



Basic Conditions Statement

Our Community

Our Plan

BASIC CONDITIONS STATEMENT

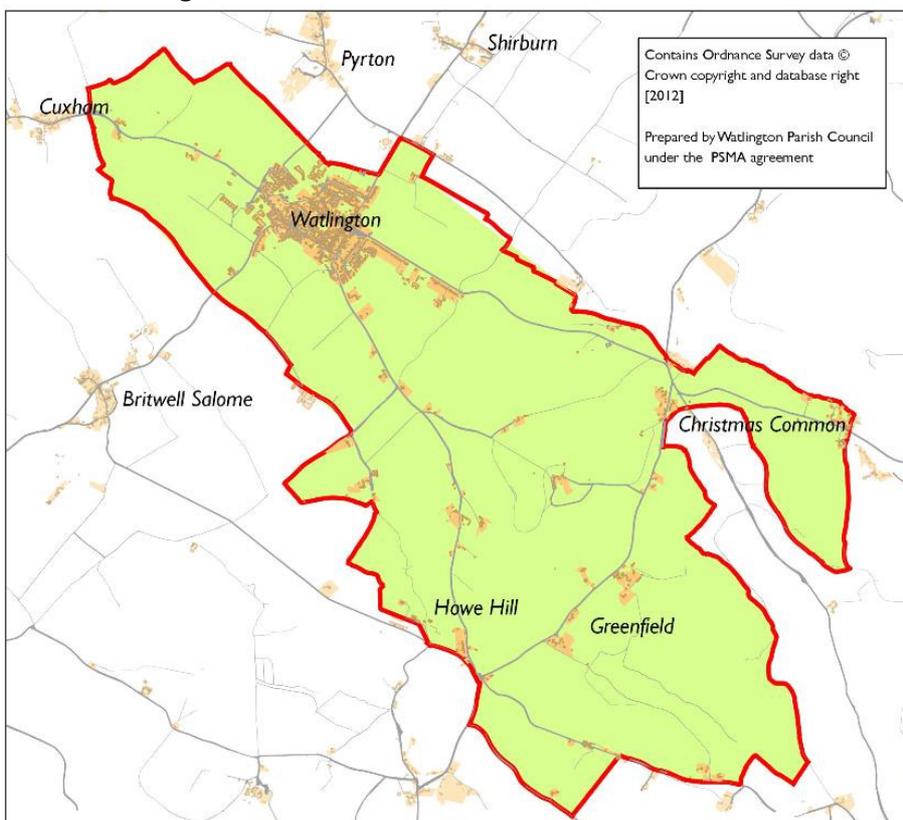
JULY 2017

QUALIFYING STATEMENT

1 Watlington Neighbourhood Development Plan (WNDP) is submitted by Watlington Parish Council which is a body qualified to do so. The plan has been prepared by the Watlington Neighbourhood Development Plan Forum, a community group established under the auspices of the Parish Council and overseen by a Steering Group of the Parish Council as Accountable Body. WNDP covers the period 2017 to 2033. The period has been chosen to align with the dates of the emerging South Oxfordshire Local Plan.

2. Designated Neighbourhood Area. In October 2013 SODC approved all land within the parish boundary as the Designated Area for the WNDP. This followed a year-long discussion between the Parish Council, SODC officers, SODC councillors and the Parish Councils (or Meetings) of Pyrton, Cuxham and Britwell Salome. The issue was whether WNDP should include parts of adjacent parishes in order to provide some protection against communities being merged into each other. In addition, two sites included in the SODC Strategic Housing Land Availability Assessment 2013 (Appendix 15: Watlington) are located in Pyrton parish. Ultimately, the three smaller parishes decided not to be included in WNDP and Watlington Parish Council proceeded with an application for Watlington civil parish alone. Pyrton Parish Council decided subsequently to prepare a Neighbourhood Development Plan for their parish.

NDP Area Designated 2013



3. In 2015 Watlington Parish Council (WPC) submitted a new application for the (re)designation of a Neighbourhood Development Plan area in accordance with Regulation 5 of the Neighbourhood Planning (General) Regulations 2012. The area specified includes the whole parish, as amended by parish boundary changes in April 2015. WPC made the application as a result of the parish boundaries review in order to maintain the conformity of the emerging policies and proposals within WNDP with the area indicated.

