

Sonning Common Neighbourhood  
Development Plan 2021 to 2035

# BASIC CONDITIONS STATEMENT

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*On behalf of Sonning Common Parish Council*

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# 1. Introduction

- 1.1 This Basic Conditions Statement has been prepared by Sonning Common Parish Council to accompany its submission to South Oxfordshire District Council of the Sonning Common Neighbourhood Development Plan (SCNDP) Revision to demonstrate how the Plan meets the statutory requirements set out within the Town and County Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012 (as amended)
- 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 it is appropriate to make the plan.
  - 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 SCNDP Revision complies with the basic conditions:
- Section 2 sets out how the SCNDP Revision 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 SCNDP Revision contributes to sustainable development.
  - Section 4 sets out how the SCNDP Revision is in general conformity with strategic policies of the Development Plan.
  - Section 5 sets out conformity with retained European Union obligations.

**Table 1.1 Basic conditions and DCLG explanatory guidance<sup>1</sup>**

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 should consider: whether the neighbourhood plan policy supports and upholds... strategic policy...; the degree, if any, of conflict between the draft neighbourhood plan policy and the strategic policy; whether the draft neighbourhood plan policy provides an additional level of detail ... without undermining that policy; the rationale ... in the draft neighbourhood plan and the evidence to justify that approach.</p> <p>Strategic policies are Local Plan policies that deliver: homes and jobs...; retail, leisure and other commercial development; infrastructure ..., minerals and energy; the provision of health, security, community and cultural infrastructure and other local facilities; climate change mitigation and adaptation; conservation and enhancement of the natural and historic environment, including landscape.</p>

<sup>1</sup> 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 SCNDP Revision.

Basic condition	DCLG guidance
<p>f) the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.</p>	<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"> <li>- Directive 2001/42/EC Strategic Environmental Assessment (SEA) Directive;</li> <li>- Directive 2011/92/EU Environmental Impact Assessment (EIA) Directive. (Only relevant to Orders);</li> <li>- Directive 92/43/EEC and Directive 2009/147/EC the Habitats and Wild Birds Directives respectively;</li> <li>- 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.</li> </ul>
<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) adds a basic condition for neighbourhood plans in addition to those set out in the primary legislation: the making of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012).</p>

## 2. National policies and guidance

2.1 Table 2.1 sets out how the Sonning Common Neighbourhood Development Plan Revision 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 SCNDP Revision with specific legal requirements.

<b>Table 2.1 Sonning Common NDP Revision Policies having regard to the July 2021 National Planning Policy Framework (NPPF)</b>			
<b>SCNDP Policy Number</b>	<b>SCNDP Policy Title</b>	<b>NPPF Reference (paragraph)</b>	<b>Commentary</b>
<b>RSB1 RSB2</b>	<b>Settlement Boundary</b>	<b>7, 8, 9, 79, 101, 102 130.</b>	<p>The Sonning Common Settlement Boundary policies take account of the NPPF paragraphs below by identifying areas for sustainable development within the existing built environment whilst maintaining the existing rural character of the village and safeguarding the valued AONB, and land within the setting of the AONB, outside the settlement boundary. Areas of Local Green Space and recreation facilities within the settlement boundary, or immediately adjacent to it, support a healthy community which is provided with good local services and employment opportunities.</p> <p>.</p> <p>The policies have been prepared having 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>

SCNDP Policy Number	SCNDP Policy Title	NPPF Reference (paragraph)	Commentary
			<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>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> <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>

SCNDP Policy Number	SCNDP Policy Title	NPPF Reference (paragraph)	Commentary
RH1 –RH5	Housing	7, 8, 9, 78, 79	<p>The Housing policies provide for a sustainable number and range of homes to meet local needs and allow the village of Sonning Common to thrive and support local services within the development plan period whilst maintaining the valued rural character of the area.</p> <p>The 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>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>

