



# BLEWBURY NEIGHBOURHOOD DEVELOPMENT PLAN

## STATEMENT OF BASIC CONDITIONS

### Introduction

- 1.1 This statement has been prepared to accompany the submission of the Blewbury Neighbourhood Development Plan (“the Plan”) to the Vale of White Horse District Council (“the Vale”) under regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).
- 1.2 The policies described in the Plan relate to development in the designated Plan area only. The plan period for the Plan is 2016 to 2031 and it does not contain policies relating to excluded development, in accordance with the Regulations. The way in which the plan meets the Regulations and the Basic Conditions is set out below.
- 1.3 Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended) [excluding 2b, c, 3 to 5 as required by 38(C)] sets out that Neighbourhood Development Plans must meet the following basic conditions:-
  - (1) The examiner must consider the following—
    - (a) whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2))
    - (b) whether the draft neighbourhood development plan complies with the provision made by or under sections 61E(2), 61J and 61L, as amended by s38C(5)(b)
    - (d) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates and
    - (e) such other matters as may be prescribed.
  - (2) A draft neighbourhood development plan meets the basic conditions if—
    - (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan
    - (d) the making of the neighbourhood development plan contributes to the achievement of sustainable development

- (e) the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)
- (f) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations and
- (g) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.

1.4 Section 2 of this Statement sets out how the Plan complies with the legal requirements of sub-paragraphs 1 (b), (d) and (e). Section 3 of this Statement sets out how the Plan meets the basic conditions contained in sub-paragraph 1 (a) and sub-paragraph 2.

### **Legal Requirements**

2.1 The Plan complies with the provisions of sub-paragraph 1(b) as described below.

#### **The Plan is being submitted by a qualifying body**

2.1.1 The Plan has been submitted by Blewbury Parish Council, which is a qualifying body and entitled to submit a Neighbourhood Plan for its own Parish. The Plan was prepared by a Steering Group set up by Blewbury Parish Council. A number of members of the Parish Council participated in the Steering Group meetings and all the decisions of that group were discussed and agreed by the full Parish Council.

#### **What is being proposed is a neighbourhood development plan**

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

#### **The proposed neighbourhood plan states the period for which it is to have effect**

2.1.3 The Plan states that the period which it relates to is from 2016 until 2031. The period has been chosen to align with that of the emerging Vale of White Horse Local

Plan 2031, Part 1, Strategic Sites and Policies (“Local Plan 2031”).

**The policies do not relate to excluded development**

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

**The proposed neighbourhood plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.**

- 2.1.5 The parish of Blewbury was formally designated as a Neighbourhood Area by the Vale with effect from 7 March 2014 (see appendix 1). The proposed neighbourhood plan relates only to the parish of Blewbury and no other area. It does not relate to more than one neighbourhood area. There are no other neighbourhood development plans in place within the neighbourhood area.
- 2.2 In relation to sub-paragraph 1(d), it is not considered that there is any benefit or reason for extending the area for the referendum beyond the designated Neighbourhood Plan Area.
- 2.3 In relation to sub-paragraph 1(e), there are no other prescribed matters.

## **The Basic Conditions**

- 3.1 This section addresses how the Plan fulfils the basic conditions set out in sub-paragraph (2). The Plan has been prepared having regard to national policies and advice set out in the National Planning Policy Framework (NPPF) and to the strategic policies contained in the saved policies of the Local Plan 2011. Detailed references to relevant paragraphs in the NPPF are given below, followed by an assessment against the Local Plan 2011 and where relevant, the emerging 2031 Plan (paragraph 3.4, also see Table 1).

*Throughout this statement Policies from the Plan referred to by their Policy number – P1, P2 and so on).*

### **3.2 Having regard to national policies and advice**

#### **Building a strong, competitive economy** (NPPF paras. 18 - 22)

- 3.2.1 The Plan supports sustainable economic growth by encouraging young working families to live in the village through the policies on housing mix (P3) and affordable homes (P6). Working from home is encouraged through the provision of high speed broadband and/or other communication networks (P11 (2)).

#### **Ensuring the vitality of town centres** (NPPF paras. 23 – 27)

- 3.2.2 The Plan promotes policies to support the viability and vitality of the village through the protection of public houses and retail premises (P17 and P18) and community assets (P19)

#### **Supporting a prosperous rural economy** (NPPF para. 28)

- 3.2.3 The Plan supports the local economy by promoting Blewbury's strong sense of community and vitality, and by maintaining/enhancing the physical character of the village. It can be seen from our Aims BA1 and BA2 that are addressed within policies P1, P2, P3, P5, P6, P7, P8, P10 and P11.

#### **Promoting sustainable transport** (NPPF paras. 29 – 41)

- 3.2.4 The Plan's access and traffic policies, and the Plan as a whole, support sustainability. Policy P14 provides for safe pedestrian access for new developments. Policy P15 seeks to ensure that new development proposals take into account the effect of traffic on the environment and road safety, and the need to give pedestrians priority.