4. The Parish of Watlington was formally designated as a Neighbourhood Area through an application made under the Neighbourhood Planning Regulations 2012 and approved by South Oxfordshire District Council on 15 October 2015.

5. The WNDP designated area includes the settlement of Watlington itself, and the three outlying settlements of Christmas Common, Greenfield, Howe Hill, and parts of Northland and Pishill. The outlying settlements contain about 15% of the Neighbourhood Area population. Where appropriate, policies in WNDP relate to these settlements.

NDP Designated Area November 2015



6. WNDP does not deal with minerals or waste disposal matters which are the responsibility of Oxfordshire County Council (OCC); nor does it deal with nationally significant infrastructure. Some policies in the Plan, however, have implications for OCC as Highways Authority because of the importance to Watlington of actions to control traffic, and their interaction with the development of sites.

WHY WATLINGTON NEEDS A NEIGHBOURHOOD DEVELOPMENT PLAN

7. A Neighbourhood Development Plan gives residents of Watlington Parish a way of influencing planning decisions which will be needed to steer anticipated growth in the number of homes locally. It can help to develop a shared vision for the town of Watlington, select the sites most suitable for development, define preferences for the mix of housing types, and give protection to the most important amenity and environmental features of the area. Because the Local Planning Authority must have regard for a legally approved Neighbourhood Development Plan, the future of Watlington can, to a considerable extent, be shaped by the wishes of the community. In addition, the South Oxfordshire Local Plan Second Preferred Options 2033 document articulates a District Council wish for new housing sites to be identified primarily through Neighbourhood Plans.

COMPLIANCE WITH NATIONAL POLICIES AND GUIDANCE

8. WNDP has been developed in accordance with the National Planning Policy Framework 2012 (NPPF) and associated National Planning Practice Guidance (NPPG). It also conforms to the strategic policies in the South Oxfordshire District Council Local Plan (SOLP) 2011 and Core Strategy 2012 and has regard to the policies in the emerging SODC Local Plan 2033. The three strands of sustainability: environmental, social, and economic, are fundamental to WNDP and underpin the policies it contains. A Sustainability Appraisal of policies has been made and is included in the Environmental Statement. In view of the location of the WNDP area in an environmentally sensitive location a Strategic Environmental Assessment (SEA) has also been carried out. SODC issued a screening opinion on 15th October 2015 that an SEA would be required as the NDP is likely to have significant environmental effects and will allocate preferred sites for development. The Chilterns Area of Outstanding Natural Beauty Development Plan (2014-2019) has also been taken into account.

COMPLYING WITH ‘THE PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT’ [NPPF 14, 16, 17]

9. WNDP is seeking to meet the development needs of the Neighbourhood Area. These needs have been indicated by the SOLP process, and sites to meet them have been assessed objectively in the light of local circumstances, by studies carried out by or on behalf of WNDP. The Plan supports the guidance in NPPF that plans should:

- i enhance and improve the places in which people live their lives (*WNDP Policies 1,2,3,4,5,8,9*)
- ii support sustainable economic development (*WNDP Policies 6,7*)
- iii seek to secure high quality design and a good standard of amenity for new and existing sites and buildings (*WNDP Policies 1,4,5,6,8,9*)
- iv take account of the different roles and character of different areas, recognise the intrinsic character and beauty of the countryside and support thriving communities within it (*WNDP Policies 1,3,6*)
- v support the transition to a low carbon future in response to a changing climate (*WNDP Policies 5,7*)
- vi contribute to conserving and enhancing the natural environment and reducing pollution (*WNDP Policies 2,3,4*)
- vii encourage the re-use of previously used (brownfield) land (*Policy Site A*)
- viii conserve heritage assets (*WNDP Policy 1*)
- ix actively manage patterns of growth to make the fullest use of public transport, cycling and walking (*WNDP Policies 5,8,9*)
- x deliver community facilities to meet local needs (*WNDP Policies 8,9*)

ENSURING THE VITALITY OF TOWN CENTRES [NPPF 23,40]

10 Watlington is classed as a 'Large Village' in the SODC Settlement Hierarchy but has functioned as a small town since the 17th Century. The town centre not only serves the needs of its own population of nearly 3000, but is the 'central place' for a number of outlying settlements within Watlington Parish and surrounding settlements including Pyrton, Cuxham, Britwell Salome, Shirburn and Swyncombe with a total population of about 5,000.