SCNDP Policy Number	SCNDP Policy Title	NPPF Reference (paragraph)	Commentary
RD1-RD4	Design	8, 125, 127, 130, 153, 154, 155, 157, 185, 186	<p>The Design policies for Sonning Common provide for the development of sustainable housing with due consideration given to climate change, water and energy conservation, build quality whilst protecting the existing rural character of the village and minimising light pollution.</p> <p>The 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>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>

SCNDP Policy Number	SCNDP Policy Title	NPPF Reference (paragraph)	Commentary
			<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 collocating potential heat customers and suppliers.</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 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>

SCNDP Policy Number	SCNDP Policy Title	NPPF Reference (paragraph)	Commentary
RVC1- RVC3	Village Centre	28, 84, 92, 93,104,106,112, 130, 186,187	<p>The Village Centre policies support and protect the retail, leisure, health and education facilities to maintain and enhance the vitality and viability of the village community. They support the improvement of traffic flow and maintenance of local bus services, whilst providing for electric vehicle charging points and improvement of cycling and pedestrian routes within the neighbourhood area.</p> <p>These policies align with and support 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 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</p>

SCNDP Policy Number	SCNDP Policy Title	NPPF Reference (paragraph)	Commentary
			<p>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>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... 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>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. to local character and history, including the surrounding built environment and landscape setting.</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>

SCNDP Policy Number	SCNDP Policy Title	NPPF Reference (paragraph)	Commentary
RE1a, RE1b	Employment	8, 84,	<p>The Employment policies support existing local employment and encourage new business opportunities wherever possible by enabling intensified use of existing employment sites within the neighbourhood area.</p> <p>These policies support and align with 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>
RCSH1-RCSH3	Community, health and social	28, 84, 92, 93, 130, 187	<p>These Sonning Common Neighbourhood Plan policies are wide ranging and support all major facilities and activities within the Sonning Common community. They cover supporting and enhancing the provision of all the health, education, library, meeting places, public houses, fast food establishments, retail, recreational, sports and transport facilities in the village. These facilities also cater for numerous residents from nearby villages and towns who contribute to the economic viability of the village and are therefore encouraged.</p> <p>These policies align with and support 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>

SCNDP Policy Number	SCNDP Policy Title	NPPF Reference (paragraph)	Commentary
			<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 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>

SCNDP Policy Number	SCNDP Policy Title	NPPF Reference (paragraph)	Commentary
RTP1-RTP3	Transport and Parking	92, 104, 106, 112, 186	<p>The Sonning Common transport and parking policies support road safety measures, encourage journeys on foot or bicycle, seek to maintain the local bus service and alleviate the significant parking problems in the village.</p> <p>These policies align with and support 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>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. to local character and history, including the surrounding built environment and landscape setting.</p>

SCNDP Policy Number	SCNDP Policy Title	NPPF Reference (paragraph)	Commentary
RENV1 -5	Environment	8 28, 101 102 153, 174, 175 176, 177 179, 180	<p>The Environment Policies seek to conserve and enhance the area’s rural character, its ecosystems and biodiversity giving particular support to: the protection of the Chilterns Area of Outstanding Natural Beauty, which surrounds the neighbourhood area; the valued woodland and Local Green Spaces and rural countryside within it; and wildlife corridors and habitats. The policies support new developments which demonstrate a commitment the mitigating climate change through energy and water efficiency.</p> <p>These policies align with and support 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>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>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>

SCNDP Policy Number	SCNDP Policy Title	NPPF Reference (paragraph)	Commentary
			<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> <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, 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; ... 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>

SCNDP Policy Number	SCNDP Policy Title	NPPF Reference (paragraph)	Commentary
			<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> <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 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.</p>

SCNDP Policy Number	SCNDP Policy Title	NPPF Reference (paragraph)	Commentary
			<p>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>
RDE1	Delivery	127	<p>The Delivery policy encourages constructive engagement on significant development plans within the neighbourhood area in an endeavour to ensure acceptability to the village community.</p> <p>This policy aligns with and has regard to the following NPPF paragraphs:</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>

