will be refused planning permission, unless there are wholly exceptional reasons justifying the granting of planning permission.</p> <p>5. Where development has the potential to affect a proposed wildlife site the developer must undertake surveys and assessments to determine whether the site meets the criteria for Local Wildlife Site status.</p> <p>Policy ENV4: Watercourses</p> <p>1. Development of land that contains or is adjacent to a watercourse must protect and where possible, enhance the function and setting of the watercourse and its biodiversity. As a last resort development should provide mitigation for any unavoidable impacts.</p> <p>2. Development should include a minimum 10m buffer zone along both sides of the watercourse to create a corridor favourable to the enhancement of biodiversity</p>
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<p>EN2</p>	<p>Aston Rowant National Nature Reserve</p> <p>Development will be supported if it:</p> <ul style="list-style-type: none"> i. Maintains, conserves and enhances Aston Rowant National Nature Reserve/ Site of Special Scientific Interest/ Special Area of Conservation. Any proposals which do not comply would not be supported ii. Complies with the Conservation of Habitats and Species Regulations 2017 with regards to Aston Rowant Special Area of Conservation iii. Results in a biodiversity net gain for the Parish and including through land management approaches for example grazing regimes, restoring hedgerows, reinstating ponds, reverting arable land to chalk grassland, and joining up islands of ancient woodland or chalk grassland. 	<p>This policy is in general conformity with the following:</p> <p>Policy DES2: Enhancing Local Character</p> <ol style="list-style-type: none"> 1. All new development must be designed to reflect the positive features that make up the character of the local area and should both physically and visually enhance and complement the surroundings. 2. All proposals for new development should be informed by a contextual analysis that demonstrates how the design: i) has been informed by and responds positively to the site and its surroundings; and ii) reinforces place-identity by enhancing local character. 3. Where a Character Assessment has been prepared as part of a made Neighbourhood Development Plan, a proposal must demonstrate that the positive features identified in the Assessment have been incorporated into the design of the development. <p>Policy ENV2: Biodiversity - Designated Sites, Priority Habitats and Species</p> <ol style="list-style-type: none"> 1. The highest level of protection will be given to sites of international nature conservation importance (Special Areas of Conservation). Development that is likely to result in a significant effect, either alone or in combination, on such sites will need to satisfy the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended). 2. Sites of Special Scientific Interest (SSSI) are of national importance. Development that is likely to have an adverse effect on a SSSI (either on its own or in combination with other developments) will only be permitted in exceptional circumstances, where it can be demonstrated that the benefits of the development in the location proposed clearly outweigh any harm to the special interest features and the SSSI's contribution to the local ecological network. In such circumstances, measures should be provided (and secured

