

# BINFIELD HEATH PARISH

## Neighbourhood Plan 2011-2035

### Basic Conditions Statement

October 2023 v1.0



Prepared by Binfield Heath Neighbourhood Plan Steering Group



1. INTRODUCTION.....	4
1.1 Introduction .....	4
2. LEGAL REQUIREMENTS .....	4
2.1 Introduction .....	4
2.2 Qualifying Body.....	5
2.3 Neighbourhood Plan Area Designation .....	5
2.4 Application for designation by the ‘Relevant Body’ .....	5
2.5 Neighbourhood Plan Period .....	6
2.6 Excluded Development.....	6
2.7 Number of Neighbourhood Plan areas.....	7
2.8 Number of Plans covering Binfield Heath.....	7
2.9 Development and Use of land .....	7
2.10 Compliance with Basic Conditions.....	7
3. CONFORMITY WITH NATIONAL POLICY / ADVICE .....	8
3.1 Preparation .....	8
4. CONTRIBUTION TO SUSTAINABLE DEVELOPMENT .....	14
4.1 Preface .....	14
4.2 Economic Sustainable Development Objective.....	15
4.3 Social Sustainable Development Objective .....	15
4.4 Environmental Sustainable Development Objective.....	15
5. CONFORMITY WITH STRATEGIC POLICIES .....	17
6. COMPATIBILITY WITH EU OBLIGATIONS / PRESCRIBED CONDITIONS .....	26
6.1 Introduction .....	26
6.2 Human Rights Act 1998 .....	27
6.3 Strategic Environmental Assessment and Habitats Regulation Assessment .....	28



6.4	Other EU Obligations as Transposed into UK Legislation .....	28
6.5	Equality .....	28
7.	CONCLUSIONS.....	29
8.	APPENDIX A: EQUALITY IMPACT ASSESSMENT OF BINFIELD HEATH NEIGHBOURHOOD PLAN ...	30

## 1. INTRODUCTION

### 1.1 INTRODUCTION

1.1.1 This Basic Conditions Statement has been produced to explain how the Binfield Heath Neighbourhood Plan (BHNP) has been prepared in accordance with Section 15 of the Neighbourhood Planning (General) Regulations 2012, (as amended).

1.1.2 This 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 of Schedule 4B to the 1990 Town & Country Planning Act (as amended).

1.1.3 The following documents constitute the Binfield Heath Neighbourhood Plan and supporting documents in their entirety, which are being submitted to South Oxfordshire District Council in order to allow for subsequent independent examination, followed by a public referendum in the designated area for the Plan:

- The Binfield Heath Neighbourhood Plan 2011-2035 dated October 2023
- Appendices A-H supporting the Neighbourhood Plan and referenced from it
- A map of the Designated Neighbourhood Plan Area
- This Basic Conditions Statement October 2023
- A Consultation Statement dated October 2023 detailing the consultation with residents and other local stakeholders and statutory bodies throughout the development process
- A Screening Statement on the determination of the need for a Strategic Environmental Assessment (SEA) carried out by South Oxfordshire District Council (SODC) dated 3 May 2022. The conclusion of this Screening Statement was that the Binfield Heath Neighbourhood Plan does not require a strategic environmental assessment (SEA)

1.1.4 An evidence base (which includes the appendices to the Neighbourhood Plan) supports the Neighbourhood Plan and the associated statutorily required documents. It includes the following (and can be accessed via this link <http://tiny.cc/BHNP>):

- Pre-commencement Parish Council Survey
- Neighbourhood Plan Steering Group Minutes
- Neighbourhood Plan Newsletters
- Neighbourhood Plan Status Reports for the Parish Council Meetings
- Appendix A - Design Guidance & Design Codes based upon a Character Appraisal
- Appendix B – Landscape Value Assessment
- Appendix C - Landscape Character Assessment
- Appendix D - Non-Designated Heritage Assets
- Appendix E - Special Character Areas
- Appendix F - Local Green Space Assessment
- Appendix G – Community Assets
- Appendix H – Listed Buildings

## 2. LEGAL REQUIREMENTS

### 2.1 INTRODUCTION

2.1.1 The legal requirements for Neighbourhood Plans, and the related procedural obligations, are set out in the Town & Country Planning Act 1990 (as amended), the Planning and

Compulsory Purchase Act 2004 (as amended) and the Neighbourhood Planning (General) Regulations 2012 (as amended).

- 2.1.2 As part of the process of writing this Neighbourhood Plan the Steering Group has had regard to the various legal requirements contained in the key legislation. The following paragraphs of this statement describe those requirements and the compliance assessment.

## 2.2 QUALIFYING BODY

### **Is Binfield Heath Parish Council a ‘Qualifying Body’ authorised to act in relation to the Neighbourhood Area?**

- 2.2.1 This requirement is described in Sections 61E (1) / 61E (6) and 61F (1) of the Town & Country Planning Act 1990 (as amended).
- 2.2.2 Binfield Heath Parish Council is a Qualifying Body and is therefore authorised to act in relation to the production of a Neighbourhood Plan covering the Neighbourhood Area.

## 2.3 NEIGHBOURHOOD PLAN AREA DESIGNATION

### **Has the Neighbourhood Area been designated by South Oxfordshire District Council?**

- 2.3.1 This requirement is described in Section 61G (1) of the Town & Country Planning Act 1990 (as amended).
- 2.3.2 The Binfield Heath Neighbourhood Area application was submitted on 27th April 2021 and on the 20th July 2021 the South Oxfordshire District Council Head of Planning designated the area as the whole parish of Binfield Heath.

## 2.4 APPLICATION FOR DESIGNATION BY THE ‘RELEVANT BODY’

### **Does the designation follow an application for designation by the ‘Relevant Body’ (ie Binfield Heath Parish Council)?**

- 2.4.1 This requirement is described in Section 61G(1a) of the Town & Country Planning Act 1990 (as amended).
- 2.4.2 The Binfield Heath Neighbourhood Area application was submitted by Binfield Heath Parish Council who are the ‘Relevant Body’ for the purposes of Section 61G(1a).
- 2.4.3 The designated Neighbourhood Area is indicated below in Figure 1:



