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# Steventon Parish Neighbourhood Plan 2022 - 2031

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## Basic Conditions Statement

Published by the Steventon Neighbourhood Plan Steering Group on behalf of Steventon Parish Council under the Neighbourhood Planning (General) Regulations 2012

October/2022

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## INTRODUCTION

This Statement has been prepared by the Steventon Neighbourhood Plan Steering Group to support its submission to the local planning authority, the Vale of White Horse District Council, of the Steventon Neighbourhood Plan under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.

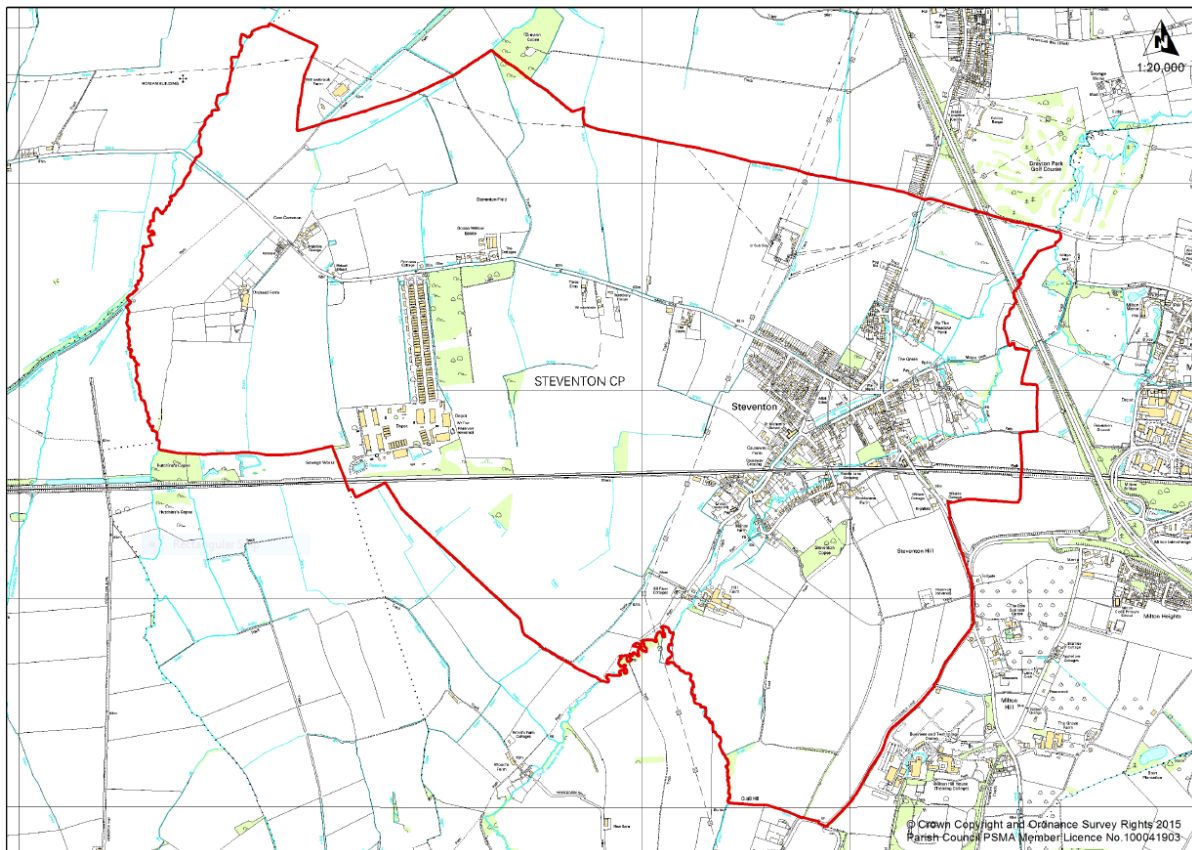
The Neighbourhood Plan has been prepared on behalf of the Steventon Parish Council, a qualifying body, for the Neighbourhood Plan Area covering the whole of the Parish of Steventon, as designated by the District Council on the 16<sup>th</sup> November 2015 (see Fig 1 below). There are no other neighbourhood plans in place for the Parish of Steventon Neighbourhood Plan Area.