#### **Delivering a wide choice of high quality homes** (NPPF paras. 47 – 55)

- 3.2.5 The Plan will ensure that future development provides an appropriate mix of high

quality homes, in terms of their size, internal dimensions and tenure, so as to create a sustainable, inclusive and mixed community. Policy P3 directs that new development shall favour smaller dwellings in order to redress an imbalance that has been identified within the existing village housing stock. Policy P4 requires new homes to meet or exceed the requirements of the Nationally Described Space Standard, in order to ensure provision of adequately sized housing. Policies P5 and P6 encourage the provision of affordable housing in accordance with Local Plan policies. Some affordable housing must meet the needs of those with a strong local connection to the village. Policy P1 does not allocate specific sites for future housing development, but plans positively for growth by identifying a range of local constraints to be taken into account in siting future housing within the built area of the village, which will ensure that Blewbury remains a sustainable and distinct community.

**Requiring good design** (NPPF paras. 56 – 68)

- 3.2.6 Good design is integral to a range of Neighbourhood Plan policies. Policy P7 requires new development to complement, enhance and reinforce local distinctiveness and compatibility with the village's existing character. Policy P8 requires new development within the Conservation Area to be sensitive to the context, particularly where historic buildings and plot boundaries are concerned. Policy P2 requires development to preserve or enhance the character and appearance of the village and its landscape setting, in accordance with principles set out within supporting information to the plan. Policy P9 requires all new development to avoid significant adverse impact on neighbor amenity, to include private amenity space, refuse, recycling and bicycle storage and car parking. Policy 10 ensures that development shall incorporate appropriate hard and soft landscaping, including boundary treatments.

**Promoting healthy communities** (NPPF paras. 69 – 78)

- 3.2.7 A range of Neighbourhood Plan policies seek to ensure that Blewbury is a healthy, inclusive community. Policy P3 seeks to ensure a minimum proportion of smaller-sized dwellings on new developments, in order to redress an imbalance within the existing housing stock and provide for local needs as expressed within the 2014 Blewbury Housing Needs Survey. Policies P5 and P6 support the provision of affordable housing for households whose needs are not met by the open market, a proportion of which must have a local connection to the village; thus ensuring a more mixed, inclusive community. Policies P16, P17 and P18 seek to protect valued community amenities and assets such as retail space, restaurants, cafes, public houses and other community assets.

**Meeting the challenge of climate change, flooding and coastal change (NPPF paras. 93 – 108)**

- 3.2.8 In order to prevent increased risk from flooding, Policies P12 and P13 require development to ascertain surface and wastewater drainage capacity and to provide mitigation and the use of Sustainable Drainage Systems where appropriate.

**Conserving and enhancing the natural environment (NPPF paras. 109 – 125)**

- 3.2.9 The Neighbourhood Plan's environment policies contribute to and enhance the natural environment by protecting the AONB designated landscape that surrounds the village. Consistent with emerging Local Plan Policy CP4, neighbourhood plan policy P1 precludes development outside of the built area of the village. Policy P2 requires development to preserve or enhance the landscape setting of the village as described in the Landscape Character Assessment. Policy P10 secures appropriate landscaping and promotes the use of native or wildlife enhancing hedgerow species within boundary treatments.

**3.3 Achieving sustainable development**

- 3.3.1 The NP is positively prepared, reflecting the presumption in the NPPF in favour of sustainable development, but it seeks to manage development pressures to ensure that, in addition to economic considerations, reasonable environmental and social considerations are taken into account
- 3.3.2 There is no legal requirement for a neighbourhood plan to have a sustainability appraisal. However, the Blewbury Neighbourhood Plan has been drafted to conform with current Local Plan 2011 and emerging Local Plan 2031 (for which a sustainability appraisal has been carried out). This section of the Statement demonstrates how the Blewbury Neighbourhood Plan fulfils the basic condition that the plan contributes to achieving sustainable development.
- 3.3.3 The NPPF sets out three dimensions to sustainable development:-
- an economic role– contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
  - a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with

accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

3.3.3 The ways in which the Blewbury Neighbourhood Plan contributes to achieving the economic, social and environmental aspects of sustainable development are set out below:-

- contributing to building a strong and competitive economy by supporting retail, leisure and other commercial activities within the village, thereby supporting the economic vitality of the community.
- planning positively for housing growth to meet the needs of present and future generations and ensure that any development in Blewbury is supported by additional infrastructure, where necessary, in order to make the village more sustainable.
- supporting the provision of an appropriate mix of housing tenures and sizes that can meet the needs of a wide range of people and promote a healthy and inclusive community.
- supporting new development where it falls within and relates well to the existing built up area of the village
- promoting policies to protect open green spaces, mature landscaping, public views and locally important landscape features, which contribute toward the sense of community and quality of life in the area.
- promoting policies which encourage the sustainable modes of transport by ensuring that new development includes safe pedestrian links to bus stops, schools and other village facilities, thus ensuring development which benefits the health and well-being of the community.
- requiring development to be supported by water management features where appropriate, such as Sustainable Drainage Systems

### **3.4 General conformity with the strategic policies of the development plan for the area**

3.4.1 Neighbourhood Plans must comply with basic conditions in order to pass examination and be taken forward to referendum. One of these basic conditions is that it is “in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).” The development plan for the Vale of White Horse currently consists of the Vale of White Horse Local Plan 2011.