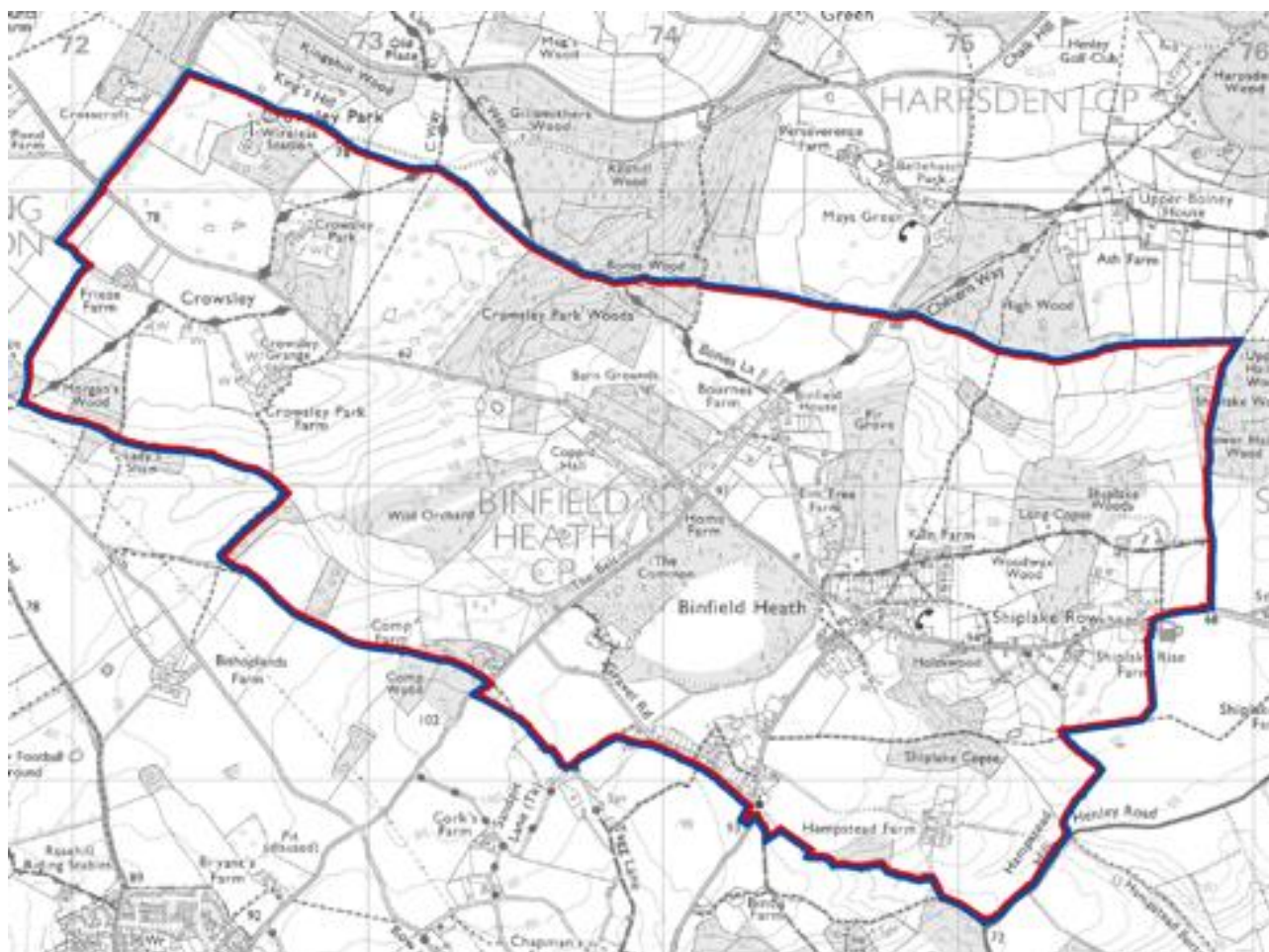


Figure 1. Designated Neighbourhood Area, 20th July 2021

## 2.5 NEIGHBOURHOOD PLAN PERIOD

### Do the Binfield Heath Neighbourhood Plan and Basic Conditions Statement specify the period for which the Plan is to have effect?

- 2.5.1 This requirement is described in Section 38B (1a) of the Planning and Compulsory Purchase Act 2004 (as amended).
- 2.5.2 Both the Neighbourhood Plan and the Basic Conditions Statement specify the period over which the Plan is to have effect, namely the period 2011- 2035. This aligns with the dates covered by the South Oxfordshire Local Plan 2011-2035 (adopted December 2020).

## 2.6 EXCLUDED DEVELOPMENT

### Does the Binfield Heath Neighbourhood Plan include provisions about development that is ‘Excluded Development’?

- 2.6.1 This requirement is described in Section 38B (1b) of the Planning and Compulsory Purchase Act 2004 (as amended). ‘Excluded Development’ is defined in Section 61K of the Town & Country Planning Act 1990 (as amended) as development that consists of a county matter (ie minerals and waste matters); or the carrying out of prescribed operations / development /

development in a prescribed area; development within Annex 1 to Council Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment; or nationally significant infrastructure projects.

- 2.6.2 The Neighbourhood Plan does not contain provisions about development that is ‘Excluded Development’.

## 2.7 NUMBER OF NEIGHBOURHOOD PLAN AREAS

### **Does the Binfield Heath Neighbourhood Plan relate to more than one neighbourhood area?**

- 2.7.1 This requirement is described in Section 38B (1c) of the Planning and Compulsory Purchase Act 2004 (as amended).
- 2.7.2 As noted above, the Neighbourhood Plan covers the whole parish of Binfield Heath and no other area.

## 2.8 NUMBER OF PLANS COVERING BINFIELD HEATH

### **Are there any other Neighbourhood Plans in place for the Binfield Heath Neighbourhood area?**

- 2.8.1 This requirement is described in Section 38B (2) of the Planning and Compulsory Purchase Act 2004 (as amended).
- 2.8.2 This Neighbourhood Plan is the only plan covering the parish of Binfield Heath.

## 2.9 DEVELOPMENT AND USE OF LAND

### **Does the Binfield Heath Neighbourhood Plan contain policies that relate to the development and use of land?**

- 2.9.1 The Binfield Heath Neighbourhood Plan contains policies which relate to the development or use of land and are therefore appropriate for inclusion within a Neighbourhood Plan. The policies relate only to the designated area.

## 2.10 COMPLIANCE WITH BASIC CONDITIONS

### **Does the Binfield Heath Neighbourhood Plan meet the ‘Basic Conditions’?**

- 2.10.1 The requirement to meet ‘Basic Conditions’ is set out in Schedule 4B(8(1a)) to the Town & Country Planning Act 1990 (as amended), with the basic conditions themselves being set out in Schedule 4B(8(2a-g)).
- 2.10.2 The rest of this Statement is devoted to assessing the degree to which the submission Neighbourhood Plan meets the basic conditions set out in Schedule 4B.
- 2.10.3 For the sake of completeness, the basic conditions that are relevant to Neighbourhood Plans such as this are as follows:

- a) have regard to national policies and advice contained in guidance issued by the Secretary of State
- b) contribute to the achievement of sustainable development
- c) be in general conformity with the strategic policies of the Development Plan in the area
- d) be compatible with European Union (EU) obligations and European Convention on Human Rights (ECHR)<sup>1</sup>
- e) not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017<sup>2</sup>
- f) ensure that 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

2.10.4 Basic Conditions (d) and (e) are addressed together in Section 6 of this Statement.

2.10.5 Schedule 4B (8(6)) also indicates that it is necessary to consider whether the neighbourhood plan is “compatible with the Convention rights”. The interpretation section (s.17) in Schedule 4B confirms that “the Convention rights” has the same meaning as in the Human Rights Act 1998. This will be considered in Section 6 of this Statement.

### 3. CONFORMITY WITH NATIONAL POLICY / ADVICE

#### 3.1 PREPARATION

- 3.1.1 The Binfield Heath Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) dated July 2021. The Neighbourhood Plan has also had regard to the guidance set out on the National Planning Practice Guidance (NPPG) website, published by the Government in 2014 and updated on a rolling basis.
- 3.1.2 The Parish Council believes that the Neighbourhood Plan plans positively for future development in the Parish and that it is consistent with the provisions of the adopted South Oxfordshire Local Plan 2011-2035.
- 3.1.3 Set out in Table 1, is a brief summary of how each policy conforms to the NPPF and NPPG. The particular paragraphs referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

**Table 1: Conformity of Neighbourhood Plan Policies to National Policy and Advice**

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<sup>1</sup> Schedule 4B (8(6)) also indicates that it is necessary to consider whether the Neighbourhood Plan is “compatible with the Convention rights”. The interpretation section (s.17) in Schedule 4B confirms that ‘the Convention rights’ has the same meaning as in the Human Rights Act 1998

<sup>2</sup> [Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017](#)



NP Policy Number and Title	NPPF / NPPG paragraph	Comment on Conformity
ALL POLICIES	NPPF Paragraphs 8 (sustainable development), 12-14, 18, 21, 29-30, 37, 50, 101, 127, 140 and 156 (neighbourhood planning). NPPG Paragraphs 41-001-20190509-41-107-20200925 (neighbourhood planning).	The neighbourhood plan has been drafted having regard to the extensive policy and guidance contained in the Government's NPPF and NPPG resources. The policy and guidance has fundamentally informed and shaped the policies in this neighbourhood plan as a result.
BH1 Landscape character	NPPF paras 174-178 (Conserving and enhancing the natural environment)	The neighbourhood plan has been drafted having regard to NPPF paras 174-177 and Local Plan policies ENV1, ENV2, ENV3, ENV4, ENV5.
BH2 Setting of settlements and coalescence	NPPF paragraphs 8 (sustainable development), 78-80 (rural housing), 119- 121 (making effective use of land), 124-125 (density), 126-135 (design), 174, 176 (AONBs and landscape), 185(c) (dark landscapes), 130 and 185 (amenity). NPPG Paragraphs 26-001-20191001 to 26-023-20191001 (design), 8-036-20190721 to 8-042-20190721 (landscape), 66-004-20190722 to 66-005-20190722 (density), 66-006-20190722 to 66-007-20190722 (amenity).	This policy draws on comprehensive landscape and character evidence in Appendices B and C to the Neighbourhood Plan to identify where the settlements are vulnerable to coalescence and where it will be important to maintain their separate physical and visual identities. In so doing, it reflects the policy approach in paragraph 174 of the NPPF by protecting and enhancing the valued landscapes in the area and recognising the intrinsic character and beauty of the countryside between the settlements. The approach set out in the policy reflects those aspects of national planning policy and guidance that are relevant, in particular those aspects dealing with amenity, design and landscape quality.
BH3 Areas of Special Character	NPPF paragraphs 8 (sustainable development), 119-121 (making effective use of land), 124-125 (density), 126-135 (design), 152-157 (climate change), 130,185 (amenity etc), 189-208 (heritage) and 20, 92, 154, 174-182, 186 (biodiversity / net gain / green infrastructure). NPPG Paragraphs 26-001-20191001 to 26-023-20191001 (design), 6-001-20140306 to 6-012-20190315 (climate change), 66-004-20190722 to 66-005-20190722 (density), 66-006-20190722 to 66-007-20190722 (amenity / daylight), 18a-001-20190723 to 18a-063-20190723 and 18a-039-20190723 to 18a-041-20190723 (heritage), and 8-004-20190721 to 8-035-20190721 (biodiversity / Net Gain and green infrastructure).	This policy reflects the policy approach in the NPPF at section 12 about good design. NPPF Paragraph 127 notes that neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development. The Special Character Areas listed in policy BH3 are defined in Appendix E to the Plan and the policy sets out the approach to development within these Areas in a way that is consistent with the NPPF sections 12, 15 and 16 in particular.
BH4 Local Green Spaces	NPPF paras 101 -103 (Promoting healthy and safe communities) and 174-178 (Conserving and enhancing the natural environment)	This policy reflects the policy approach in the NPPF at section section 8 with regard to promoting healthy and safe communities. In particular paragraphs 100 to 103 which set out the identification and protection of green areas of importance to communities. The policy draws on the evidence base (appendix F), which uses