11 WNDP seeks to preserve and enhance the core shopping and services area of the town , contains formal policies to support its viability and vitality, and includes statements of intent by the Parish Council to underpin the policies.

12. WNDP seeks to improve the quality of parking in Watlington, so that it is adequate and convenient for the needs of town centre businesses, local residents and (the increasingly important number of) tourists.
WNDP Policies 2,6,7

DELIVERING A WIDE CHOICE OF HIGH QUALITY HOMES [NPPF 47, 50]

13. The town of Watlington has an existing allocation of new homes to be built, from the Adopted SOLP, of 79. The SODC Local Plan 2033 Preferred Options document updates this to a minimum of 200, which had already been foreshadowed in the 2014 Strategic Housing Market Assessment for South Oxfordshire. This number has been increased on the basis of a 15% increase in housing stock for 'larger villages' in the SODC Local Plan 2033 Second Preferred Options consultation. WNDP takes the 238 minimum requirement as the base for its policies on housing , supported by a Watlington Housing Needs Survey carried out in 2016. This achieved a response rate of 54% and is thus regarded as a firm base for policy. The distribution of sites for new homes has been decided by a rigorous and objective process of site selection. The location of sites for new homes will facilitate a re-alignment of the B4009 road, which will benefit the town centre and support environmental and economic policies in the Plan.

WNDP Policy 5

GOOD DESIGN [NPPF 56,58,60]

14. WNDP supports the importance which NPPF attaches to good design as a key aspect of sustainable development. It has developed a robust Watlington Design Guide, based on the South Oxfordshire Design Guide 2016 and guidance issued by the Chilterns Conservation Board. The Guide highlights those distinctive aspects of the local built environment which it expects the builders of new housing to respect.

WNDP Policy 1 and Policy 5

PROMOTING HEALTHY COMMUNITIES [NPPF 69,70,74]

15. WNDP encourages a healthy, inclusive community in Watlington. Its policies promote safe and accessible development which reduces air pollution in the town centre, contains clear and legible pedestrian and cycle routes; and which respects the biodiversity and green infrastructure of Watlington.

16. The Plan supports NPPF guidance that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless replaced by equivalent or better provision in terms of quantity and quality in a suitable location. Existing green and amenity spaces are not being put forward for development in WNDP and those which make a significant contribution to local amenities are proposed for designation as Local Green Spaces. Additional facilities are suggested, proportionate to the population increase indicated by the housing target.

WNDP Policies 2,4,5,8,9,

CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT [NPPF 110]

17. In preparing WNDP, great emphasis has been placed on environmental issues, reflecting the parish being partly in The Chilterns AONB, and respecting the unique hydrography and biodiversity of the town. Site allocations for new housing have emerged from a rigorous assessment process, in which the natural environment has had a high weighting.

WNDP Policy 3 and Policies for Site A, Site B and Site C.

HOW WATLINGTON NEIGHBOURHOOD DEVELOPMENT PLAN CONTRIBUTES TO THE ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT

18. Sustainability in NPPF has three dimensions: economic, social and environmental. WNDP contributes towards sustainable development in the following ways :

- i. The Plan has been produced to meet local needs within the context of the South Oxfordshire Core Strategy and SOLP Preferred Options 2033
- ii. WNDP sets out policies for the continued economic health of Watlington
- iii. WNDP allocates sites for new housing and encourages developers to meet local demand as ascertained in the Housing Needs Survey 2016, including affordable housing for local people to buy or rent, homes for older people and those seeking to downsize, homes suitable for people with disabilities , and some provision for self-build projects.
- iv. The Plan addresses Watlington's needs for through traffic to be minimised through the town centre, for new development to have safe routes for cars, pedestrians and cyclists, and for the existing 7.5 tonne weight limit to be retained and more strongly enforced.
- v. WNDP promotes good design, adequate recreational and sports facilities, and good education, medical and social facilities
- vi. WNDP seeks to protect and enhance Watlington's unique network of wildlife and watercourse corridors, to use new development to mitigate flood risks, and respect the town's setting along the spring line of the Chiltern Hills.

GENERAL CONFORMITY OF WATLINGTON NEIGHBOURHOOD DEVELOPMENT PLAN WITH POLICIES IN THE SODC LOCAL PLAN CORE STRATEGY 2012

19. An assessment of the relevance of the Core Strategy Policies to the WNDP was made as part of the Sustainability Appraisal. The WNDP policies are based on this assessment.