		<p>through planning conditions or legal agreements) that would mitigate or, as a last resort, compensate for the adverse effects resulting from development.</p> <p>3. Development likely to result, either directly or indirectly to the loss, deterioration or harm to:</p> <ul style="list-style-type: none"> • Local Wildlife Sites • Local Nature Reserves • Priority Habitats and Species • Legally Protected Species • Local Geological Sites • Ecological Networks (Conservation Target Areas) • Important or ancient hedges or hedgerows • Ancient woodland and veteran trees will only be permitted if: <ul style="list-style-type: none"> i) the need for, and benefits of the development in the proposed location outweigh the adverse effect on the interests; ii) it can be demonstrated that it could not reasonably be located on an alternative site that would result in less or no harm to the interests; and iii) measures will be provided (and secured through planning conditions or legal agreements), that would avoid, mitigate or as a last resort, compensate for the adverse effects resulting from development. <p>4. Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) will be refused planning permission, unless there are wholly exceptional reasons justifying the granting of planning permission.</p> <p>5. Where development has the potential to affect a proposed wildlife site the developer must undertake surveys and assessments to determine whether the site meets the criteria for Local Wildlife Site status.</p>
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<p>EN3</p>	<p>High Grade Agricultural Land</p> <p>Proposals for development on land outside the built-up part of the Plan area in the areas shown as Excellent and Very Good Agricultural Land will not be supported, unless the development is necessary and suitable for a countryside location.</p>	<p>This policy is in general conformity with the following:</p> <p>Policy DES7: Efficient Use of Resources</p> <p>1. New development is required to make provision for the effective use and protection of natural resources where applicable, including... vii) avoiding the development of the best and most versatile agricultural land, unless it is demonstrated to be the most sustainable choice from reasonable alternatives, by first using areas of poorer quality land in preference to that of a higher quality...</p>
<p>F11</p>	<p>Local Green Spaces</p> <p>New development will not be permitted, except in exceptional circumstances, on the Lewknor Parish Local Green Spaces:</p> <ul style="list-style-type: none"> i. Knapp Farm Orchard ii. School Playground iii. Allotments and former watercress beds iv. Land between Leathern Bottle and the watercress beds v. Verges at entrance to Lewknor village vi. Wooded area next to Box Tree House <p>These are detailed in Appendix 2.</p>	<p>This policy is in general conformity with the following:</p> <p>Policy ENV1: Landscape and Countryside</p> <p>2. South Oxfordshire’s landscape, countryside and rural areas will be protected against harmful development. Development will only be permitted where it protects and, where possible enhances, features that contribute to the nature and quality of South Oxfordshire’s landscapes, in particular:</p> <ul style="list-style-type: none"> i) trees (including individual trees, groups of trees and woodlands), hedgerows and field boundaries; ii) irreplaceable habitats such as ancient woodland and aged or veteran trees found outside ancient woodland... iv) other watercourse and water bodies; v) the landscape setting of settlements or the special character and landscape setting of Oxford; vi) topographical features; vii) areas or features of cultural and historic value; viii) important views and visually sensitive skylines; and ix) aesthetic and perceptual factors such as tranquility, wildness, intactness, rarity and enclosure...
<p>F12</p>	<p>Community Facilities</p>	<p>This policy is in general conformity with the following:</p>

	<ul style="list-style-type: none"> i. Proposals which include development of new or the extension of existing community facilities including the support of community learning and wellbeing will be supported ii. Support will be given to proposals to improve ease of access for all residents to community facilities iii. Support will be given to schemes which conserve existing community buildings in order to maintain, extend or develop new community facilities and services 	<p>Policy CF2: Provision of Community Facilities and Services</p> <p>1. Development proposals for the provision of new or extended community facilities and services will be supported...</p> <p>Policy CF3: New Open Space, Sport and Recreation Facilities</p> <p>1. Proposals for sport and recreation facilities will be encouraged and supported in line with other policies in the Plan and Sport England... .</p> <p>Policy CF4: Existing Open Space, Sport and Recreation Facilities</p> <p>1. The Council will seek to protect, maintain and where possible enhance existing open space, sport and recreation, play facilities and land including playing fields to ensure their continued contribution to the health and well-being of visitors and residents... .</p> <p>Policy INF1: Infrastructure Provision</p> <p>1. New development must be served and supported by appropriate on-site and off-site infrastructure and services.</p>
<p>F13</p>	<p>Sustainable Movement</p> <ul style="list-style-type: none"> i. Proposals for development adjoining a public footpath or bridleway should maintain their rural character ii. Proposals which improve disabled access to the villages including the provision of dropped kerbs in existing kerbs where needed will be supported iii. Support will be given to proposals which deliver good pedestrian and cycle connections by creating new, improved or extended footpaths, bridleways and cycle paths 	<p>This policy is in general conformity with the following:</p> <p>Policy DES2: Enhancing Local Character</p> <p>1. All new development must be designed to reflect the positive features that make up the character of the local area and should both physically and visually enhance and complement the surroundings.</p> <p>2. All proposals for new development should be informed by a contextual analysis that demonstrates how the design: i) has been informed by and responds positively to the site and its surroundings; and ii) reinforces place-identity by enhancing local character.</p>