NP Policy Number and Title	NPPF / NPPG paragraph	Comment on Conformity
		<p>a tested methodology to assess the green spaces for designation.</p> <p>NPPF section 15 and local plan ENV1: Landscape and Countryside, ENV2: Biodiversity – Designated Sites, Priority Habitats and Species.</p>
BH5 Important Views	<p>NPPF paragraphs 8 (sustainable development), 126-135 (design), 174, 176 (AONBs and landscape), 185(c) (dark landscapes).</p> <p>NPPG Paragraphs 26-001-20191001 to 26-023-20191001 (design), 8-036-20190721 to 8-042-20190721 (landscape) and 31-001-20191101 to 31-007-20191101 (light pollution).</p>	<p>This policy draws on the evidence contained in Appendices B and C to identify and manage the impact of development on the important views that are listed, in a way that is consistent with the requirements at NPPF at paragraphs 126-131 (design), 174 to 176 (landscape) by ensuring that the design of development reflects the special qualities of the area, and ensuring that great weight is afforded to the conservation and enhancement of the Chilterns AONB, and that the landscape and views within the Plan area are protected.</p>
BH6 Heritage Assets	<p>NPPF paragraphs 189-208 (heritage)</p>	<p>This policy has been informed by NPPF paragraph 189-208, in particular 192 which sets out that up-to-date evidence about the historic environment in an area should be available and be used to assess the significance of heritage assets and the contribution they make to their environment. Local Plan policies ENV6: Historic Environment, ENV7: Listed Buildings, ENV8: Conservation Areas, ENV9: Archaeology and Scheduled Monuments, ENV10: Historic Battlefields, Registered Parks and Gardens and Historic Landscapes, and our consultations with the community are also of direct relevance. The policy has been guided by our objective BR5 (Identify and protect the parish's heritage assets, including listed and other valued buildings) and is informed by Appendix D.</p>
BH7 Design Code	<p>NPPF paragraphs 8 (sustainable development), 119-121 (making effective use of land), 124-125 (density), 126-135 (design), 152-157 (climate change), 174, 176 (AONBs and landscape), 130, 185 (amenity etc), 185(c) (dark landscapes), 189-208 (heritage) and 174, 179-182 (biodiversity / Net Gain / green infrastructure).</p> <p>NPPG paragraphs 26-001-20191001 to 26-023-20191001 (design), 8-036-20190721 to 8-035-20190721 (biodiversity / Net Gain and green infrastructure)</p>	<p>The National Planning Policy Framework (paragraphs 125 - 126) and evidence in the character analysis in Appendices A, B and C has led through to the Design Codes produced in Appendix A.</p> <p>The policy draws on the detailed national policy in the NPPF and is therefore in conformity with the relevant sections of the NPPF (sections 2, 8, 9, 11, 12, 15, 16 in particular) and the associated guidance in the NPPG. It is informed by the Chilterns Design Guide (2010), the South Oxfordshire Design Guide (2016) and the more recent Joint (South Oxfordshire and Vale of White Horse) Design Guide (2022).</p> <p>This policy has been guided by our objective BE4 (Ensure that any development respects the character of existing settlements and is designed to a high quality. Materials should be sustainable and sympathetic to those within the settlement; consistent with Neighbourhood Plan Design Codes and compatible with the local vernacular). This should not stifle contemporary design, but require designers to justify the basis for their decisions and have a greater understanding of the site and its wider context in accordance with National and Local policies and guidance.</p>

NP Policy Number and Title	NPPF / NPPG paragraph	Comment on Conformity
BH8 Re-use & Conversion of Rural Buildings	<p>NPPF paragraphs 8 (sustainable development), 68-70 (delivering housing), 77-79 (rural housing), 119-121 (making effective use of land), 124-125 (density), 126-135 (design), 174, 176 (AONBs and landscape), 130 and 185 (amenity) and 189-208 (heritage).</p> <p>NPPG Paragraphs 67-009-20190722 to 67-010-20190722 (rural housing), 26-001-20191001 to 26-023-20191001 (design), 8-036-20190721 to 8-042-20190721 (landscape), 66-004-20190722 to 66-005-20190722 (density), 66-006-20190722 to 66-007-20190722 (amenity), 18a-001-20190723 to 18a-063-20190723 (heritage) and 18a-039-20190723 to 18a-041-20190723 (non-designated heritage assets)</p>	<p>This policy reflects national policy on rural housing, natural environment, heritage and design in the NPPF, together with related guidance in the NPPG, by setting out a series of guidelines against which to assess proposals for conversion of rural buildings in the Plan area.</p> <p>It supports developments that are responsive to the character of the built and natural environment (NPPF paragraphs 126-136 and 179-181), and which sustain and enhance the significance of buildings of heritage value (NPPF paragraphs 189-208). The Design Code in particular, which is referenced in the policy, contains details within the Built Form section to ensure that where development requires permission, it reflects not only the site, but the rural character of the area, in accordance with National and Local policies and guidance.</p>
BH9 Infill and Redevelopment	<p>NPPF paragraphs 8 (sustainable development), 68-70 (delivering housing), 77-79 (rural housing), 119-121 (making effective use of land), 124-125 (density), 126-135 (design), 174, 176 (AONBs and landscape), 130 and 185 (amenity).</p> <p>NPPG Paragraphs 67-009-20190722 to 67-010-20190722 (rural housing), 26-001-20191001 to 26-023-20191001 (design), 8-036-20190721 to 8-042-20190721 (landscape), 66-004-20190722 to 66-005-20190722 (density), 66-006-20190722 to 66-007-20190722 (amenity)</p>	<p>This policy seeks to build upon the policies of the Neighbourhood Plan in maintaining the special character of the settlements in the Plan area and their associated spacial arrangement and appearance.</p> <p>This is an important policy, as the area has suffered from numerous instances of inappropriate development for a variety of reasons. In this regard, the policy and associated Design Codes are intended to bring further clarity on this matter and support good design, in accordance with National and Local policies and guidance.</p> <p>The policy draws upon Neighbourhood Plan evidence from community consultation exercises, researching the history of the parish, the Landscape Character Assessment (Appendix C) and the Design Guidance and Codes (Appendix A) to develop a policy approach that is consistent with national planning policy and guidance on infill housing development in rural areas.</p> <p>Local Plan policies H1: Delivering New Homes H8: Housing in the Smaller Villages, H9: Affordable Housing, H10: Exception Sites and Entry Level Housing Schemes, H11: Housing Mix, DES1: Delivering High Quality Development, DES2: Enhancing Local Character, DES5: Outdoor Amenity Space, DES6: Residential Amenity have had a strong influence in the development of this policy.</p>
BH10 Dwelling Extensions	<p>NPPF paragraphs 8 (sustainable development), 119-121 (making effective use of land), 124-125 (density), 126-135 (design), 130, 185 (amenity), 189-208 (heritage).</p> <p>NPPG paragraphs 26-001-20191001 to 26-023-20191001 (design), 66-004-20190722 to 66-</p>	<p>This policy refers to evidence in the character analysis section of the Design Guidance and Codes, in addition to the built form section of the Design Codes found in Appendix A of the Neighbourhood Plan.</p> <p>Policy BH10 is directly reflective of the requirements in paragraphs 126 to 129 of the NPPF insofar as it is clear about design expectations, and how these will be tested. The policy sets out the elements of the</p>