**Table 2.2 Sonning Common Neighbourhood Development Plan Revision: 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 SCNDP Revision policies relate to the development and use of land within the designated Neighbourhood Plan area.	SCNDP Revision policies:  RSB1-RSB2 RH1-RH5 RD1-RD4 RVC1-RVC3 RE1a-RE1b RCSH1-RCSH3 RTP1-RTP3 RENV1-RENV5 RDE1
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 2021 to 2035, which aligns with the <b>South Oxfordshire District Council Local Plan, 2011-2035</b> .	SCNDP Revision 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 SCNDP Revision 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.	SCNDP Revision section 6

**Table 2.2 Sonning Common Neighbourhood Development Plan Revision: 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 25.10.2013	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 Sonning Common Parish Council.	SCNDP Revision 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	As identified in Table 2.1 having regard to National Planning Policy and Guidance issued by the Secretary of State, it is appropriate to make the Sonning Common Neighbourhood Development Plan Revision	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, as identified in Table 3.1, its policies contribute to the achievement of 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	As identified in Table 4.1, the Plan is in conformity with strategic policies in the <b>South Oxfordshire Local Plan 2011-2035</b> .	Basic Conditions Statement Table 4.1

**Table 2.2 Sonning Common Neighbourhood Development Plan Revision: 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 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 SCNDP Revision 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. Paragraph 8 states:

Achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) 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 and by identifying and coordinating the provision of infrastructure;

b) 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; 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; and

c) 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.

- 3.2 Sustainable development has been integral to the Sonning Common Neighbourhood Development Plan Revision 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 SCNDP Revision contributes to each element.

<b>Table 3.1 How the Plan contributes to sustainable development</b>	
<b>Sustainable development definition:</b> 2021 NPPF, para 8	<b>How the Sonning Common NDP Revision contributes to this element of sustainable development</b>
<p><b>Economic:</b> 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>	<p><b>Policy RVC1:</b> seeks to protect and enhance community facilities and infrastructure.</p> <p><b>Policy RE1a:</b> supports economic development which is compatible with local setting and character and other policies in the development plan.</p>
<p><b>Social:</b> 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>	<p><b>Policy RSB1:</b> 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><b>Policy RH2:</b> sets out the expectation that housing development has an adequate mix of housing.</p> <p><b>Policy RTP2:</b> supports development which enhances cycle and pedestrian infrastructure which is in keeping with local environment, character, and landscape setting.</p> <p><b>Policies RCV2 and RTP3:</b> emphasise the mitigation of traffic and road safety impacts arising from development.</p>
<p><b>Environmental:</b> 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><b>Policies RENV1-5:</b> support development that: conserves and enhances the local environment and flora and fauna; makes net gains to biodiversity; emphasises the importance of conserving and enhancing the area's countryside and open spaces, maintains landscape character and setting, prevents negative impact on the Chilterns Area of Outstanding Natural Beauty, and mitigates climate change through energy and water efficiency.</p> <p><b>Policies RD1-5:</b> seek to set design, materials and housing density criteria which maintain or enhance the character of the village, and; seek to ensure that development is of high-quality design, built to high sustainability standards and complementing local distinctiveness, supports mitigation and adaptation to climate change and reduction of carbon emissions by supporting renewable energy schemes.</p>

<b>Table 3.1 How the Plan contributes to sustainable development</b>	
<b>Sustainable development definition:</b> 2021 NPPF, para 8	<b>How the Sonning Common NDP Revision contributes to this element of sustainable development</b>
	<p><b>Policy RSB2:</b> protects the natural environment by maintaining areas of Local Green Space and valued woodland.</p> <p><b>Policy RENV5:</b> supports development which does not contribute to flooding or negatively impact the sewer network by adopting sustainable drainage systems.</p>

3.2 In Summary, the SCNDP Revision 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 neighbourhood area, biodiversity, the natural environment, views, and green infrastructure.
- Protecting the surrounding Area of Outstanding Natural Beauty and land within its setting.
- 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.