The policies described in Sections 5-8 of the Neighbourhood Plan all relate to the development and use of land in the designated Neighbourhood Area. It does not contain policies relating to excluded development as defined by, and in accordance with, the Neighbourhood Planning (General) Regulations 2012.

The main purpose of the Plan is to define land-use policies that can be used to help determine planning applications and appeals within the designated area. The resulting policies, which have been the subject of significant consultation within the Parish, do not allocate land for development, and therefore the resultant plan is 'non-allocating'. Consequently, the District Council determined that neither a Strategic Environmental Assessment (SEA) nor a Habitats Regulations Assessment (HRA) was required.

The Parish Council has been mindful of the fundamental rights and freedoms guaranteed under the European Convention on Human Rights in process of preparing the Neighbourhood Plan and considers that it complies with the Human Rights Act. The Plan has been subject to extensive engagement with those people local to the area who could be affected by its policies and their views have been considered in finalising the Plan.

Figure 1



## Neighbourhood Plan Requirements

The purpose of this Basic Conditions Statement is to explain how the Neighbourhood Plan has been prepared in accordance with Section 15 of the Neighbourhood Planning (General) Regulations 2012, (as amended).

The Statement addresses each of the five 'basic conditions' required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of Paragraph 8(2) of Schedule 4B to the Town & Country Planning Act 1990 (as amended).

The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:

- Having regard to national policy and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood plan.
- The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority, in this case the Vale of White Horse District Council (VWHDC) Local Plan Part 1: Strategic Sites and Policies. December 2016 and Local Plan Part 2: Detailed Policies and Additional Sites. October 2019.
- The making of the Steventon Neighbourhood Plan contributes to the achievement of sustainable development.
- The making of the Steventon Neighbourhood Plan does not breach, and is otherwise compatible with, 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.

The following sections seek to show how the Steventon Neighbourhood Plan meets the above conditions.

## Conformity with National Planning Policy

The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) 2021.

The Neighbourhood Plan policies are listed in Table 1 below together with a brief summary of how each has regard for one or more of the specified NPPF policies. The paragraphs referred to in the respective tables are those considered the most relevant to each policy but are not intended to be an exhaustive list of all relevant paragraphs. Having regard to national policy and guidance it is considered appropriate to make the Parish of Steventon Neighbourhood Plan.

SNP Policy	Relevant NPPF 2021 sections	Commentary
Policy 1 - Housing design and character	124 - 132, 184 - 202	This policy seeks to ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, by setting out some of the key design principles that should guide development proposals. It requires applicants to show that they have understood the site context and have chosen those principles that are most relevant to ensure a successful scheme design that establish or maintain a strong sense of place.
Policy 2 – Local Facilities and Economy	8, 91 – 93, 96 and 98	This policy seeks to support the sustainability of the local shop and post office. This echoes the Governments objective of supporting a prosperous rural economy and encouraging health communities.

Policy 3 – Transport and Connectivity	108 - 111	This policy seeks to ensure that new developments are linked by new cycle and pedestrian routes to existing rights of way.
Policy 4(a) – Landscape and Environment	170, 174 and 175	This policy seeks to ensure that the natural environment and character area is protected by a formalised process and seeks to support significant bio-diversity.
Policy 4(b) - Landscape and Environment – Views and Vistas	125, 170 and 174	Neighbourhood plans play an important role in identifying the special qualities of each area and explaining how this should be reflected in development. The Character Assessment shows there are some demonstrable physical attributes within the surrounding landscape that are special in recognising the intrinsic character and beauty of the countryside within and surrounding Steventon. The policy therefore requires development proposals to avoid unnecessary harm by way of their height, massing or obtrusive location.
Policy 4 (c) - Landscape and Environment - Flooding	155, 157, 158, 163, and 170	This policy seeks to ensure that flood risk is not increased elsewhere within Steventon Parish.