NP Policy Number and Title	NPPF / NPPG paragraph	Comment on Conformity
	005-20190722 (density), 66-006-20190722 to 66-007-20190722 (amenity / daylight), 18a-001-20190723 to 18a-063- 20190723 (heritage) and 18a-039- 20190723 to 18a-041-20190723 (non-designated heritage assets)	Character Appraisal and Design Principles which identify the special qualities of each area and explain how this should be reflected in development. Local Plan policies H8: Housing in the Smaller Villages, H9: Affordable Housing, H11: Housing Mix, DES1: Delivering High Quality Development, DES2: Enhancing Local Character, DES5: Outdoor Amenity Space, DES6: Residential Amenity and core objectives BE1 – Ensure that any development is within the three settlement boundaries. It should be sympathetic to its surroundings and appropriate and sustainable in line with our status as a Smaller Village, BE4 – Ensure that any development respects the character of existing settlements and is designed to a high quality. Materials should be sustainable and sympathetic to those within the settlement; consistent with Neighbourhood Plan design codes and compatible with local styles, BE5 – Identify and protect the parish’s heritage assets, including listed and other valued buildings, ES3 – Minimise light pollution and strongly discourage or prevent any non-essential use of artificial lighting between sunset and sunrise have had a strong influence in the development of this policy.
BH11 Replacement dwellings	NPPF paragraphs 8 (sustainable development), 119-121 (making effective use of land), 124-125 (density), 126-135 (design), 130, 185 (amenity), 189-208 (heritage). NPPG Paragraphs 26-001-20191001 to 26-023-20191001 (design), 66-004-20190722 to 66-005-20190722 (density), 66-006-20190722 to 66-007-20190722 (amenity / daylight), 18a-001-20190723 to 18a-063- 20190723 (heritage) and 18a-039- 20190723 to 18a-041-20190723 (non-designated heritage assets)	This policy addresses matters which are relevant to the replacement of dwellings in the context of a variety of scenarios and with a variety of impacts that are discussed in detail in the NPPF and NPPG. In particular it incorporates a list of circumstances where replacement dwellings will be controlled for heritage and landscape reasons as set out in the NPPF. It also addresses the potential impacts on existing amenity and environmental considerations associated with replacement dwellings, in a way that reflects the policy in the NPPF as well as Planning Practice Guidance. This policy refers to Design Codes, which specifically reference replacement dwellings. This is an important policy, as the area has suffered from numerous instances of inappropriate development for a variety of reasons. In this regard, the policy and associated Design Codes are intended to bring further clarity on this matter, in accordance with National and Local policies and guidance. Local Plan policies H1: Delivering New Homes, H8: Housing in the Smaller Villages, H9: Affordable Housing, H10: Exception Sites and Entry Level Housing Schemes, H11: Housing Mix, DES1: Delivering High Quality Development, DES2: Enhancing Local Character, DES5: Outdoor Amenity Space, DES6: Residential Amenity have had a strong influence in the development of this policy.
BH12 Community Assets and Economy	NPPF paragraphs 8 (sustainable development), 58, 123 (viability), 81-85 (the economy), 92-93, 95 (healthy / safe communities), 98-99 (open space / recreation), 187 (pollution) NPPG paragraphs 37-	This policy seeks to protect existing community infrastructure and facilities. This is central to the Government’s theme for supporting a prosperous rural economy and encouraging healthy communities (sections 6 and 8 of the NPPF). Local Plan policies: EMP10: Development in Rural Areas, EMP11:

NP Policy Number and Title	NPPF / NPPG paragraph	Comment on Conformity
	003-20140306 (open space / recreation); 41-045-20190509 to 41-046-20190509 (infrastructure needs); 53-007-20190722 (delivering sufficient school places); 10-007-20190509 to 10-028-20180724 (viability)	Tourism, CF1: Safeguarding Community Facilities, CF2: Provision of Community Facilities and Services and have had a strong influence in the development of this policy.
BH13 Accessibility, Highways and Sustainable Transport	NPPF paragraphs 8 (sustainable development), 104, 110-112 (traffic / highways) 126-135 (design), Ministerial statement on Parking 2015. NPPG Paragraphs 42-013-20140306 to 42-015-20140306 (transport) and 26-001-20191001 to 26-023-20191001 (design). NPPF paragraphs 8 (sustainable development), 92 (healthy communities), 104-106 and 110-112 (transport), 130 (design). NPPG paragraphs 37-004-20140306 (rights of way) and 42-013-20140306 to 42-015-20140306 (transport)	The criteria contained in this policy echo the national policy objectives for road safety at paragraphs 104-112 of the NPPF, whilst also referencing good practice in designing for rural locations. The policy accords with national planning policy and guidance in this regard. Local Plan policies: TRANS2: Promoting Sustainable Transport and Accessibility, TRANS5: Consideration of Development Proposals have had a strong influence in the development of this policy.
BH14 Flooding and Drainage	NPPF paragraphs 20, 34, 43, 120, 152 – 153, 159 - 169	This policy is informed by the NPPF paragraphs 159, 161-165, 168 and 169, in addition to local plan policies INF4 and ENV4. Local Plan policy EP4: Flood Risk and core objectives: ES5 – Ensure any new development minimises flood risk. This includes using permeable surfaces, maximising local water retention and not intentionally exporting surface water elsewhere, TS4 – Minimise the likelihood of flooding have had a strong influence in the development of this policy. Through including detailed surface water flood map, it provides a locally specific level of detail.
BH15 Trees and Woodland	NPPF paragraphs 8 (sustainable development), 119-120 (making effective use of land), 126-135 (design), 153 and Section 14 generally (climate change – flood risk), 174, 176 (AONBs and landscape) and 20, 92, 154, 174-182, 186 (biodiversity / net gain / green infrastructure). NPPG Paragraphs 26-001-20191001 to 26-023-20191001 (design), 8-036-20190721 to 8-042-20190721 (landscape), 7-001-20140306 to 7-068-20140306 (flood risk), 6-001-20140306 to 6-012-20190315 (climate change) and 8-004-20190721 to 8-035-20190721 (biodiversity / net gain and green infrastructure).	Trees are significant features in the landscape throughout the Plan area. The safeguarding of existing trees is central to the policy objectives in paragraphs 174, 179 and 180 of the NPPF. Encouragement of replacement planting (as part of the achievement of net gains) is central to NPPF policy at paragraphs 174, 179 and 180 in particular as well as elsewhere throughout the NPPF in relation to the protection and enhancement of Green Infrastructure. Local Plan policies: ENV1: Landscape and Countryside ENV2: Biodiversity – Designated Sites, Priority Habitats and Species, ENV5: Green Infrastructure in New Developments, DES1: Delivering High Quality Development have had a strong influence in the development of this policy.

NP Policy Number and Title	NPPF / NPPG paragraph	Comment on Conformity
BH16 Biodiversity	NPPF paragraphs 8 (sustainable development), 174 and 176 (AONBs and landscape) and 20, 92, 154, 174-182, 186 (biodiversity / Net Gain / green infrastructure). NPPG paragraphs 8-036-20190721 to 8-042-20190721 (landscape) and 8-004-20190721 to 8-035-20190721 (biodiversity/ Net Gain and green infrastructure)	Policy BH16 builds on NPPF (Section 15) requirement to demonstrate how a net gain can be achieved. This is in addition to the mandatory 10% Biodiversity Net Gain requirement applied to new major development applications for planning permission for made after January 2024. Proportionate opportunities to incorporate biodiversity improvements in and around all developments will be encouraged, especially where this can secure measurable net gains for biodiversity and therefore the policy is considered to be in accordance with the requirements of the NPPF. Local Plan policies: ENV1: Landscape and Countryside, ENV2: Biodiversity – Designated Sites, Priority Habitats and Species, ENV3: Biodiversity, ENV4: Watercourses, ENV5: Green Infrastructure in New Developments have had a strong influence in the development of this policy.
BH17 Dark Night Skies	NPPF paragraphs 8 (sustainable development), 126-135 (design), 174, 176 (AONBs and landscape), 185(c) (dark landscapes) and 130 and 185 (amenity). NPPG Paragraphs 26-001-20191001 to 26-023-20191001 (design), 8-036-20190721 to 8-042-20190721 (landscape), 66-004-20190722 to 66-005-20190722 (density), 66-006-20190722 to 66-007-20190722 (amenity).	By encouraging good design, this policy seeks to minimise light pollution within the Binfield Heath Neighbourhood Area in order to maintain its rural character. This is consistent with the NPPF approach to limiting the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation (NPPF paragraph 185(c)), as well as recognising the need for quality design, protecting and enhancing the landscape in the Plan area (including the Chilterns AONB and its setting) and recognising the intrinsic character and beauty of the countryside (paragraphs 8, 126- 135, 174, 176). Local Plan policies: ENV1: Landscape and Countryside ENV5: Green Infrastructure, DES1: Delivering High Quality Development, DES2: Enhancing Local Character have influenced policy development.