SODC Core Strategy Policies

Policy #	Description	Relevance to WNDP
CS1	Presumption in favour of sustainable development	Applies unless application causes undue harm to the environment
CSS1	The overall strategy	Applies & should be consistent with the overall strategy
CSM1	Transport	Applies, with particular attention to (v) modal shift to public transport, cycling & walking, (vi) promote & support traffic management measures & environmental improvements e.g. air pollution, (vii) car parking & (ix) electronic communications to enhance economic sustainability
CSM2	Transport assessment & travel plans	Applies to all development proposals for Watlington due to the B4009 going through the centre of town & resultant traffic congestion and air pollution
CSEM1	Supporting a successful economy	All points relevant – but with particular attention to (ii) education skill set to fit future economy needs, (iii) sustainable transport solutions & (v) high speed broadband
CSEM2	The amount & distribution of employment	Applies, but no Watlington-specific requirements. Some employment opportunities will come from areas such as Culham Science Centre, Thame & Wallingford
CSEM3	Culham Science Centre	Not applicable apart from a possible employment site
CSEM4	Supporting economic development	Applies but no Watlington-specific requirements
CSEM5	Oxford Brookes University	Not applicable
CSH1	Amount & distribution of housing	Applicable. Table 7.3 clusters Watlington with other larger villages, but does not have an individual requirement assigned in this policy
CSH2	Density	25 houses/hectare applies but no Watlington-specific requirements
CSH3	Affordable housing	Need to allow for the policy-defined percentage of affordable housing & meet survey needs
CSH4	Meeting housing needs	As identified in the SODC local plan
CSH5	Gypsies, travellers & travelling show people	Need to allow for possible minor extension or intensification of Webb's Yard &/or Bucklands Paddock
CST1	Town centres & shopping	Watlington is classified as a local centre serving their immediate rural area. Support initiatives which safeguard & enhance. Proposals for out of centre development will not be permitted. Changes of use within defined primary & secondary retail frontages will be managed to maintain the role of the town centre
CSR1	Housing in villages	In addition to the requirements & as a 'Large Village' there is a need to consider provision of adequate free car parking & improved enforcement, support independent retailers & farmers markets, & try to ensure accessibility to elderly

CSR2	Employment in rural areas	Aim to support agricultural & home workers. Employment should be in accessible locations close to transport corridors, cycling & walking possibilities. High speed Broadband & support amenities to be made available. Avoid adversely affecting heritage or natural assets & encourage schemes which support tourism based on the character of the area & do not rely on heavy transport
CSR3	Community facilities & rural transport	Aim to maintain & improve town centre & visitor attractions retaining important views & approaches. Aim to improve car parking & access & to improve air quality. Also maintaining health & education services & an enhanced quality of life. Proposals which result in the provision of facilities & services in the rural areas will be encouraged, but those which result in the loss will be resisted. Rural transport initiatives that improve movement particularly to access services & employment will be encouraged
CSEN1	Landscape	Applies, particularly (1) integration within the landscape & (ii) as the Parish is within an AONB & SSSI delineation
CSEN3	Historic environment	Applies with a Strategic Environmental Assessment needed to minimise impact & take into account previously unidentified heritage assets, including archaeological remains
CSQ1	Renewable energy	Aim to include renewable energy technologies in new developments provided they do not have an adverse impact on the landscape, heritage & biodiversity of an area, traffic generation or the amenities. AONB designations are likely to place a significant constraint on large scale turbines & wind farms however there may be scope for installation of smaller scale turbines in less intrusive locations where there are suitable wind speeds
CSQ2	Sustainable design & construction	Ensure that new development achieves high standards of energy efficiency & secures a proportion of its energy demand from renewable energy sources. Nationally recognised standards exist for sustainable design & construction in the form of the Code for Sustainable Homes, Eco Homes & BREEAM. National guidance ¹⁶ is clear that these standards should be used. As Watlington has a number of flood zones a focus should also be given to (vii) where new developments should be built to adapt to climate change e.g. heavy rainfall
CSQ3	Design	Applies. As an AONB for landscape and townscape it is important that new development designs take into account the historic aspect of the parish & the connectivity to the rural green spaces within keeping of the current status
CSQ4	Design briefs for greenfield neighbourhoods & major development sites	Proposals for housing allocations & major development sites must be accompanied by a design brief that includes a clear vision for the type of place that could be created & which builds on the overall vision for the town and district. It should demonstrate quality of development, high level of accessibility & good connections to public transport, community facilities & local services. There should also be a clear structure of open spaces & landscape network to ensure that open space standards are met & that new spaces relate well to each other & existing areas