Taken as a whole, the Sonning Common Neighbourhood Plan Revision pursues net gain across each of the different objectives of sustainable development in a mutually supportive way

## Strategic policies of the Local Plan

- 4.1 The relevant strategic policies in the |Development plan are contained in the South Oxfordshire Local Plan 2011-2035. The SCNDP Revision is in general conformity with the strategic policies of the **South Oxfordshire District Council Local Plan, 2011-2035**.
- 4.2 Table 4.1 below summarises an analysis of how each policy the SCNDP Revision is in general conformity with relevant policies in the Development Plan for South Oxfordshire.

<b>Table 4.1 – General Conformity with the South Oxfordshire Development Plan</b>		
<b>SCNDP Revision Policy Number</b>	<b>SCNDP Revision Policy</b>	<b>Commentary</b>
<b>RSB1-RSB2</b>	<p><b>Settlement Boundary</b></p> <ul style="list-style-type: none"> <li>i. The Neighbourhood Plan defines a settlement boundary for Sonning Common, as shown on Policy Map 4.1 which distinguishes between the built-up areas of the neighbourhood area, adjacent parishes and the surrounding countryside</li> <li>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</li> <li>iii. Development within the settlement boundary will be supported subject to other Neighbourhood Plan policies provided that the development would not result in an inappropriate incursion into the AONB or the setting of the AONB and would be out of keeping with the rural character village</li> <li>iv. 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</li> </ul>	<p>These policies define the shape of Sonning Common within the setting of the surrounding AONB and protect the community valued rural character of the village from development which would extend Sonning Common towards Reading and neighbouring villages. They are in general conformity with the following:</p> <p><b>Policy STRAT1: The Overall Strategy</b></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> <ul style="list-style-type: none"> <li>i) supporting and enhancing the roles of the Larger Villages as local service centres; and</li> <li>ii) protecting and enhancing the countryside and particularly those areas within the two AONBs and Oxford Green Belt by ensuring that outside of the towns and villages any change relates to very specific needs such as those of the agricultural industry or enhancement of the environment.</li> </ul>

SCNDP Revision Policy Number	SCNDP Revision Policy	Commentary
		<p><b>Policy ENV1: Landscape and Countryside</b></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> <p>trees (including individual trees, groups of trees and woodlands), hedgerows and field boundaries;</p> <ul style="list-style-type: none"> <li>i) irreplaceable habitats such as ancient woodland and aged or veteran trees found outside ancient woodland;</li> <li>ii) other watercourse and water bodies;</li> <li>iii) the landscape setting of settlements or the special character and landscape setting of Oxford;</li> <li>iv) topographical features;</li> <li>v) areas or features of cultural and historic value;</li> <li>vi) important views and visually sensitive skylines; and</li> <li>vii) aesthetic and perceptual factors such as tranquillity, wildness, intactness, rarity and enclosure.</li> </ul>

SCNDP Revision Policy Number	SCNDP Revision Policy	Commentary
RH1-5	<p><b>Housing</b></p> <p>The policies aim to deliver an increase in the number of homes in accordance with the SODC housing allocation, supporting a mix of new housing with particular emphasis on one, two and three bedroom homes. They support proposals that meet the identified need for assisted living accommodation. Infill development is generally supported where it reflects the existing character of the village.</p>	<p>The Housing policies aim to deliver a mix of new housing that will meet local needs particularly for smaller starter and downsizing homes and affordable homes. Development proposals, including those for infill sites, will generally be supported where they maintain or enhance reflect the existing character of the village and do not adversely affect neighbouring residential occupiers.</p> <p>These policies are in general conformity with the following:</p> <p><b>Policy H4: Housing in the Larger Villages</b></p> <p>1. A housing requirement of 257 homes will be collectively delivered through Neighbourhood Development Plans and Local Plan site allocations at the Larger Villages as follows:</p> <ul style="list-style-type: none"> <li>• 46 homes at Nettlebed</li> <li>• 96 homes at Sonning Common</li> <li>• 115 homes at Woodcote</li> </ul> <p><b>Policy STRAT5: Residential Densities</b></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"> <li>i) the capacity of the site and the need to use land efficiently in accordance with Policy DES7: Efficient use of resources;</li> <li>ii) the need to achieve high quality design that respects local character;</li> </ul>