## 4. CONTRIBUTION TO SUSTAINABLE DEVELOPMENT

### 4.1 PREFACE

- 4.1.1 There are three over-arching objectives to sustainable development: economic, social and environmental (see NPPF paragraph 8). The three objectives are mutually dependent. In addressing the above basic conditions, the Neighbourhood Plan pays particular regard to NPPF paragraph 9, which requires that:
- 4.1.2 “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”.
- 4.1.3 The Vision of the Neighbourhood Plan is to:
- Protect and enhance the rural character of Binfield Heath while ensuring that the parish has a sustainable future
  - Preserve the open spaces between the parish's individual settlements as well as the green gaps that separate us from neighbouring parishes
  - Protect what remains of the historic Heath that gave the parish its name



- Identify and protect buildings considered to be of heritage value to the community
- Support local businesses
- Maintain the parish's strong community spirit
- Play our part in addressing the climate emergency by caring for our natural environment
- Continue to push for the entire parish to be included in the Chilterns Area of Outstanding Natural Beauty

4.1.4 This translates through to the objectives of the Neighbourhood Plan which are focused on the environment (objectives ES1-ES6) and social matters (Objectives CS1-CS4).

## 4.2 ECONOMIC SUSTAINABLE DEVELOPMENT OBJECTIVE

4.2.1 In considering the economic role, the Plan's vision seeks to sustain the parish's core vital services and this is supported by the community spirit objectives CS1-CS4.

## 4.3 SOCIAL SUSTAINABLE DEVELOPMENT OBJECTIVE

4.3.1 In considering the social role, the Plan's vision seeks to preserve Binfield Heath as a rural parish containing three separate and distinct settlements, whilst allowing the community to evolve, sustaining and improving core vital services and parish attributes.

4.3.2 To this end the Plan contains policies to achieve these objectives including policies BH6, BH8, BH9, BH10, BH11, (which all deal with housing- related development in the Plan area), BH12, BH13 (which deal with community facilities and infrastructure, roads / parking and cycleways / footpaths) and BH7 and BH14 (which deal with quality of design and built form).

4.3.3 These policies reflect national and local planning policies in helping to ensure the Binfield Heath Neighbourhood Plan area contributes to contain 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 a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well- being.

4.3.4 The scope and content of the social objective policies will ensure that the Plan will contribute towards achieving the social objective of sustainable development.

## 4.4 ENVIRONMENTAL SUSTAINABLE DEVELOPMENT OBJECTIVE

4.4.1 In considering the environmental role, the Plan's vision seeks to preserve the three separate and distinct settlements set within open countryside, and to conserve and enhance the character of the parish. This is supported by objective LC1 which seeks to conserve and enhance the essential rural character of the Plan area, objective LC3 that seeks to maintain the historically important gaps between the settlements and objectives BE1, BE2, BE3 and BE4 3 which seeks to sustain the sensitive landscapes of the settlements and preserve and enhance the areas of natural landscape and agriculture existing between the settlements, whilst also conserving green and blue infrastructure and protecting and enhancing wildlife sites / habitats and biodiversity.

4.4.2 To this end the Plan contains policies to achieve these objectives including policies BH1 (Landscape character), BH2 (Setting of settlements and coalescence), BH3 (Areas of Special Character), BH4 (Local Green Spaces), BH6 (Heritage Assets), BH7 (Design Code), BH8 (Re-use & Conversion of Rural Buildings), (BH9 Infill and Redevelopment), BH10 (Dwelling Extensions), BH11 (Replacement dwellings), BH12 (Community Assets and Economy), BH13

(Accessibility, Highways and Sustainable Transport), BH14 (Flooding and Drainage), BH15 (Trees and Woodland), BH16 (Biodiversity), and BH17 (Dark Night Skies).

- 4.4.3 These policies will help to ensure that the Plan protects and enhances the natural, built and historic environment of the Plan area; that it makes effective use of land; and that it improves biodiversity, uses natural resources prudently, minimises waste and pollution, and mitigates and adapts to climate change, including moving to a low carbon economy.
- 4.4.4 Together, these policies demonstrate the Plan’s contribution towards achieving the environmental objective of sustainable development.
- 4.4.5 Table 2 has assessed the Plan’s policies in terms of how it will deliver sustainable development in the economic, social and environmental aspects of sustainability. It shows that the Plan’s policies address the objectives in a clear and logical way.
- 4.4.6 The degree to which the policies meet key sustainable development objectives is scored in the table below. The scoring is as follows:

Score	Commentary
++	The policy will result in a very positive effect on the sustainability objective in question
+	The policy will result in a positive effect on the sustainability objective in question
0	The policy will result in a neutral effect on the sustainability objective in question
-	The policy will result in a negative effect on the sustainability objective in question
--	The policy will result in a very negative effect on the sustainability objective in question

**Table 2: Assessment of Sustainability of Neighbourhood Plan Policies**

NP Policy Number and Title	Achievement of Sustainable Development	
ALL POLICIES	All policies in the Neighbourhood Plan have taken, as their starting point, the instruction in paragraph 9 of the NPPF that <i>“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”</i> .	
BH1 Landscape character	Economic	++
	Social	++
	Environmental	++
BH2 Setting of settlements and coalescence	Economic	+
	Social	++
	Environmental	++
BH3 Areas of Special Character	Economic	+
	Social	++
	Environmental	++
BH4 Local Green Spaces	Economic	+
	Social	++
	Environmental	++

NP Policy Number and Title	Achievement of Sustainable Development	
BH5 Important Views	Economic Social Environmental	+ ++ ++
BH6 Heritage Assets	Economic Social Environmental	+ ++ ++
BH7 Design Code	Economic Social Environmental	+ ++ ++
BH8 Re-use & Conversion of Rural Buildings	Economic Social Environmental	+ ++ ++
BH9 Infill and Redevelopment	Economic Social Environmental	+ ++ ++
BH10 Dwelling Extensions	Economic Social Environmental	+ ++ ++
BH11 Replacement dwellings	Economic Social Environmental	+ ++ ++
BH12 Community Assets and Economy	Economic Social Environmental	+ ++ ++
BH13 Accessibility, Highways and Sustainable Transport	Economic Social Environmental	+ ++ +
BH14 Flooding and Drainage	Economic Social Environmental	+ ++ ++
BH15 Trees and Woodland	Economic Social Environmental	0 ++ ++
BH16 Biodiversity	Economic Social Environmental	+ ++ ++
BH17 Dark Night Skies	Economic Social Environmental	0 + ++

## 5. CONFORMITY WITH STRATEGIC POLICIES

- 5.1.1 The Development Plan in the South Oxfordshire District area is The South Oxfordshire Local Plan 2011-2035 (adopted December 2020).
- 5.1.2 The policies of the BHNP are shown in Table. 3 below. Each Neighbourhood Plan policy is accompanied by a statement describing the ‘general conformity’ with the strategic policies of the Development Plan.
- 5.1.3 Any Development Plan strategic policy that is not identified in Table 3 is not considered to be directly relevant to the Binfield Heath Neighbourhood Plan.