	<p>iv. Proposals which provide safe pedestrian routes to the village school and pre-school avoiding areas of the villages where no pavement exists will be supported</p>	<p>3. Where a Character Assessment has been prepared as part of a made Neighbourhood Development Plan, a proposal must demonstrate that the positive features identified in the Assessment have been incorporated into the design of the development.</p> <p>Policy TRANS2: Promoting Sustainable Transport and Accessibility</p> <p>1. The Council will work with Oxfordshire County Council and others to...</p> <p>iii) ensure new development is designed to encourage walking and cycling, not only within the development, but also to nearby facilities, employment and public transport hubs;</p> <p>iv) support provision of measures which improve public transport (including Park & Ride), cycling and walking networks within and between towns and villages in the district...</p> <p>vi) promote and support improvements to the transport network which increase safety, improve air quality, encourage use of sustainable modes of transport and/or make our towns and villages more attractive...</p>
<p>FI4</p>	<p>Green Energy</p> <p>Proposals for individual and community scale renewable energy schemes will be supported subject to the following criteria:</p> <ul style="list-style-type: none"> i. the siting and scale of the proposed development does not detract from the setting and its position in the wider landscape ii. the proposed development does not create a negative impact on the amenities of local residents iii. the proposed development does not have an adverse impact on a feature of natural and biodiversity importance 	<p>This policy is in general conformity with the following:</p> <p>Policy DES2: Enhancing Local Character</p> <p>1. All new development must be designed to reflect the positive features that make up the character of the local area and should both physically and visually enhance and complement the surroundings.</p> <p>2. All proposals for new development should be informed by a contextual analysis that demonstrates how the design: i) has been informed by and responds positively to the site and its surroundings; and ii) reinforces place-identity by enhancing local character.</p> <p>3. Where a Character Assessment has been prepared as part of a made Neighbourhood Development Plan, a proposal must demonstrate that the</p>

	<p>iv. Siting of green energy sites will not cause detrimental impact to the views detailed in Policy CH4 “Protection of Views”</p>	<p>positive features identified in the Assessment have been incorporated into the design of the development.</p> <p>Policy DES9: Renewable and Low Carbon Energy</p> <p>1. The Council encourages schemes for renewable and low carbon energy generation and associated infrastructure at all scales including domestic schemes. It also encourages the incorporation of renewable and low carbon energy applications within all development. Planning applications for renewable and low carbon energy generation will be supported, provided that they do not cause a significantly adverse effect to:</p> <p>i) landscape, both designated AONB and locally valued, biodiversity, including protected habitats and species and Conservation Target Areas; ii) the historic environment, both designated and non-designated assets, including development within their settings; iii) openness of the Green Belt; iv) the safe movement of traffic and pedestrians; or v) residential amenity</p>
<p>F15</p>	<p>Utilities</p> <p>i. Water supply</p> <p>Development proposals will be supported, provided it can be demonstrated that, where appropriate:</p> <ul style="list-style-type: none"> the sewer network can accommodate the additional demand for sewerage disposal either in its existing form or through planned improvements to the system in advance of the construction of the development; and 	<p>This policy is in general conformity with the following:</p> <p>Policy DES2: Enhancing Local Character</p> <p>1. All new development must be designed to reflect the positive features that make up the character of the local area and should both physically and visually enhance and complement the surroundings.</p> <p>2. All proposals for new development should be informed by a contextual analysis that demonstrates how the design: i) has been informed by and responds positively to the site and its surroundings; and ii) reinforces place-identity by enhancing local character.</p>