CSG1	Green infrastructure	Applies. As the parish has AONB, SSSI designation & a local nature reserve it is important that there is a net gain in biodiversity & biodiversity corridors. Access to these areas also need to be considered
CSB1	Conservation & improvement of biodiversity	Applies. There are four Special Areas of Conservation (SACs) considered to be within influencing distance of the WNDP area. These are Aston Rowant, Chiltern Beechwoods, Little Wittenham & Hartslock Wood. Future development needs to take this into account & actively work towards conservation & net gain of biodiversity in the area
CSI1	Infrastructure provision	Promote accessible high quality healthcare, education, cultural, leisure, sport & other services.
CSC1	Delivery & contingency	Applies, however note that deliverables detailed in Table 18.1 & 18.2 are currently under review by SODC. To focus on identifying land for new homes, support the conversion of rural buildings for employment & support people working at home

GENERAL CONFORMITY OF WATLINGTON NEIGHBOURHOOD DEVELOPMENT PLAN (WNDP) WITH THE SOUTH OXFORDSHIRE CORE STRATEGY AS MODIFIED BY THE SOUTH OXFORDSHIRE LOCAL PLAN (SOLP) 2033 SECOND PREFERRED OPTIONS (MARCH 2017)

20. SODC published its SOLP Preferred Options on 29 March 2017, for a period of consultation. WNDP is in full conformity with the relevant policies in the Preferred Options Consultation Document, as detailed below.

21. **STRAT1 The Overall Strategy.** Supports and enhances the roles of ‘Larger Villages’ of which Watlington is one.

22. HOUSING POLICIES

H1 Delivering New Homes. Highlights sites allocated in Neighbourhood Development Plans as the main mechanism for identifying new housing development.

H4 Housing in Larger Villages. Assigns Watlington a minimum 238 new dwellings in the Plan period.

H11 Affordable Housing. Requires at least 40% affordable housing on all sites where there is a net gain of 11 or more dwellings.

H12 Exception Sites. Sets out the criteria for Rural Exception Sites. WNDP indicates possible future need for a further RES in Watlington.

H13 Sets out criteria for a good mix of dwelling types and sizes in new developments.

H14 Sets out proposals for self-build and custom build projects.

23. ECONOMIC POLICIES

TC1 Retail and town and larger village centres. Confirms that Larger Villages are among the preferred locations for retailing and other town centre uses, including uses complementary to retail, and appropriate mixed-use developments.

EMP11 Development in the Countryside and Rural Areas. Promotes the retention of local services and community facilities in villages, and the development of sustainable rural tourism.

24. TRANSPORT POLICIES

TRANS3 Safeguarding of Land for Strategic Transport Schemes. This policy, together with the relevant Safeguarding Map, safeguards land along a route intended as a 'bypass for Watlington'.

25. ENVIRONMENT POLICIES

ENV2 Biodiversity - Designated Sites, Priority Habitats and Species, together with

ENV3 Biodiversity - Non-designated sites, Habitats and Species

confirms protection for a variety of natural features mentioned in WNDP for attention and conservation.

ENV4 Watercourses. This policy is particularly relevant to the hydrography of Watlington, as set out in WNDP. In particular, paragraph 8.24 of ENV4 policy references the Chalk Streams on the Chiltern Escarpment.

EP1 Air Quality. Requires new development to be compliant with Air Quality Action Plans (AQAP), one of which has been drawn up for Watlington.

26. DESIGN POLICIES

DES1 Delivering High Quality Development, and

DES2 Enhancing Local Character both confirm the direction of the Design Policies set out in WNDP and the Watlington Design Guide.

GENERAL CONFORMITY OF WATLINGTON NEIGHBOURHOOD DEVELOPMENT PLAN (WNDP) WITH THE EUROPEAN CONVENTION ON HUMAN RIGHTS (ECHR)

27. Neighbourhood Development Plans are required to have been produced in conformity with, and not to breach, the ECHR, which has been incorporated into UK law through the Human Rights Act 1998.