SCNDP Revision Policy Number	SCNDP Revision Policy	Commentary
		<p>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>
		<p><b>Policy DES2: Enhancing Local Character</b></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 positive features identified in the Assessment have been incorporated into the design of the development.</p>

SCNDP Revision Policy Number	SCNDP Revision Policy	Commentary
RD1 –RD4	<p><b>Design</b></p> <p>Any development should conserve and enhance the landscape character area in which it lies having regard to landscape and visual character assessments including the South Oxfordshire Landscape Character Assessment document.</p> <p>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"> <li>i. The highest possible standards of energy efficiency and water conservation</li> <li>ii. The scale and appearance of existing buildings responding to and integrating with the surroundings</li> <li>iii. The need to avoid over-lighting to limit adverse impact on neighbouring properties</li> </ul> <p>The biodiversity of the area and the potential for enhancement wherever possible.</p>	<p>The Design policies promote sustainable development and are constructed to ensure that new housing and development achieves high quality building, maintains the existing rural character of the village within the setting of the AONB and mitigates the effects of climate change. These policies are in general conformity with the following:</p> <p><b>Policy DES2: Enhancing Local Character</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>2. All proposals for new development should be informed by a contextual analysis that demonstrates how the design: <ul style="list-style-type: none"> <li>i) has been informed by and responds positively to the site and its surroundings;</li> <li>and ii) reinforces place-identity by enhancing local character.</li> </ul> </li> <li>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.</li> </ol>

SCNDP Revision Policy Number	SCNDP Revision Policy	Commentary
		<p><b>Policy DES1: Delivering High Quality Development</b></p> <p>1. All new development must be of a high quality design that:</p> <ul style="list-style-type: none"> <li>i) uses land efficiently while respecting the existing landscape character;</li> <li>ii) enhances biodiversity and, as a minimum, leads to no net loss of habitat;</li> <li>i) incorporates and/or links to a well-defined network of Green and Blue Infrastructure;</li> <li>ii) is sustainable and resilient to climate change;</li> <li>iii) minimises energy consumption;</li> <li>iv) mitigates water run-off and flood risks;</li> <li>v) takes into account landform, layout, building orientation, massing and landscaping;</li> <li>vi) is sustainable and resilient to climate change;</li> <li>vii) minimises energy consumption;</li> <li>viii) mitigates water run-off and flood risks;</li> <li>ix) takes into account landform, layout, building orientation, massing and landscaping;</li> </ul>

SCNDP Revision Policy Number	SCNDP Revision Policy	Commentary
		<ul style="list-style-type: none"> <li>x) provides a clear and permeable hierarchy of streets, routes and spaces to create safe and convenient ease of movement by all users;</li> <li>xi) 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;</li> <li>xii) respects the local context working with and complementing the scale, height, density, grain, massing, type, and details of the surrounding area;</li> <li>xiii) 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;</li> <li>xiv) understands and addresses the needs of all potential users by ensuring that buildings and their surroundings can be accessed and used by everyone</li> <li>xv) ensures a sufficient level of well-integrated and imaginative solutions for car and bicycle parking and external storage.</li> </ul> <p><b>Policy DES8: Promoting Sustainable Design</b></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, 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>