3.4.2 The Neighbourhood Plan has been developed in general conformity with the strategic policies contained in the Vale of White Horse Local Plan 2011.

3.4.3 Table 1 provides an assessment of each of the saved policies of the adopted VWHDC Local Plan 2011, and makes a judgement as to whether each of the Local Plan policies are strategic for Neighbourhood Planning purposes or not. The assessment has been completed using the criteria in the National Planning Practice Guidance as a guide. This states that “When reaching a view on whether a policy is a strategic policy the following are useful considerations:

- whether the policy sets out an overarching direction or objective
- whether the policy seeks to shape the broad characteristics of development
- the scale at which the policy is intended to operate
- whether the policy sets a framework for decisions on how competing priorities should be balanced
- whether the policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan
- in the case of site allocations, whether bringing the site forward is central to achieving the vision and aspirations of the Local Plan
- whether the Local Plan identifies the policy as being strategic

3.4.4 Table 1 lists the saved policies from the adopted VWHDC Local Plan 2011 that are considered by VWHDC to be strategic. These are shown by ‘yes’ in the third column. the fourth and fifth columns assess whether the policy is compliant with the National Planning Policy Framework (NPPF) and/or whether the policy is out of date. The sixth column provides information about how to the assess Neighbourhood Plan policies against a strategic policy that is considered not to be fully consistent with the NPPF and/or out of date. In most cases it will refer to particular paragraphs in the NPPF that apply in place of the strategic policy. The final column assesses the Blewbury NDP

policies against the saved VWHDC Local plan 2011 strategic policies identified by VWHDC.

- 3.4.5 Until the emerging Local Plan 2031 Part 1 is adopted, and therefore forms part of the Development Plan, Neighbourhood Plans do not need to be assessed against it for general conformity. However, it is strongly advised that Neighbourhood Plans do take account of the emerging policies to ensure the Neighbourhood Plan is not superseded by a more up to date policy once the Local Plan 2031 Part 1 is adopted. Table 1 provides commentary on emerging Local Plan policies where relevant.

**Table 1: Assessment of whether saved policies contained in the adopted Vale of White Horse Local Plan 2011 are to be considered strategic for the purposes of assessing the general conformity of Neighbourhood Plans**

Policy #	Policy Description	Strategic?	Consistent with NPPF?	Out of date?	How to assess the NP against this policy	Assessment of Blewbury NDP Policies
<b>GS1</b>	Developments in Existing Settlements	Y	Consistent in part	Yes	<p>Policy is out of date whilst there is no five year housing land supply. Paragraph 14 of the NPPF constitutes the strategic policy in relation to this issue</p> <p>“ALLOW SMALL-SCALE DEVELOPMENT WITHIN THE BUILT-UP AREAS OF VILLAGES AS SET OUT IN POLICIES H11, H12 AND H13, PROVIDED THAT IMPORTANT AREAS OF OPEN LAND AND THEIR RURAL CHARACTER ARE PROTECTED”</p>	The Blewbury NDP allows for appropriate development within the built area of the village (P1), or otherwise on sites where allocated in a future Development Plan document such as Part 2 of the Local Plan, or in a future Neighbourhood Plan document. NDP policy P1 is also consistent with the emerging Local Plan 2031 in this regard.
<b>GS2</b>	Development in the Countryside	Y	Consistent in part	Yes	<p>Policy is out of date whilst there is no five year housing land supply. Paragraphs 14 and 55 of the NPPF constitute the strategic policy in relation to this issue.</p> <p>OUTSIDE THE BUILT-UP AREAS OF EXISTING SETTLEMENTS (COVERED BY POLICIES GSI, GS3, H11, H12 AND H13) NEW BUILDING WILL NOT BE PERMITTED UNLESS IT IS ON LAND WHICH HAS BEEN IDENTIFIED FOR DEVELOPMENT IN THE LOCAL PLAN OR IS IN ACCORDANCE WITH OTHER SPECIFIC POLICIES BELOW.</p>	
<b>GS3</b>	Development in the Oxford Green Belt	Y	Consistent in part		Policy is predominately consistent with the Framework but paragraph 89 (point 3) applies to extensions and alterations of 'buildings'	Blewbury is not in the Oxford Green belt