28. 'Convention Rights', as they are known, are widely drawn, but the ones most related to town and country planning - and hence to NDPs - are set out in the Convention's Article 6(1), Article 8, Article 14 and the First Protocol Article 1.

29. Article 6(1) - Right to a fair trial.

Watlington NDP has been prepared in a wholly fair and transparent manner. Membership of all bodies and groups involved in preparing the Plan have been published on the WNDP website, which has itself been widely publicised in the local area. All meeting notes have been published on the website in a timely fashion. Relevant meetings of the Watlington Parish Council have been held in public and meeting records placed on its website. *Further details can be found in the WNDP Communications Statement.*

30. Article 8 - Right to respect for private and family life.

All 3 major community consultations held in connection with WNDP, and the Watlington Housing Survey 2016, have guaranteed and respected the anonymity of respondents. Additional written comments received by the WNDP team have been anonymised except where permission has been received to do otherwise.

31. Article 14 - Prohibition of Discrimination

WNDP does not discriminate in any way in respect of the needs of its current and potential future citizens. In deed, the Plan policies make provision for housing development which should make appropriate provision for all age groups, for people with physical and sensory disabilities, for families with children and for households of different sizes. Watlington is likely to become a more diverse community in future and WNDP respects this. The Watlington Transport Strategy, which accompanies the Plan, is committed to the health, safety and mobility of all sections of the community.

32. First Protocol Article 1 - Protection of Property

Nothing in WNDP breaches or seeks to breach any individual or corporate property rights. Watlington Parish Council is not a primary local authority and has no rights of compulsory purchase or other statutory rights over private property.

STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)

33. SODC issued a screening opinion on 15th October 2015 that an SEA would be required as the Watlington NDP is likely to have significant environmental effects and will allocate preferred sites for development. This is in conformity with the Strategic Environmental Assessment Directive 2001/42/EC transposed into UK law through the Environmental Assessment of Plans and programmes regulations 2004.

IMPACT ON EUROPEAN SITES

34. SODC has made an assessment of the impact of development in Watlington regarding the Habitat Directive Sites or Species. This has been done in the South Oxfordshire Local Plan: Habitats Regulations Assessment Report March 2017. The Report concludes that development in Watlington is not likely to have an impact on any European Site including the Special Areas of Conservation designated at Aston Rowant, Chilterns Beechwoods and Wittenham. The impact on air pollution, disturbance from recreation pressure and from increases in traffic resulting from the proposed level of development in Watlington was assessed as being unlikely.

PUBLICITY AND CONSULTATION ON THE DRAFT WATLINGTON NEIGHBOURHOOD DEVELOPMENT PLAN PRIOR TO SUBMISSION

35. Under Regulations 14 and 21 of the Neighbourhood Plan (General) Regulations 2012 (as amended), a Qualifying Body must publicise the draft Neighbourhood Development Plan for at least 6 weeks, and consult any of the Consultation Bodies (specified in Schedule 1 of the Regulations) whose interests it considers may be affected by the draft Plan.

36. Watlington Parish Council. As Qualifying Body, ran a pre-Submission consultation between 18 April 2017 and 2 June 2017. The draft NDP was sent to those Consultation Bodies whom WPC decided were relevant to planning matters in Watlington. The draft NDP was published on the Neighbourhood Plan website. A summary of the NDP Policies was hand-delivered by volunteers to every residential household and to business premises in the NDP Area, with a questionnaire for return to the NDP Office.

37. Over 520 questionnaires were returned from households and businesses. In addition to the checklist responses, over 1100 additional written comments were received. These were recorded, tabulated and analysed; and appropriate adjustments to the Plan have been made in the light of these comments.

38. WPC is satisfied that it has met the requirements of the Regulations. The draft NDP has been extensively publicised and consulted upon. Relevant comments from Statutory Consultees and local households and businesses have been properly considered and fed into the final drafting of the Plan. The Parish Council, as Qualifying Body, believes that the Draft NDP as submitted to SODC, represents the settled opinion of the community on the basis of the information available to the Plan Team at the time of the Consultation and communicated to the community of Watlington.

All maps contain Crown Copyright Data ©, Crown Copyright and Database Right [2012] and have been prepared by Watlington Parish Council under the PSMA agreement 0040083989. These maps may not be reproduced in any form without explicit approval from Ordnance Survey Limited and Watlington Parish Council