SCNDP Revision Policy Number	SCNDP Revision Policy	Commentary
RVC1-RVC3	<p><b>Village centre</b></p> <p>Proposals for new or extended premises for retail, leisure and ground floor offices will be supported where they conform with the development plan. Proposals to improve traffic flow and parking, and to provide electric vehicle charging points will be supported.</p>	<p>The Sonning Common village centre policies support the SODC policies relating to the larger villages through seeking to: maintain and enhance the viability and vitality of the retail, leisure and service facilities in the neighbourhood area; improve access for all; ease local traffic and parking conditions; and provide electric vehicle charging points with a view to reducing air pollution.</p> <p>These policies are in general conformity with the following:</p> <p><b>Policy TC2: Town Centre Hierarchy</b></p> <p>1. The Council will promote the continued role and functions of the</p> <p>i) town centres to positively contribute towards their viability, vitality, character and structure. The hierarchy of centres in the district is:</p> <ul style="list-style-type: none"> <li>• Major town centre: Didcot, Henley-on-Thames</li> <li>• Town centre: Thame, Wallingford</li> <li>• Local centre: Berinsfield, Benson, Chalgrove, Chinnor, Cholsey, Crowmarsh Gifford, Goring-on-Thames, Nettlebed, Sonning Common, Watlington, Wheatley, Woodcote.</li> </ul> <p>2. For our local centres, development proposals will be permitted that: provide retail and leisure uses within the centres through infill development and small scale redevelopment;</p> <p>i) provide small scale retail or leisure development that contributes to the vitality and viability of the villages whilst not undermining the retail roles of the towns;</p> <p>ii) seek to improve access and movement for all users.</p> <p>3. Where planning permission is required any retail, leisure and office development proposed outside these centres must be subject to an impact assessment, appropriate to the use, where the proposed gross floorspace is greater than the local threshold of 500sqm.</p>

SCNDP Revision Policy Number	SCNDP Revision Policy	Commentary
		<p><b>Policy TRANS2: Promoting Sustainable Transport and Accessibility</b></p> <p>1. The Council will work with Oxfordshire County Council and others to:</p> <ul style="list-style-type: none"> <li>i) ensure that where new development is located close to, or along, existing strategic public transport corridors, bus and/or rail services can be promoted and strengthened in response to increases in demand for travel and freight;</li> <li>ii) 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;</li> <li>iii) support provision of measures which improve public transport (including Park &amp; Ride), cycling and walking networks within and between towns and villages in the district</li> <li>iv) 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;</li> <li>v) adopt an approach to the provision and management of car parking aimed at improving the attraction of our town and village centres; and</li> <li>vi) ensure the needs of all users, including those with impaired mobility are planned for in development of transport improvements.</li> </ul>

SCNDP Revision Policy Number	SCNDP Revision Policy	Commentary
RE1a, RE1b	<p><b>Employment</b></p> <p>These policies support the retention of existing employment sites and proposals to establish new employment opportunities.</p> <p>They encourage the expansion of an existing small business park where appropriate and provided it conforms with other policies in the development plan</p>	<p>The Sonning Common Employment Policies encourage existing local employment and new business opportunities on existing and new sites where appropriate provided they conform with other policies in the development plan</p> <p>These policies are in general conformity with the following:</p> <p><b>Policy EMP3: Retention of Employment Land</b></p> <ol style="list-style-type: none"> <li>1. Existing employment land will be retained in order to promote and grow a balanced, sustainable economy and local services. Proposals for the redevelopment or change of use of employment land to non-employment uses will only be permitted if: <ol style="list-style-type: none"> <li>i) the applicants can demonstrate that any employment use is no longer viable; or</li> <li>ii) it is evidenced that there is no market interest in the site following one year of active and effective marketing; or</li> <li>iii) the development would bring about significant improvements to the living conditions of nearby residents, or to the environment. In assessing this, the Council will consider whether there is a realistic prospect of mitigating the detrimental effects of continuing employment use.</li> </ol> </li> <li>2. In addition to the criteria above, where there is no reasonable prospect of land or premises being used for continued employment use, a mixed use enabling development which incorporates employment space should first be considered.</li> <li>3. Schemes that improve the stock of existing employment land, employment premises, commercial buildings and the environment of existing employment areas will be supported.</li> </ol>