**Table 3: Conformity of Neighbourhood Plan Policies to the Strategic Policies of the Development Plan**

NP Policy Number and Title	SODC Local Plan 2011-2035 Strategic Policy / Other Policies	Comment on Conformity
BH1 Landscape character	Policies STRAT1 The Overall Strategy; STRAT5 Residential Densities; H8: Housing in the Smaller Villages; H16: Backland and Infill Development and Redevelopment; ENV1 Landscape and Countryside; ENV2 Biodiversity – Designated Sites, Priority Habitats and Species; ENV3 Biodiversity; ENV4: Watercourses; ENV5: Green Infrastructure in New Developments; ENV6 Historic Environment; ENV7 Listed Buildings; DES1 Delivering High Quality Development; DES2 Enhancing Local Character	<p>This policy seeks to retain the distinctive rural character and intrinsic beauty of the valued landscapes and countryside, to recognise the role they play as part of and in providing a setting to the AONB, and to recognise the important contribution the landscapes make to the distinctive character and identity of the parish.</p> <p>The value of the landscapes that are identified is influenced by the landscape form, vegetation, biodiversity, heritage assets and design of built development. These are all matters that are addressed in the Development Plan and the approach adopted by policy BH1 is in general conformity with the policies that deal with these matters. Local Plan policies ENV1, ENV2, ENV3, ENV4, ENV5.</p> <p>Neighbourhood Plan Objectives LC1 – Maintain the rural character of the parish  LC2 – Carry out a landscape review to identify its special characteristics  LC8 – Conserve and enhance the existing network of trees, hedgerows, public spaces and rights of way  LC11 – Ensure proposals do not result in adverse noise and light pollution  LC13 – Encourage the linking of existing fragments of priority habitat woodland, grassland and wildlife corridors to Sites of Special Scientific Interest outside the parish  LC18 – Continue to push for the whole parish to be included in the Chilterns Area of Outstanding Natural Beauty  BE9 – Proposals for solar development should consider the impact on the valued, predominantly rural character of the area  ES1 – Identify, protect and enhance existing wildlife habitats and corridors have had a strong influence in the development of this policy.</p>
BH2 Setting of settlements and coalescence	Policies STRAT1: The Overall Strategy; H8: Housing in the Smaller Villages; H16: Backland and Infill Development and Redevelopment; DES1: Delivering High Quality Development; DES2: Enhancing Local Character; ENV1: Landscape & Countryside; ENV6: Historic Environment; ENV7: Listed Buildings	<p>The separation of settlements policy will help to maintain the separate identities of the settlements in the Plan area. This is in general conformity with the development strategy, the policies for smaller villages and infill, and the design and landscape policies in the Development Plan. Local Plan policies STRAT1 The Overall Strategy, ENV1: Landscape and Countryside, H1 Delivering New Homes , H8 Housing in the Smaller Villages, H9: Affordable Housing, H10: Exception Sites, H16 Backland and Infill Development and Redevelopment.</p>

NP Policy Number and Title	SODC Local Plan 2011-2035 Strategic Policy / Other Policies	Comment on Conformity
		<p>Neighbourhood Plan Objectives LC1 – Maintain the rural character of the parish, LC2 – Carry out a landscape review to identify its special characteristics, LC3 – Preserve open green spaces between the settlements, BE1 – Ensure that any development is within the three settlement boundaries. It should be sympathetic to its surroundings and appropriate and sustainable in line with our status as a Smaller Village, BE2 – Maintain the existing settlement pattern, BE9 – Proposals for solar development should consider the impact on the valued, predominantly rural character of the area have had a strong influence in the development of this policy.</p>
BH3 Areas of Special Character	<p>Policies STRAT1 The Overall Strategy; H8: Housing in the Smaller Villages; H16: Backland and Infill Development and Redevelopment; ENV1: Landscape and Countryside; ENV2: Biodiversity – Designated Sites, Priority Habitats and Species; ENV3: Biodiversity; ENV4: Watercourses; ENV5: Green Infrastructure in New Developments; DES1: Delivering High Quality Development; DES2: Enhancing Local Character; DES3: Design and Access Statements</p>	<p>Special Character Areas are defined in Appendix E to the Neighbourhood Plan. Requiring development to be compatible with the features, characteristics or elements which are particularly distinctive within a character area is an approach that the Development Plan adopts in policies ENV1, DES1 and DES3 particularly. Local Plan policies: H8 Housing in the Smaller Villages, H9: Affordable Housing, H10: Exception Sites, H16: Backland and Infill Development and Redevelopment, H20: Extensions to Dwellings, ENV1: Landscape and Countryside, DES1: Delivering High Quality Development, DES2: Enhancing Local Character and Neighbourhood Plan core objectives: LC5 – Identify and protect areas of landscape considered to be important, LC6 – Conserve, protect and designate Crowsley’s parkland and hamlet, LC7 – Conserve, protect and designate the historic Heath, LC9 – Designate and protect significant natural assets and features identified in the Landscape Character Assessment, BE4 – Ensure that any development respects the character of existing settlements and is designed to a high quality. Materials should be sustainable and sympathetic to those within the settlement; consistent with Neighbourhood Plan design codes and compatible with local styles, BE9 – Proposals for solar development should consider the impact on the valued, predominantly rural character of the area have had a strong influence in the development of this policy. Consequently, policy BH3 is considered to be in general conformity with the strategic policies of the development plan.</p>

NP Policy Number and Title	SODC Local Plan 2011-2035 Strategic Policy / Other Policies	Comment on Conformity
BH4 Local Green Spaces	Policies STRAT1 The Overall Strategy; STRAT5 Residential Densities; H8: Housing in the Smaller Villages; H16: Backland and Infill Development and Redevelopment; ENV1 Landscape and Countryside; ENV2 Biodiversity – Designated Sites, Priority Habitats and Species; ENV3 Biodiversity; ENV4: Watercourses; ENV5: Green Infrastructure in New Developments; ENV6 Historic Environment; ENV7 Listed Buildings; DES1 Delivering High Quality Development; DES2 Enhancing Local Character	<p>Policy BH4 identified local green spaces that have been nominated by parishioners as important to them. These have been assessed by Bluestone Planning on our behalf using a tool based upon the requirements of the legislation and those that satisfy the criteria have been included in our Neighbourhood Plan.</p> <p>local plan ENV1: Landscape and Countryside, ENV2: Biodiversity – Designated Sites, Priority Habitats and Species, and Neighbourhood Plan Core Objectives: LC3 Preserve open green spaces between the settlements, LC4 Designate and protect Local Green Spaces valued by the local community have had a strong influence in the development of this policy. This reflects the policy approach in policies STRAT1 and ENV1 and the policy is considered to be in general conformity with those policies.</p>
BH5 Important Views	Policies STRAT1 The Overall Strategy; H8: Housing in the Smaller Villages; H16: Backland and Infill Development and Redevelopment; ENV1 Landscape and Countryside; DES1 Delivering High Quality Development; DES2 Enhancing Local Character	<p>Policy BH5 identifies Important Views and seeks to manage the effect of development on the character of the landscape, and to respond positively to the Important Views. Local Plan policies: ENV1: Landscape and Countryside, DES1: Delivering High Quality Development, DES2: Enhancing Local Character and Neighbourhood Plan Core objectives: LC1 – Maintain the rural character of the parish, LC2 – Carry out a landscape review to identify its special characteristics, LC5 – Identify and protect areas of landscape considered to be important have had a strong influence in the development of this policy and the policy is considered to be in general conformity with those policies.</p>
BH6 Heritage Assets	Policies STRAT1 The Overall Strategy; ENV6 Historic Environment; DES1 Delivering High Quality Development; DES2 Enhancing Local Character.	<p>This policy draws on and reflects the local plan policies, the Landscape Character Assessment (Appendix C) and the non-designated heritage assets listed in Appendix D. Local Plan policies ENV6: Historic Environment, ENV7: Listed Buildings, ENV8: Conservation Areas, ENV9: Archaeology and Scheduled Monuments, ENV10: Historic Battlefields, Registered Parks and Gardens and Historic Landscapes, and our consultations with the community. It has been guided by our core objectives LC1 – Maintain the rural character of the parish, BE4 – Ensure that any development respects the character of existing settlements and is designed to a high quality. Materials should be sustainable and sympathetic to those within the settlement; consistent with Neighbourhood Plan design</p>