Policy #	Policy Description	Strategic?	Consistent with NPPF?	Out of date?	How to assess the NP against this policy	Assessment of Blewbury NDP Policies
					rather than just for 'dwellings'.	
<b>GS4</b>	Development in the Oxford Green Belt	Y	Consistent in part		Policy is predominately consistent with the Framework, paragraph 89 (point 6) applies to the 'complete development' of any brownfield land rather than just the 'partial redevelopment' of those sites listed by Policy GS4. For this reason the policy should be considered alongside the Framework.	Blewbury is not in the Oxford Green belt
<b>GS6</b>	Redevelopment of buildings outside settlements	Y	Consistent in part	Yes	Principle of redevelopment of buildings outside settlements contained in the policy is not consistent with NPPF. Paragraphs 22, 28, 51 and 55 constitute the strategic policy in relation to this issue.	No specific Blewbury NDP policy
<b>GS7</b>	Re-use of vernacular buildings outside settlements	Y	Consistent in part	Yes	Principle of redevelopment of buildings outside settlements contained in the policy is not consistent with NPPF. Paragraphs 22, 28, 51 and 55 constitute the strategic policy in relation to this issue.	No specific Blewbury NDP policy
<b>GS8</b>	Re-use of non vernacular buildings outside settlements	Y	Consistent in part	Yes	Principle of redevelopment of buildings outside settlements contained in the policy is not consistent with NPPF. Paragraphs 22, 28, 51 and 55 constitute the strategic policy in relation to this issue.	No specific Blewbury NDP policy
<b>DC1</b>	Design	Y	Fully consistent			Relevant Blewbury NDP policies:  P2, P7, P8 - all fully consistent with the Local Plan policy in requiring high quality, sensitive design which takes account of local distinctiveness.

Policy #	Policy Description	Strategic?	Consistent with NPPF?	Out of date?	How to assess the NP against this policy	Assessment of Blewbury NDP Policies
<b>DC3</b>	Design against crime	Y	Fully consistent			No specific Blewbury NDP policy.
<b>DC4</b>	Public art	Y	Fully consistent	Yes		No specific Blewbury NDP policy.
<b>DC5</b>	Access	Y	Fully consistent			Relevant Blewbury NDP policies: <ul style="list-style-type: none"> <li>• P14 &amp; P15. These policies encourage safe and convenient access for pedestrians and impaired mobility users, adequate &amp;, safe provision of parking and the use of traffic calming / pedestrian priority measures where necessary.</li> </ul>
<b>DC6</b>	Landscaping	Y	Fully consistent			Relevant Blewbury NDP policies: <ul style="list-style-type: none"> <li>• P2 – development shall not exceed capacity for development described within the Landscape Character Assessment – consistent with DC6 in protecting existing landscape features.</li> <li>• P10 – applicants required to agree an appropriate landscaping scheme with the Local Planning Authority to preserve/enhance the amenity of the site. Boundary treatments to include native planting where possible – consistent with DC6 in protecting visual amenity and maximizing opportunities for nature conservation and habitat creation</li> </ul>
<b>DC7</b>	Waste collection and recycling	Y	Fully consistent			Relevant Blewbury NDP policies: <ul style="list-style-type: none"> <li>• P9 – requires development to provide sufficient external refuse and recycling storage</li> </ul>

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<b>DC8</b>	The provision of infrastructure and services	Y	Fully consistent			Relevant Blewbury NDP policies: <ul style="list-style-type: none"> <li>• P12 – applicants required to demonstrate adequate wastewater and freshwater supply, on and off site so as not to exacerbate existing water infrastructure problems.</li> </ul>
<b>DC9</b>	The impact of development on neighbouring uses	Y	Fully consistent			Relevant Blewbury NDP policies: <ul style="list-style-type: none"> <li>• P9 – development not to result in significant adverse impacts by reason of noise, odour and light.</li> </ul>
<b>DC10</b>	The effect of neighbouring or previous uses on new development	Y	Fully consistent			No specific Blewbury NDP policy.
<b>DC12</b>	Water quality and resources	Y	Fully consistent			Relevant Blewbury NDP policies: <ul style="list-style-type: none"> <li>• P12 - Requires appropriate wastewater drainages.</li> <li>• P13 - Requires sustainable drainage systems to avoid flooding problems.</li> </ul>
<b>DC13</b>	Flood risk and water run-off	Y	Not consistent	Yes	Policy is not consistent with NPPF. Paragraphs 100 – 104 of the NPPF constitute the strategic policy in relation to this issue.	Relevant Blewbury NDP policies: <ul style="list-style-type: none"> <li>• P12 - Requires appropriate wastewater drainages.</li> <li>• P13 - Requires sustainable drainage systems to avoid flooding problems.</li> </ul>
<b>DC14</b>	Flood risk and water run-off	Y	Not consistent	Yes	Policy is not consistent with NPPF. Paragraph 103 the NPPF constitutes the strategic policy in relation to this issue.	Relevant Blewbury NDP policies: <ul style="list-style-type: none"> <li>• P12 - Requires appropriate wastewater drainages.</li> <li>• P13 - Requires sustainable drainage systems to avoid flooding problems.</li> </ul>