SCNDP Revision Policy Number	SCNDP Revision Policy	Commentary
		<p>4. Through the monitoring of employment land gains and losses, the Council will record, and publish in the Authorities Monitoring Report, how much land the Council continues to need to meet the projected employment land requirements in the district. The Council will use this information to help determine planning applications.</p> <p>5. To support sustainable economic growth, meet the development needs of businesses and the anticipated needs over the plan period and to ensure that sufficient land of the right type is available, the Council will seek to ensure that employment land is not lost during economic fluctuations. The policy seeks to ensure that employment land is only released for other uses where there is no reasonable prospect of a site being used for that purpose.</p>
RCSH1-RCSH3	<p><b>Community, health and social</b></p> <p>Development proposals which enhance existing local public services, community services, health, education, recreation, sports and other essential community facilities, including the bus service will be supported.</p>	<p>These CHS policies seek to retain and enhance existing local community services and facilities, encourage the provision of healthy recreation facilities for all age groups, and support the full range of educational facilities in Sonning Common.</p> <p>These policies support and are in general conformity with the following:</p> <p><b>Policy CF1: Safeguarding Community Facilities</b></p> <p>1. Proposals that result in the loss of an essential community facility or service, through change of use or redevelopment, will not be permitted unless:</p> <p>i) it would lead to the significant improvement of an existing facility or the replacement of an existing facility equally convenient to the local community it serves and with equivalent or improved facilities;</p> <p>ii) it has been determined that the community facility is no longer needed; or</p>

SCNDP Revision Policy Number	SCNDP Revision Policy	Commentary
		<p>iii) in the case of commercial services, it is not economically viable.</p> <p>2. Appropriate, detailed and robust evidence will be required to satisfy the above criteria. The Council will require the independent assessment of this evidence.</p>
		<p>3. Planning conditions or legal obligations may be necessary to ensure that any replacement facility and its ongoing maintenance is provided. Any replacement facility should normally be available before the original facility is lost.</p> <p>4. A community facility or service may be essential, either because it is one of a limited number of that nature in a settlement or area, or is fundamental to the quality and convenience of everyday life in a settlement. This includes the protection of Public Rights of Way including bridleways and by-ways. If suitable alternative provision already exists, any facility or service will not be considered essential.</p> <p><b>Policy CF2: Provision of Community Facilities and Services</b></p> <p>Development proposals for the provision of new or extended community facilities and services will be supported, particularly where:</p> <ul style="list-style-type: none"> <li>i) they are located within or adjacent to the built-up area of an existing settlement;</li> <li>ii) they would clearly meet an identified local need; and</li> <li>iii) they are accessible for all members of the community and promote social inclusion.</li> </ul>

SCNDP Revision Policy Number	SCNDP Revision Policy	Commentary
		<p data-bbox="1093 323 1861 352"><b>Policy CF4: Existing Open Space, Sport and Recreation Facilities</b></p> <p data-bbox="1093 416 2056 587">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. Development proposals that result in the loss of such facilities will only be permitted where:</p> <ul style="list-style-type: none"> <li data-bbox="1093 635 1906 730">i) it can be demonstrated that alternative facilities of equal or better quality will be provided in an equally accessible location as part of the development;</li> <li data-bbox="1093 778 1861 842">ii) the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss; or</li> <li data-bbox="1093 890 1921 954">iii) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements.</li> </ul>

SCNDP Revision Policy Number	SCNDP Revision Policy	Commentary
RTP1-RTP3	<p><b>Transport and Parking</b></p> <p>These policies seek to alleviate parking problems in the village centre, support public transport, promote road safety and encourage journeys on foot or by bicycle.</p>	<p>Sonning Common has a limited bus service, poor provision for parking in the village centre and near schools, inadequate provision for safe walking and cycling within the village, and frequent examples of excessive speeding by through traffic. The policies seek to overcome these inadequacies and therefore support and are in general conformity with the following:</p> <p><b>Policy TRANS2: Promoting Sustainable Transport and Accessibility</b></p> <ul style="list-style-type: none"> <li>i) The Council will work with Oxfordshire County Council and others to:</li> <li>i) 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;</li> <li>ii) support provision of measures which improve public transport (including Park &amp; Ride), cycling and walking networks within and between towns and villages in the district;</li> <li>iii) 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;</li> <li>iv) adopt an approach to the provision and management of car parking aimed at improving the attraction of our town and village centres; and</li> <li>v) ensure the needs of all users, including those with impaired mobility are planned for in development of transport improvements.</li> </ul>