NP Policy Number and Title	SODC Local Plan 2011-2035 Strategic Policy / Other Policies	Comment on Conformity
		codes and compatible with local styles, BE5 – Identify and protect the parish’s heritage assets, including listed and other valued buildings, and is informed by Appendix D.
BH7 Design Code	Policies STRAT1 The Overall Strategy; STRAT5 Residential Densities; H8: Housing in the Smaller Villages; H16: Backland and Infill Development and Redevelopment; ENV1 Landscape and Countryside; ENV2 Biodiversity – Designated Sites, Priority Habitats and Species; ENV3 Biodiversity; ENV5 Green Infrastructure in New Developments; ENV6 Historic Environment; ENV7 Listed Buildings; DES1 Delivering High Quality Development; DES2 Enhancing Local Character; DES5: Outdoor Amenity Space; DES6 Residential Amenity; DES7 Efficient Use of Resources; DES8 Promoting Sustainable Design; DES9 Renewable and Low Carbon Energy; DES10 Carbon Reduction; CF5: Open Space, Sport and Recreation in New Residential Development; INF1: Infrastructure Provision; TRANS2 Promoting Sustainable Transport and Accessibility; TRANS5 Consideration of Development Proposals	<p>This general design policy draws on and reflects a number of strategic and detailed policies in the development plan. It does not exceed the controls in those policies but instead seeks to apply them at a local level, tailored to local circumstances by reference to the schedule of listed buildings in Appendix H, the Landscape Character Assessment (Appendix C) and the non-designated heritage assets listed in Appendix D.</p> <p>Consequently policy BH7 is in general conformity with the strategic policies of the Development Plan. It is informed by the Chilterns Design Guide (2010), the South Oxfordshire Design Guide (2016) and the more recent Joint (South Oxfordshire and Vale of White Horse) Design Guide (2022). Local Plan policies DES1: Delivering High Quality Development, DES2: Enhancing Local Character</p> <p>DES3: Design and Access Statements, DES5: Outdoor Amenity Space, DES6: Residential Amenity and Core Objectives BE1 – Ensure that any development is within the three settlement boundaries. It should be sympathetic to its surroundings and appropriate and sustainable in line with our status as a Smaller Village, BE4 – Ensure that any development respects the character of existing settlements and is designed to a high quality. Materials should be sustainable and sympathetic to those within the settlement; consistent with Neighbourhood Plan design codes and compatible with local styles, BE7 – Require planning applications to show how a new building would respect the landscape, village style and neighbouring properties. Drawings should accurately illustrate the streetscape, levels and cross sections of the site to show the size and architectural style of the proposed and adjacent properties. Appropriate space should be maintained between buildings, ES6 – Encourage energy efficiency and the installation of renewable energy have had a strong influence in the development of this policy.</p>
BH8 Re-use & Conversion of Rural Buildings	Policies STRAT1: The Overall Strategy; STRAT2: South Oxfordshire Housing and Employment Requirements; EMP10: Development in Rural Areas; DES1: Delivering High Quality Development;	Policy BH8 provides a locally relevant policy which follows the approach to the conversion of buildings in the countryside set out in the Development Plan. Local Plan policies DES1: Delivering High Quality

NP Policy Number and Title	SODC Local Plan 2011-2035 Strategic Policy / Other Policies	Comment on Conformity
	DES2: Enhancing Local Character; Policy DES8: Promoting Sustainable Design; ENV1: Landscape & Countryside; ENV6: Historic Environment; ENV7: Listed Buildings	Development, DES2: Enhancing Local Character, DES3: Design and Access Statements, and Neighbourhood Plan core objectives LC10 – Prefer development that does not lead to an increase in rural traffic, BE2 – Maintain the existing settlement pattern, BE4 – Ensure that any development respects the character of existing settlements and is designed to a high quality. Materials should be sustainable and sympathetic to those within the settlement; consistent with Neighbourhood Plan design codes and compatible with local styles, BE7 – Require planning applications to show how a new building would respect the landscape, village style and neighbouring properties. Drawings should accurately illustrate the streetscape, levels and cross sections of the site to show the size and architectural style of the proposed and adjacent properties. Appropriate space should be maintained between buildings, BE8 – Ensure that any modern farming or horticultural practices (e.g. polytunnels) do not compromise the beauty of the landscape have had a strong influence in the development of this policy.
BH9 Infill and Redevelopment	Policies STRAT1: The Overall Strategy; STRAT2: South Oxfordshire Housing and Employment Requirements; STRAT5: Residential Densities; H1: Delivering New Homes; H8: Housing in the Smaller Villages; H11: Housing Mix; H16: Backland and Infill Development and Redevelopment; ENV1: Landscape & Countryside; DES1: Delivering High Quality Development; DES2: Enhancing Local Character; ENV6: Historic Environment; ENV7: Listed Buildings	This policy seeks to build upon the policies of the Development Plan (especially policies STRAT1, H8 and H16) by maintaining the special character of the settlements in the Plan area. It draws upon Neighbourhood Plan evidence from the Landscape Character Assessment (Appendix C) and within the Design Guidance and Codes (Appendix A) to develop a policy approach that is in general conformity with the strategic policies of the Development Plan. Local Plan policies H1: Delivering New Homes H8: Housing in the Smaller Villages, H9: Affordable Housing, H10: Exception Sites and Entry Level Housing Schemes, H11: Housing Mix, DES1: Delivering High Quality Development, DES2: Enhancing Local Character, DES5: Outdoor Amenity Space, DES6: Residential Amenity and core objectives LC11 – Ensure proposals do not result in adverse noise and light pollution, BE1 – Ensure that any development is within the three settlement boundaries. It should be sympathetic to its surroundings and appropriate and sustainable in line with our status as a Smaller Village BE2 – Maintain the existing settlement pattern, BE3 – Oppose expansion of settlements into the open countryside, BE4 – Ensure that any development respects the character of existing settlements and is

NP Policy Number and Title	SODC Local Plan 2011-2035 Strategic Policy / Other Policies	Comment on Conformity
		designed to a high quality. Materials should be sustainable and sympathetic to those within the settlement; consistent with Neighbourhood Plan design codes and compatible with local styles, BE6 – Ensure an appropriate mix of house sizes is maintained have had a strong influence in the development of this policy.
BH10 Dwelling Extensions	Policies STRAT1 The Overall Strategy; H16: Backland and Infill Development and Redevelopment; H20 Extensions to Dwellings; DES1 Delivering High Quality Development; DES2 Enhancing Local Character; DES6 Residential Amenity; DES7 Efficient Use of Resources; DES8 Promoting Sustainable Design	Policy BH10 seeks to ensure that development proposals are designed taking into account the guidance in the Plan’s Design Guidance and Codes (Appendix A). This approach (referring to locally defined evidence on design and character) is in general conformity with the strategic policies of the Development Plan and in particular policies STRAT1, DES1 and DES2.
BH11 Replacement dwellings	Policies STRAT1: The Overall Strategy; STRAT2: South Oxfordshire Housing and Employment Requirements; H18: Replacement Dwellings; ENV1: Landscape & Countryside; DES1: Delivering High Quality Development; DES2: Enhancing Local Character; DES5: Outdoor Amenity Space; DES6: Residential Amenity; ENV6: Historic Environment; ENV7: Listed Buildings	Policy BH11 deals with the heritage, landscape, amenity and built environment aspects of replacement dwellings. The approach in the policy seeks to protect the best heritage assets from inappropriate replacement without due regard to the desirability of sustaining and enhancing the asset’s significance, and to allow replacement of other dwellings of heritage / landscape / design value subject to compliance with several criteria. Replacement dwellings must avoid giving rise to adverse amenity impacts. These principles are all in general conformity with the Development Plan policies. Local Plan policies H1: Delivering New Homes, H8: Housing in the Smaller Villages, H9: Affordable Housing, H10: Exception Sites and Entry Level Housing Schemes, H11: Housing Mix, DES1: Delivering High Quality Development, DES2: Enhancing Local Character, DES5: Outdoor Amenity Space, DES6: Residential Amenity and core objectives BE1 – Ensure that any development is within the three settlement boundaries. It should be sympathetic to its surroundings and appropriate and sustainable in line with our status as a Smaller Village, BE4 – Ensure that any development respects the character of existing settlements and is designed to a high quality. Materials should be sustainable and sympathetic to those within the settlement; consistent with Neighbourhood Plan design codes and compatible with local styles, BE5 – Identify and protect the parish’s heritage assets, including listed and other valued buildings, ES3 – Minimise light pollution and strongly discourage or prevent any non-essential use of artificial lighting