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TR1	Wantage relief road scheme	Y	Fully consistent			Not relevant to Blewbury NDP
TR3	A34 related development	Y	Fully consistent			Not relevant to Blewbury NDP
TR5	The national cycle network	Y	Fully consistent			Not relevant to Blewbury NDP
TR7	Rail services – Grove Station	Y	Fully consistent			Not relevant to Blewbury NDP
HE1	Preservation and enhancement: implications for development	Y	Fully consistent			<p>Blewbury has a Conservation Area.</p> <p>Relevant Blewbury NDP policies:</p> <ul style="list-style-type: none"> <li>• P2 – preserve or enhance the character and appearance of the village as described in the Village Character Assessment, protect heritage assets and their settings, complement and reinforce local distinctiveness.</li> <li>• Other relevant policies: P7, P8.</li> </ul>
HE4	Preservation and enhancement: implications for development	Y	Fully consistent			<p>Blewbury has a large number of Listed Buildings. Relevant Blewbury NDP policies:</p> <ul style="list-style-type: none"> <li>• P8 – New development in the Conservation Area and alterations or extensions to historic buildings throughout the village</li> </ul>
HE5	Development involving alterations to a listed building	Y	Fully consistent			<p>Blewbury has a large number of Listed Buildings. Relevant Blewbury NDP policies:</p> <ul style="list-style-type: none"> <li>• P8 – New development in the Conservation Area and alterations or extensions to historic buildings throughout the village</li> </ul>
HE7	Change of use	Y	Fully consistent			No specific Blewbury NDP policy

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	of listed building					
<b>HE8</b>	Historic parks and gardens	Y	Fully consistent			No specific Blewbury NDP policy pertaining to parks/gardens on the national register.
<b>HE9</b>	Archaeology	Y	Fully consistent			No specific Blewbury NDP policy
<b>HE10</b>	Archaeology	Y	Fully consistent			No specific Blewbury NDP policy
<b>HE11</b>	Archaeology	Y	Fully consistent			No specific Blewbury NDP policy
<b>NE3</b>	Geologically important sites	Y	Fully consistent			No specific or relevant Blewbury NDP policy
<b>NE4</b>	Other sites of nature conservation value	Y	Fully consistent			No specific Blewbury NDP policy
<b>NE6</b>	The North Wessex Downs Area of Outstanding Natural Beauty	Y	Fully consistent			Highly relevant to Blewbury, which is 'washed over' by the NWD AONB. Relevant NDP Policies: <ul style="list-style-type: none"> <li>• P2 – development only permitted where scale does not exceed the landscape capacity for development assessed within the Landscape Character Study. Development required to preserve or enhance the character and appearance of the village and its landscape setting, with no detrimental impact on views to and from the AONB landscape. Consistent with NE6.</li> </ul>
<b>NE7</b>	The North Vale Corallian Ridge	Y	Fully consistent			Not relevant to Blewbury
<b>NE8</b>	The landscape setting of Oxford	Y	Fully consistent			Not relevant to Blewbury
<b>NE9</b>	The Lowland	Y	Fully consistent			Not relevant to Blewbury

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	Vale					
<b>NE12</b>	Great Western Community Forest	Y	Fully consistent			Not relevant to Blewbury
<b>H3</b>	Housing sites in Botley	Y	Fully consistent	Yes	These sites have all been completed or are under construction	Not relevant to Blewbury
<b>H4</b>	Housing sites in Faringdon	Y	Fully consistent	Yes	These sites have all been completed or are under construction.	Not relevant to Blewbury
<b>H5</b>	Strategic housing site west of Grove	Y	Fully consistent			Not relevant to Blewbury
<b>H6</b>	Housing sites in Wantage	Y	Fully consistent	Yes	These sites have all been completed or are under construction.	Not relevant to Blewbury
<b>H7</b>	Major development west of Didcot	Y	Fully consistent			Not relevant to Blewbury
<b>H8</b>	Housing on the Harwell Science and Innovation Campus	Y	Fully consistent	Yes	This site has been completed.	Not relevant to Blewbury
<b>H10</b>	Development in the five main settlements	Y	Fully consistent			Not relevant to Blewbury
<b>H11</b>	Development in the larger villages	Y	Not consistent	Yes	Policy is out of date whilst there is no five year housing land supply. Paragraph 14 of the NPPF constitutes the strategic policy in relation to this issue.	<p>Blewbury is a larger village. This VWHDC policy will come back into force if and when the VWHDC has a 5 year housing land supply, and would limit development to no more than 15 houses and within the built area of the village.</p> <p>The Blewbury NDP does not allocate any specific housing sites. Policy P1 is not in conflict as it states that <i>“Residential development within the built area of Blewbury may be permitted where appropriate, in</i></p>