	<ul style="list-style-type: none"> • they will not increase risk from fluvial flooding or any other source of flooding, including surface water flooding • developers have considered the net increase in water and waste water demand to serve their developments and also any impact the development may have off site further down the network, to avoid no/low water pressure and internal/external sewage flooding of property <p>ii. Communications, Broadband & IT services</p> <p>Support will be given to development proposals which enhance access to the current and future generation of landline, mobile and broadband networks, providing they do not detrimentally impact the character, any views or biodiversity.</p>	<p>3. Where a Character Assessment has been prepared as part of a made Neighbourhood Development Plan, a proposal must demonstrate that the positive features identified in the Assessment have been incorporated into the design of the development.</p> <p>Policy INF1: Infrastructure Provision</p> <p>1. New development must be served and supported by appropriate onsite and off-site infrastructure and services.</p> <p>Policy EP4: Flood Risk</p> <p>1. The risk and impact of flooding will be minimised through:</p> <ul style="list-style-type: none"> i) directing new development to areas with the lowest probability of flooding; ii) ensuring that all new development addresses the effective management of all sources of flood risk; iii) ensuring that development does not increase the risk of flooding elsewhere; and iv) ensuring wider environmental benefits of development in relation to flood risk. <p>Policy ENV1: Landscape and Countryside</p> <p>2. South Oxfordshire’s landscape, countryside and rural areas will be protected against harmful development. Development will only be permitted where it protects and, where possible enhances, features that contribute to the nature and quality of South Oxfordshire’s landscapes, in particular:</p> <ul style="list-style-type: none"> i) trees (including individual trees, groups of trees and woodlands), hedgerows and field boundaries; ii) irreplaceable habitats such as ancient woodland and aged or veteran trees found outside ancient woodland... iv) other watercourse and water bodies; v) the landscape setting of settlements or the special character and landscape setting of Oxford;
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		<p>vi) topographical features; vii) areas or features of cultural and historic value; viii) important views and visually sensitive skylines; and ix) aesthetic and perceptual factors such as tranquility, wildness, intactness, rarity and enclosure...</p> <p>Policy ENV2: Biodiversity - Designated Sites, Priority Habitats and Species</p> <p>3. Development likely to result, either directly or indirectly to the loss, deterioration or harm to:</p> <ul style="list-style-type: none"> • Local Wildlife Sites • Local Nature Reserves • Priority Habitats and Species • Legally Protected Species • Local Geological Sites • Ecological Networks (Conservation Target Areas) • Important or ancient hedges or hedgerows • Ancient woodland and veteran trees will only be permitted if: <ul style="list-style-type: none"> i) the need for, and benefits of the development in the proposed location outweigh the adverse effect on the interests; ii) it can be demonstrated that it could not reasonably be located on an alternative site that would result in less or no harm to the interests; and iii) measures will be provided (and secured through planning conditions or legal agreements), that would avoid, mitigate or as a last resort, compensate for the adverse effects resulting from development. <p>4. Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) will be refused</p>
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		<p>planning permission, unless there are wholly exceptional reasons justifying the granting of planning permission.</p> <p>5. Where development has the potential to affect a proposed wildlife site the developer must undertake surveys and assessments to determine whether the site meets the criteria for Local Wildlife Site status.</p>
<p>F16</p>	<p>Employment, Economic and Commercial Development</p> <p>Where there would be no adverse impact on the local area:</p> <p>i. Any commercial development:</p> <ul style="list-style-type: none"> • which is compatible with the character of the Parish would be particularly encouraged • should reflect the character and appearance of the immediate locality in terms of its height, scale, design and density • should protect the amenities of neighbouring properties, for example residents’ quiet enjoyment of their properties • should not significantly increase the number of lorries on unsuitable roads or where there would be serious adverse effects on the environmental quality of the rural areas, towns and villages will not be permitted, which fits with the current Local Plan • should provide adequate parking, servicing and access arrangements in accordance with the most recently published standards of Oxfordshire County Council <p>ii. Proposals which support the area's tourism industry and conservation led initiatives will be supported provided they:</p> <ul style="list-style-type: none"> • are relevant to their locality 	<p>This policy is in general conformity with the following:</p> <p>Policy DES2: Enhancing Local Character</p> <ol style="list-style-type: none"> 1. All new development must be designed to reflect the positive features that make up the character of the local area and should both physically and visually enhance and complement the surroundings. 2. All proposals for new development should be informed by a contextual analysis that demonstrates how the design: i) has been informed by and responds positively to the site and its surroundings; and ii) reinforces place-identity by enhancing local character. 3. Where a Character Assessment has been prepared as part of a made Neighbourhood Development Plan, a proposal must demonstrate that the positive features identified in the Assessment have been incorporated into the design of the development. <p>Policy EMP10: Development in Rural Areas</p> <ol style="list-style-type: none"> 1. Proposals for sustainable economic growth in rural areas will be supported. The Council will: <ul style="list-style-type: none"> i) support the sustainable growth and expansion of all types of business and enterprise in rural areas through conversion of existing buildings; ii) promote the sustainable development and diversification of agricultural and other land-based rural businesses;