## General Conformity with the Strategic Policies of VWHDC Development Plan

The VWHDC Development Plan currently comprises the following:

- a) The VWHDC Local Plan Part.1 2011-2031 [LPP1].
- b) VWHDC Local Plan Part.2 2011-2031 [LPP2]

The policies of the Neighbourhood Plan are shown in Table. 2 below together with a brief summary of how each conforms with the relevant strategic policies of the Development Plan. Any Development Plan policy that is not referenced is not considered relevant to the Neighbourhood Plan as it does not have any related policies.

SNP Policy	VWHDC Strategic Policy	Commentary
Policy 1 - Housing design and character	CP22 – 26, CP37, CP38, CP39 and CP40  DP 23, DP36, DP37 and DP38	<p>This policy seeks to shape the appropriate design of new buildings to reflect the dominant characteristics of the Parish, the heritage, and Conservation Area, and Local Character assets.</p> <p>The policy make clear that new builds beyond the existing curtilage of the village should give the feel and look of a natural extension of habitation</p>
Policy 2 – Local Facilities and Economy	CP7, CP31,CP33,CP34, CP36 and CP38  DP8, DP9 and DP14	<p>This policy encourages more retail and a catering business. Several home-based small enterprises operate where space to accommodate them exists and three redundant farmyards contain commercial businesses.</p>
Policy 3 – Transport and Connectivity	CP33 and CP35  DP16, DP17 and DP19	<p>The policy highlights the lack of safe cycle tracks. The present situation is less than satisfactory. The need is for safe cycle tracks to destinations like Milton Park and Harwell without which a car is necessary. Such car commuting could be reduced by the provision of properly surfaced and maintained safe cycle tracks. The network of footpaths safely connecting new building projects to bus stops the centre of the Village is also a fundamental requirement.</p>
Policy 4(a) – Landscape and Environment	CP37, CP38, CP39, CP40 CP42, CP44, CP45 and CP46  DP20, DP21, DP22, DP23 and DP26	<p>This policy is currently largely enforced by the Parish Council and Causeway Trustees but must apply to the design and management new developments.</p>

Policy 4(b) - Landscape and Environment – Views and Vistas	CP 44 and 47 DP37	The Policy reflects Core Policies 44 and 37 in defining the many views within Steventon which make up its character and which vary greatly with the passing seasons. The village is rich in colour and variety of flora and fauna and the protection of these in any development proposal is a vital consideration
Policy 4 (c) - Landscape and Environment - Flooding	CP 42	The policy draws attention to mitigating the effects of significant local flooding.  The policy seeks to reduce undue flooding and to ensure that future development is appropriately protected by the provision of the essential main drainage infrastructure before occupation. The Ginge Brook itself should be kept clear of obstructions by riparian landowners.

## Compatibility With EU Legislations

In January 2016, the Parish Council commissioned Community First Oxfordshire for support with a scoping and sustainability appraisal which was generated in 2016. The requirement to submit this document was rescinded following advice from the VWHDC in 2017. Nevertheless, the information gathered as an output from this exercise been invaluable in its contribution to the development of the Neighbourhood Development Plan. The VWHDC determined that Steventon Neighbourhood does not require a Strategic Environmental Assessment (SEA) and that proposals within the neighbourhood plan would not have a significant impact on the natura 2000 sites and therefore a Habitats Regulation Assessment was not required, Appendix 4. The Parish Council has met its obligations in relation to the EU Directive 2001/42 in respect of assessing the potential for significant environmental effects of the policies of the Neighbourhood Plan. The Parish Council has also met its obligations in relation to the habitat provisions of EU Directive 92/43/EEC (and the associated Conservation of Natural Habitats and Wild Flora and Conservation of Habitats and Species Regulations 2017 (as amended)).

The Neighbourhood Plan does not include any policies in relation to the management of waste, nor does the area include a waste management site. On that basis the Directive 2008/98/EC, the Waste Framework Directive is not considered relevant to the Neighbourhood Plan and therefore could not be breached.



The Neighbourhood does not include policies relevant to Air Quality. The Directive 2008/50/EC, the Air Quality Directive, is not considered relevant to the Neighbourhood Plan and therefore could not be breached.

## Final Observation

In submitting the Steventon Neighbourhood Plan and the policies therein for examination, the Parish Council consider that the Basic Conditions as set out in Schedule 4B of the Town and Country Planning Act 1990 (as amended) and Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended) have been met.