Policy #	Policy Description	Strategic?	Consistent with NPPF?	Out of date?	How to assess the NP against this policy	Assessment of Blewbury NDP Policies
						<i>accordance with the Development Plan</i> ". No specific limit is placed on the scale of development within the village; however, the development must be appropriate in terms of its design and relationship to the existing village and its surrounding landscape, in keeping with generally accepted principles of sustainable development (i.e. NPPF: 'Requiring Good Design').
H12	Development in the smaller villages	Y	Not consistent	Yes	Policy is out of date whilst there is no five year housing land supply. Paragraph 14 of the NPPF constitutes the strategic policy in relation to this issue.	Not relevant to Blewbury
H13	Development elsewhere	Y	Consistent in part	Yes	Policy is out of date whilst there is no five year housing land supply. Paragraphs 14 and 55 of the NPPF constitute the strategic policy in relation to this issue.	Not relevant to Blewbury
H15	Housing densities	Y	Fully consistent		Seeks to shape broad characteristics of development. Refer to Core Policy 23 of the emerging Local Plan 2031 Part 1 for the council's emerging position regarding housing density.	Local Plan assumes 30 dwellings per hectare for Blewbury.  Policy P7 requires development proposals to demonstrate how the proposals fit with the surrounding area. The NDP has no specific density target.
H16	Size of dwelling and lifetime homes	Y	Consistent in part		Seeks to shape broad characteristics of development.  Refer to Core Policies 22 and 26 of the emerging Local Plan 2031 Part 1 for the council's emerging position housing mix and lifetime homes.	Relevant Blewbury NDP policies:  P3 – Housing Mix – New development to favour smaller dwellings – 10% one bedroom, 40% two bedroom, 40% three and 10% five or more bedrooms. This is consistent with Local Plan policy H16, which requires "a variety of dwelling types and sizes to meet the needs of the existing and future population" and that on sites of 10 or more dwellings in small settlements "about 50% of

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						<p><i>new dwellings should have two bedrooms or less”.</i></p> <p>NDP policy P3 has also been assessed against emerging Core Policy 22 of the emerging Local Plan 2031 Part 1. This requires <i>“A mix of dwelling types and sizes to meet the needs of current and future households... in accordance with the Council’s current SHMA”.</i></p> <p>Therefore, the policy refers back to the SHMA (currently the Oxfordshire SHMA, April 2014) to provide guiding principles for housing mix.</p> <p>The SHMA presents an indicative mix, split by market and affordable tenure at a district level (table 65 and 66) and also for all tenures blended at an Oxon county level in table 67.</p> <p>Page 137 states that:</p> <p><i>The mix identified above should inform strategic HMA-wide policies. In applying these to individual development sites regard should be had to the nature of the development site and character of the area, and to up-to-date evidence of need as well as the existing mix and turnover of properties at the local level. Based on the evidence, we would expect the a balanced profile of market homes of different sizes, including smaller two- and three-bedroom homes for younger households and those looking to downsize; as well as larger family homes. The mix identified is focused more towards smaller properties than the existing mix of homes. The analysis of an appropriate mix of dwellings should also inform the ‘portfolio’ of sites which are considered through the Local Plan process, including: Site Allocations, Neighbourhood Plans and other planning documents.</i></p> <p>Emerging Core Policy 3 requires unallocated development in larger villages</p>

Policy #	Policy Description	Strategic?	Consistent with NPPF?	Out of date?	How to assess the NP against this policy	Assessment of Blewbury NDP Policies
						<p>(i.e. Blewbury) to provide for <u>local needs</u> and to support employment, services and facilities within local communities.</p> <p>Given that the SHMA is clear that <i>"analysis of an appropriate mix of dwellings should also inform ... neighbourhood plans and other planning documents"</i>, the principle of setting of a housing mix policy through the Neighbourhood Plan is consistent with emerging Core Policy 22 and the current (April 2014) SHMA.</p> <p>Accordingly, NDP Policy P3 draws upon relevant evidence (the SHMA and the Blewbury Housing Needs Survey).</p> <p>In formulating the policy, regard has been had to <i>"the nature of the development site"</i>, <i>"the character of the area"</i>, <i>"up to date evidence"</i> and <i>"existing mix"</i> as required by the SHMA (p137).</p> <hr/> <p>P4 - Internal Space in New Dwellings – new residential units to meet or exceed Nationally Described Space Standard. NDP policy is not in conflict with H16 or any other policy in the Local Plan 2011 or emerging Local Plan 2031.</p>
H17	Affordable housing	Y	Fully consistent		Sets a requirement that is essential to achieving the wider vision and aspirations of the LP. Refer to Core Policy 24 of the emerging Local Plan 2031 Part 1 for the council's emerging position regarding Affordable Housing.	<p>Relevant Blewbury NDP policies:</p> <ul style="list-style-type: none"> <li>• P5 – Provision of affordable housing. Requires appropriate affordable housing on new residential developments in accordance with the same criteria specified in H17 (indistinguishable</li> </ul>