	<ul style="list-style-type: none"> • are located, and designed to suit the character of the local landscape • do not harm the scenic beauty of the Chilterns Area of Outstanding Natural Beauty and its setting or the special character and appearance of the Conservation Areas 	<p>iii) support sustainable rural tourism and leisure developments that benefit businesses, communities and visitors in rural areas and which respect the character of the countryside. This will include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and</p> <p>iv) promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship</p> <p>Policy EMP11: Tourism</p> <p>1. The Council encourages new development to advance the visitor economy for leisure and business purposes. Proposals for such purposes will be supported as follows...</p> <p>ii) within the built-up areas of the larger and smaller villages – smaller and proportionately scaled developments that are in keeping with the character of the settlement, including museums, heritage centres, hotels, guest houses, self-catering accommodation and associated facilities for visitors...</p> <p>Policy ENV1: Landscape and Countryside</p> <p>2. South Oxfordshire’s landscape, countryside and rural areas will be protected against harmful development. Development will only be permitted where it protects and, where possible enhances, features that contribute to the nature and quality of South Oxfordshire’s landscapes, in particular:</p> <p>i) trees (including individual trees, groups of trees and woodlands), hedgerows and field boundaries;</p> <p>ii) irreplaceable habitats such as ancient woodland and aged or veteran trees found outside ancient woodland...</p> <p>iv) other watercourse and water bodies;</p> <p>v) the landscape setting of settlements or the special character and landscape setting of Oxford;</p>
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		<p>vi) topographical features; vii) areas or features of cultural and historic value; viii) important views and visually sensitive skylines; and ix) aesthetic and perceptual factors such as tranquility, wildness, intactness, rarity and enclosure...</p> <p>3. Development which supports economic growth in rural areas will be supported provided it conserves and enhances the landscape, countryside and rural areas.</p> <p>Policy TRANS2: Promoting Sustainable Transport and Accessibility</p> <p>1. The Council will work with Oxfordshire County Council and others to... vii) adopt an approach to the provision and management of car parking aimed at improving the attraction of our town and village centres... .</p>
HO1	<p>Housing Mix</p> <p>Proposals for new residential development should consist of an appropriate mix of properties.</p>	<p>This policy is in general conformity with the following:</p> <p>Policy DES1: Delivering High Quality Development</p> <p>1. All new development must be of a high quality design that... xii) provides a wide range of house types and tenures...</p>
TH1	<p>Sustainable Transport</p> <p>Any developments which may lead to a significant increase in traffic should be accompanied by a travel plan which seeks to maximise the use of sustainable modes of transport, thereby minimizing the traffic within the villages.</p>	<p>This policy is in general conformity with the following:</p> <p>Policy TRANS2: Promoting Sustainable Transport and Accessibility</p> <p>1. The Council will work with Oxfordshire County Council and others to... iii) ensure new development is designed to encourage walking and cycling, not only within the development, but also to nearby facilities, employment and public transport hubs; iv) support provision of measures which improve public transport (including Park & Ride), cycling and walking networks within and between towns and villages in the district... vi) promote and support improvements to the transport network which increase safety, improve air quality, encourage use of sustainable modes of transport and/or make our towns and villages more attractive...</p>