SCNDP Revision Policy Number	SCNDP Revision Policy	Commentary
RENV1-RENV5	<p><b>Environment</b></p> <p>These policies seek to: protect the AONB; conserve and enhance the Neighbourhood Area’s countryside and open spaces; maintain and enhance the wooded and rural character of Sonning Common; and improve local ecosystems and biodiversity</p>	<p>The Sonning Common Environment policies support development which will improve the connectivity of green infrastructure and enhance biodiversity. They seek to encourage maintenance and provision of trees, shrubs and hedging which sustain and improve wildlife corridors. These policies are in general conformity with the following:</p> <p><b>Policy ENV1: Landscape and Countryside</b></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"> <li>i) trees (including individual trees, groups of trees and woodlands), hedgerows and field boundaries;</li> <li>ii) irreplaceable habitats such as ancient woodland and aged or veteran trees found outside ancient woodland</li> <li>iii) other watercourse and water bodies;</li> <li>iv) the landscape setting of settlements or the special character and landscape setting of Oxford;</li> <li>v) topographical features;</li> <li>vi) areas or features of cultural and historic value;</li> <li>vii) important views and visually sensitive skylines; and</li> <li>viii) aesthetic and perceptual factors such as tranquillity, wildness, intactness, rarity and enclosure.</li> </ul> <p><b>Policy ENV3: Biodiversity</b></p> <p>1. Development that will conserve, restore and enhance biodiversity in the district will be supported. All development should provide a net gain in biodiversity where possible. As a minimum, there should be no net loss of biodiversity. All proposals should be supported by evidence to demonstrate a biodiversity net gain using a recognised biodiversity accounting metric.</p>

SCNDP Revision Policy Number	SCNDP Revision Policy	Commentary
RDE1	<p><b>Delivery</b></p> <p>This policy encourages constructive engagement on significant development plans between applicants and the village.</p>	<p>Sonning Common Parish Council encourages landowners and developers to discuss their proposals and present them to meetings of the Council in advance of any planning application, complying with STRAT1 policy for close working with stakeholders.</p> <p>This policy is in general conformity with the following:</p> <p><b>Policy STRAT1: The Overall Strategy</b></p> <ol style="list-style-type: none"> <li>1. 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: <ol style="list-style-type: none"> <li>i) close working with partner agencies, neighbouring local authorities, communities and other stakeholders to ensure the timely delivery of our strategy, which will deliver a significant amount of growth beyond the end of the plan period;</li> </ol> </li> </ol>

## 5. EU obligations

- 5.1 South Oxfordshire District Council screening statement concluded that a Strategic Environmental Assessment (SEA) is **not required** for the Sonning Common Neighbourhood Development Plan Revision.
- 5.2 The SCNDP Revision 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 also concluded that a Habitats Regulation Assessment (HRA) is **not required** for the SCNDP.
- 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 SCNDP Revision 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

## Planning Services

HEAD OF SERVICE: Adrian Duffield



Listening Learning Leading

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Wallingford OX10 8NU

25 October 2013

### **DECISION REGARDING DESIGNATION OF SONNING COMMON PARISH AND PARTS OF KIDMORE END AND ROTHERFIELD PEPPARD PARISH AS A NEIGHBOURHOOD AREA UNDER SECTION 61G OF THE TOWN AND COUNTRY PLANNING ACT 1990 AS AMENDED**

This letter confirms that on 25 October 2013, the Head of Planning at South Oxfordshire District Council designated the area shown on Map 1 below as the 'Sonning Common Neighbourhood Area'. This designation has been made for the purposes of preparing a Neighbourhood Development Plan by Sonning Common 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: Sonning Common
- b) Map of neighbourhood area: included below
- c) Relevant body: Sonning Common Parish Council

Yours sincerely,

Adrian Duffield  
Head of Planning

[www.southoxon.gov.uk](http://www.southoxon.gov.uk)



Map 1 Sonning Common Neighbourhood Area



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