Policy #	Policy Description	Strategic?	Consistent with NPPF?	Out of date?	How to assess the NP against this policy	Assessment of Blewbury NDP Policies
						in appearance, evenly distributed). <ul style="list-style-type: none"> <li>P6 – Allocation of affordable housing. 20% to be initially offered to those with a strong local connection. Policy not in conflict with H17.</li> </ul>
<b>H18</b>	Affordable housing on rural exception sites	Y	Fully consistent		Sets a requirement that is essential to achieving the wider vision and aspirations of the LP. Refer to Core Policy 25 of the emerging Local Plan 2031 Part 1 for the council's emerging position regarding Rural Exception Sites.	Blewbury does not have any specific rural exception sites identified.  Relevant Blewbury NDP policies: <ul style="list-style-type: none"> <li>NDP policy P1 acknowledges that development of affordable housing on rural exception site may be permitted where development would not otherwise be permitted.</li> </ul>
<b>H19</b>	Special housing needs	Y	Fully consistent		Sets a requirement that is essential to achieving the wider vision and aspirations of the LP. Refer to Core Policy 26 of the emerging Local Plan 2031 Part 1 for the council's emerging position regarding meeting the needs of the elderly population.	Not relevant to Blewbury
<b>H23</b>	Open space in new housing development	Y	Fully consistent			Relevant Blewbury NDP policies: <ul style="list-style-type: none"> <li>P9 – Amenity. Policy requires provision of communal green space of sufficient size to allow children to play freely for developments of 10 or more new residential units. Consistent with H23, although requires this for developments of 10, whereas H15 states this would 'usually' be for 15 or more.</li> </ul>

Policy #	Policy Description	Strategic?	Consistent with NPPF?	Out of date?	How to assess the NP against this policy	Assessment of Blewbury NDP Policies
<b>CF1</b>	Protection of existing services and facilities	Y	Fully consistent			Relevant Blewbury NDP policies: <ul style="list-style-type: none"> <li>• P16 – Minimising loss of retail space, restaurants and cafes. Net loss of such space will not be permitted unless robust justification provided. Consistent with CF1.</li> <li>• P17: Public Houses. Requires robust economic justification for change of use. Not in conflict with CF1.</li> <li>• P18 – Community Assets. Presumption against any planning proposal that would result in loss of value to community. Consistent with CF1.</li> </ul>
<b>CF2</b>	Provision of new community services and facilities	Y	Fully consistent			No specific Blewbury NDP policy
<b>L1</b>	Playing space	Y	Fully consistent			No specific Blewbury NDP Policy
<b>L14</b>	The Wilts and Berks Canal	Y	Fully consistent			Not relevant to Blewbury
<b>L15</b>	The Wilts and Berks Canal	Y	Fully consistent			Not relevant to Blewbury
<b>L17</b>	The River Thames	Y	Fully consistent			Not relevant to Blewbury
<b>E1</b>	Abingdon	Y	Fully consistent			Not relevant to Blewbury
<b>E2</b>	Botley Area	Y	Fully consistent			Not relevant to Blewbury
<b>E3</b>	Faringdon	Y	Fully consistent			Not relevant to Blewbury
<b>E4</b>	Grove Technology Park	Y	Fully consistent			Not relevant to Blewbury
<b>E5</b>	Milton Park	Y	Fully consistent			Not relevant to Blewbury
<b>E6</b>	West of Didcot Power Station	Y	Fully consistent			Not relevant to Blewbury

Policy #	Policy Description	Strategic?	Consistent with NPPF?	Out of date?	How to assess the NP against this policy	Assessment of Blewbury NDP Policies
E7	Harwell Science and Innovation Campus	Y	Fully consistent			Not relevant to Blewbury
E10	Key business sites	Y	Consistent in part			Not relevant to Blewbury
S1	New retail provision	Y	Fully consistent			Relevant Blewbury NDP policies: <ul style="list-style-type: none"> <li>P16 – Minimising loss of retail space restaurants and cafes. The policy allows for change of use where this would result in the creation of other facilities of community value, including public houses and restaurants. Consistent with S1.</li> </ul>
S2	Primary shopping frontages and Abingdon and Wantage	Y	Fully consistent			Not relevant to Blewbury
S14	Loss of village and other local shops	Y	Fully consistent			Relevant Blewbury NDP policies: <ul style="list-style-type: none"> <li>P16 – Mimimising loss of retail space, restaurants and cafes. Net loss of such space will not be permitted unless robust justification provided, or if change of use results in creation of other new facilities of community value such as public houses and restaurants. Consistent with S14.</li> </ul>
S15	Garages and garage shops	Y	Fully consistent			No specific Blewbury NDP Policy
T1	New tourist related development	Y	Fully consistent			Not relevant to Blewbury

### **3.5 EU obligations**

#### **Strategic Environmental Assessment (SEA)**

3.5.1 In some limited circumstances, where a neighbourhood plan could have significant environmental effects, it may require a Strategic Environmental Assessment under the relevant EU Directive. DCLG planning guidance suggests that, whether a neighbourhood plan requires a strategic environmental assessment and (if so) the level of detail needed, will depend on what is proposed in the draft neighbourhood plan. A strategic environmental assessment may be required, for example, where:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

3.5.2 In the case of the Blewbury Neighbourhood Plan:

- it does not allocate specific sites for development
- the neighbourhood plan area does contain sensitive natural or heritage assets that may be affected by the proposals in the plan
- it does not have significant environmental effects as defined by the criteria set out in Schedule 1 to the Environmental Assessment of Plans and Programmes Regulations 2004 and shown at Appendix 2
- it does not contain significant proposals beyond those which have already been the subject of a SEA within the Sustainability Appraisal carried out for the emerging Vale of White Horse Local Plan 2031.