<p>TH2</p>	<p>Vehicle Traffic</p> <p>Proposals will be supported which mitigate the impact of vehicle traffic by:</p> <ul style="list-style-type: none"> i. Ensuring that traffic calming measures and signage are appropriate to the character and rural nature of the Parish ii. Allocating land for natural screening, such as tree planting, to reduce noise and light pollution from the motorway 	<p>This policy is in general conformity with the following:</p> <p>Policy DES2: Enhancing Local Character</p> <ol style="list-style-type: none"> 1. All new development must be designed to reflect the positive features that make up the character of the local area and should both physically and visually enhance and complement the surroundings. 2. All proposals for new development should be informed by a contextual analysis that demonstrates how the design: i) has been informed by and responds positively to the site and its surroundings; and ii) reinforces place-identity by enhancing local character. 3. Where a Character Assessment has been prepared as part of a made Neighbourhood Development Plan, a proposal must demonstrate that the positive features identified in the Assessment have been incorporated into the design of the development. <p>Policy TRANS5: Consideration of Development Proposals</p> <ol style="list-style-type: none"> 1. Proposals for all types of development will, where appropriate... vi) be served by an adequate road network which can accommodate traffic without creating traffic hazards or damage to the environment... .

5. EU obligations

- 5.1 A South Oxfordshire District Council screening statement dated 6.4.20 concluded that a Strategic Environmental Assessment (SEA) is **not required** for the Lewknor Neighbourhood Development Plan.
- 5.2 The LNDP does not influence the development of other Plans. It is designed to promote sustainable development in line with guidance contained in the National Planning Policy Framework.
- 5.3 The South Oxfordshire District Council screening opinion dated 6.4.20 also concluded that a Habitats Regulation Assessment (HRA) is **not required** for the LNDP.
- 5.4 The Plan is fully compatible with Convention rights contained in the Human Rights Act 1988. There has been full and adequate opportunity for all interested parties to take part in the preparation of the Plan and to make their comments known. The LNDP does not breach and is compatible with European obligations; and it is not likely to have a significant effect on a European site.

Appendix 1: Area designation letter and map

The original letter is on [South Oxfordshire District Council website](#).

Planning Services

HEAD OF SERVICE: Adrian Duffield

Mr Duncan Boulton
cc Mrs Barbara Drysdale
by email



Listening Learning Leading

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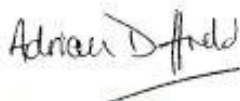
19 October 2017

DECISION REGARDING DESIGNATION OF LEWKNOR NEIGHBOURHOOD AREA UNDER SECTION 61G OF THE TOWN AND COUNTRY PLANNING ACT 1990 AS AMENDED

This letter confirms that on 18 October 2017, the Head of Planning at South Oxfordshire District Council, designated the area shown on map 1 below as the 'Lewknor Neighbourhood Plan Area'. This designation has been made for the purposes of preparing a Neighbourhood Development Plan by Lewknor Parish Council under section 61G(1) of the Town and Country Planning Act 1990 as amended. It was decided not to designate the area as a business area under section 61H(1) of the Act as it is not primarily or wholly business in nature. The relevant designation information is set out below:

- a) Name of neighbourhood area: Lewknor neighbourhood area
- b) Map of neighbourhood area included below
- c) Relevant body: Lewknor Parish Council
- d) The Area Designation Application submitted by Lewknor Parish Council is available in Appendix 1

Yours sincerely,



Adrian Duffield

Lewknor Neighbourhood Plan Area