3.5.3 A formal screening of the Neighbourhood Plan has been undertaken by Vale of White Horse District Council to determine whether SEA is required (see appendix 3). This opinion has been informed by consultation with Historic England, the Environment Agency and Natural England.

3.5.4 Using criteria set out in Annex II of the Directive and Schedule 1 of the Regulations, the Screening Opinion concludes that the Blewbury NDP is not likely to result in significant effects on the environment and does not therefore require Strategic Environmental Assessment (SEA).

3.5.5 Also part of the screening process is the Habitats Regulations Assessment

Screening. The Opinion outlines that the NDP is unlikely to have significant effects on Natura 2000 sites and therefore, an Appropriate Assessment for the NDP is not required.

### **Habitats Directive**

- 3.5.6 Also part of the SEA screening process is Habitats Regulations Assessment Screening. The Vale of White Horse Screening Opinion (appendix 3) outlines that the NDP is unlikely to have significant effects on Natura 2000 sites and therefore, an Appropriate Assessment for the NDP is not required.

### **Convention on Human Rights**

- 3.5.7 The Neighbourhood Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights.

### **3.6 Other Basic Conditions**

- 3.6.1 An additional basic condition is prescribed under Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 that:-

The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3) (either alone or in combination with other plans or projects).

- 3.6.2 Natural England has been consulted during the drafting of the Neighbourhood Plan and has not raised any concern in respect to any European site or European offshore marine site.
- 3.6.3 The main issue raised is to ensure that development does not impact negatively on the North Wessex Downs Area of Natural Beauty. Natural England note that this has been *“recognised very effectively within the landscape capacity assessments for the village and its surrounding countryside.”*
- 3.6.4 Therefore, the Project Team considers that the Neighbourhood Plan meets the prescribed basic condition.

## **Consultation**

- 4.1 The Neighbourhood Plan has been prepared with extensive input from the community and stakeholders as set out in the accompanying *Consultation Report*. There was extensive consultation and engagement in identifying issues and objectives and the draft Neighbourhood Plan has been consulted on as required by regulation 14 of the Neighbourhood Planning (General) Regulations 2012.
- 4.2 Responses have been recorded and changes have been made as set out in the Report.
- 4.3 The Consultation Report has been prepared by the Blewbury Neighbourhood Plan Steering Group and meets the requirements set out in Paragraph 15 (2) of the Regulations.

## Appendix 1

### Approval of Area Designation for the Blewbury Neighbourhood Plan

#### Planning Services

HEAD OF SERVICE: Adrian Duffield



#### By Email

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Parish Clerk  
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Abbey House, Abbey Close  
Abingdon OX14 3JE

10 March 2014

Dear Elaine,

#### Approval of Area Designation for the Blewbury Neighbourhood Plan

I am pleased to inform you that the Blewbury area designation, as submitted 26 November 2013, was approved by the Vale of White Horse District Council Cabinet Member on 28 February 2014. Please find enclosed the Cabinet Member Decision documenting this approval. There was a call-in period, ending 7 March 2014. The decision was not called in and therefore came in to effect on this date.

The consultation for area designation received eight representations in total. I enclose the representations from English Heritage and Network Rail, which provide further information on their interest in the Neighbourhood Plan and might be of interest to the steering group in drafting the plan.

Yours sincerely,

Caroline O'Donnell,  
Senior Planning Officer,  
Planning Policy Team

## Appendix 2

### SCHEDULE 1

#### CRITERIA FOR DETERMINING THE LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT

1. The characteristics of plans and programmes, having regard, in particular, to—
  - (a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;
  - (b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;
  - (c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;
  - (d) environmental problems relevant to the plan or programme; and
  - (e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to—
  - (a) the probability, duration, frequency and reversibility of the effects;
  - (b) the cumulative nature of the effects;
  - (c) the transboundary nature of the effects;
  - (d) the risks to human health or the environment (for example, due to accidents);
  - (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
  - (f) the value and vulnerability of the area likely to be affected due to—
    - (i) special natural characteristics or cultural heritage;
    - (ii) exceeded environmental quality standards or limit values; or
    - (iii) intensive land-use; and
  - (g) the effects on areas or landscapes which have a recognised national, Community or international protection status.