NP Policy Number and Title	SODC Local Plan 2011-2035 Strategic Policy / Other Policies	Comment on Conformity
		between sunset and sunrise have had a strong influence in the development of this policy.
BH12 Community Assets and Economy	Policies STRAT1: The Overall Strategy; DES1: Delivering High Quality Development; DES2: Enhancing Local Character; ENV6: Historic Environment; ENV7: Listed Buildings; CF1 Safeguarding Community Facilities; CF4: Existing Open Space, Sport and Recreation Facilities; INF1: Infrastructure Provision	This policy applies to a specific group of facilities defined in policy BH12. The policy provides clear guidance about the retention or replacement of parish facilities, matters which are in general conformity with Development Plan policies INF1, CF1 and CF4 which protect existing community facilities / infrastructure and support the provision of new facilities / infrastructure. Local Plan policies: EMP10: Development in Rural Areas, EMP11: Tourism, CF1: Safeguarding Community Facilities, CF2: Provision of Community Facilities and Services and core objectives: CS1: Engage with parishioners at every stage of the development and implementation of the Neighbourhood Plan, drawing the community closer together in shared objectives, CS2: Enhance the social and economic vitality of the parish by retaining and supporting its assets, services, facilities and events, including the shop/post office and pubs/restaurants, CS3: Retain and support the recreation ground, allotments and other community spaces have had a strong influence in the development of this policy.
BH13 Accessibility, Highways and Sustainable Transport	Policies STRAT1 The Overall Strategy; H8: Housing in the Smaller Villages; H16: Backland and Infill Development and Redevelopment; DES1 Delivering High Quality Development; DES2 Enhancing Local Character; TRANS2: Promoting Sustainable Transport and Accessibility; TRANS4: Transport Assessments, Transport Statements and Travel Plans; TRANS5 Consideration of Development Proposals; INF1: Infrastructure Provision	This policy addresses those aspects within the local plan in a rural local context where sustainability and parking are the primary issues. Local Plan policies: TRANS2: Promoting Sustainable Transport and Accessibility, TRANS5: Consideration of Development Proposals and core objectives TS1 – Preserve, enhance and extend pedestrian and cycling routes, TS2 – Preserve and encourage the use of public transport, TS3 – Encourage traffic to adhere to speed limits and Stop signs to ensure safety and reduce air and noise pollution have had a strong influence in the development of this policy.
BH14 Flooding and Drainage	Policies STRAT1 The Overall Strategy; ENV1 Landscape and Countryside; ENV2 Biodiversity – Designated Sites, Priority Habitats and Species; ENV3 Biodiversity; ENV4: Watercourses; ENV5: Green Infrastructure in New Developments; ENV6 Historic Environment; ENV7 Listed Buildings; DES1 Delivering High Quality Development; DES2 Enhancing Local Character; EP4: Flood Risk; TRANS2: Promoting Sustainable Transport and	Policy BH14 reflects a range of issues that affect flood risk and drainage. This approach is in general conformity with the approach set out in policies STRAT1, ENV1, ENV3, DES1-2, EP4 and TRANS5 in particular. This policy is informed by local plan policies INF4 and ENV4. Local Plan policy EP4: Flood Risk and core objectives: ES5 – Ensure any new development minimises flood risk. This includes using permeable surfaces,

NP Policy Number and Title	SODC Local Plan 2011-2035 Strategic Policy / Other Policies	Comment on Conformity
	Accessibility; TRANS5: Consideration of Development Proposals	maximising local water retention and not intentionally exporting surface water elsewhere, TS4 – Minimise the likelihood of flooding have had a strong influence in the development of this policy.
BH15 Trees and Woodland	Policies STRAT1: The Overall Strategy; DES1: Delivering High Quality Development; DES2: Enhancing Local Character; ENV1: Landscape and Countryside; ENV2: Biodiversity – Designated Sites, Priority Habitats and Species; ENV3: Biodiversity; ENV5: Green Infrastructure in New Developments	Protection and replacement of trees is an important policy principle in the Plan and one that is consistent with the approach adopted in Development Plan policies ENV1-5, DES1-2 and STRAT1 which support the provision of additional planting, landscaping, biodiversity enhancement and maintenance / enhancement of the green and blue infrastructure network. Local Plan policies: ENV1: Landscape and Countryside ENV2: Biodiversity – Designated Sites, Priority Habitats and Species, ENV5: Green Infrastructure in New Developments, DES1: Delivering High Quality Development and core objectives LC8 – Conserve and enhance the existing network of trees, hedgerows, public spaces and rights of way, LC14 – Protect existing hedgerows and replace those lost as a result of development or disease, with a preference for local native species, LC15 – Trees lost as a result of development or disease must be replaced at a ratio of at least 3:1 within the site, with a preference for local native species, LC16 – Maintain existing woodland cover and encourage active management to ensure the survival of specialised species and to support biodiversity, LC17 – Ensure Tree Preservation Orders are enforced, ES2 – Conserve and improve biodiversity and enhance natural habitats wherever possible have had a strong influence in the development of this policy.
BH16 Biodiversity	Policies STRAT1: The Overall Strategy; DES1: Delivering High Quality Development; DES2: Enhancing Local Character; ENV1: Landscape and Countryside; ENV2: Biodiversity – Designated Sites, Priority Habitats and Species; ENV3: Biodiversity; ENV4: Watercourses; ENV5: Green Infrastructure in New Developments	Achieving biodiversity net gain is critically important and it is referred to in a number of the strategic site policies (eg STRAT13). At a district-wide level, policy ENV3 seeks to secure net gains and policy BH16 is in conformity with the approach set out in policy ENV3. Local Plan policies: ENV1: Landscape and Countryside, ENV2: Biodiversity – Designated Sites, Priority Habitats and Species, ENV3: Biodiversity, ENV4: Watercourses, ENV5: Green Infrastructure in New Developments and core objectives ES1 – Identify, protect and enhance existing wildlife habitats and corridors, ES2 – Conserve and improve biodiversity and enhance natural habitats wherever possible, ES4 – Promote effective and sustainable ways of managing water sources have had a strong influence in the

NP Policy Number and Title	SODC Local Plan 2011-2035 Strategic Policy / Other Policies	Comment on Conformity
		development of this policy. It will become mandatory on major development applications from January 2024.
BH17 Dark Night Skies	Policies STRAT1 The Overall Strategy; H8: Housing in the Smaller Villages; H16: Backland and Infill Development and Redevelopment; ENV1 Landscape and Countryside; ENV12: Pollution- Impact of Development on Human Health, the Natural Environment and/or Local Amenity (Potential Sources of Pollution); DES1 Delivering High Quality Development; DES2 Enhancing Local Character; Policy DES6: Residential Amenity	Policy BH17 is written to conserve and enhance tranquillity in relation to light pollution and dark night skies. This approach is specifically addressed in relation to some of the strategic site policies in the Development Plan (eg STRAT10) but more generally it is good practice for policies to avoid encouraging light spill in areas that are dark at night (especially within or adjacent to the AONB). Policies STRAT1, ENV1 and DES2 support this general approach and therefore policy BH17 is considered to be in general conformity with these Development Plan policies. Local Plan policies: ENV1: Landscape and Countryside ENV5: Green Infrastructure, DES1: Delivering High Quality Development, DES2: Enhancing Local Character and core objectives: LC11 – Ensure proposals do not result in adverse noise and light pollution ES3 – Minimise light pollution and strongly discourage or prevent any non-essential use of artificial lighting between sunset and sunrise

## 6. COMPATIBILITY WITH EU OBLIGATIONS / PRESCRIBED CONDITIONS

### 6.1 INTRODUCTION

6.1.1 The EU Directives that are of most relevance to the Binfield Heath Neighbourhood Plan are as follows:

- The Strategic Environmental Assessment (SEA) Directive 2001/42/EC
- The Habitats Directive 92/43/EEC
- The Wild Birds Directive 2009/147/EC

6.1.2 The above have been transposed into UK law in the following ways:

- The SEA Directive is transposed into UK legislation by way of the Environmental Assessment of Plans and Programmes Regulations 2004
- The Habitats and Wild Birds Directives have been transposed into UK legislation by way of the Conservation of Habitats and Species Regulations 2017 as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019

6.1.3 Other Directives that are not directly relevant to the Neighbourhood Plan are as follows:



- The Environmental Impact Assessment (EIA) Directive 2011/92/EU
- The Waste Framework Directive (2008/98/EC)
- The Air Quality Directive (2008/50/EC)
- The Water Framework Directive (2000/60/EC)

6.1.4 The above have been transposed through the following main legislative tools (which may be subject to further amendments):

- Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).
- Waste (England and Wales) Regulations 2011 (Waste Regulations 2011), SI 2011/988; Waste (Circular Economy) (Amendment) Regulations 2020, SI 2020/904
- Air Quality Standards Regulations 2010 (as amended)
- Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 and The Environmental Permitting (England and Wales) Regulations 2016

6.1.5 The fifth Basic Condition requirement that ‘Prescribed Conditions’ are met, means – for the purposes of this Neighbourhood Plan – that the making of the Neighbourhood Plan must not breach.

6.1.6 the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017, which sets out the habitat regulations assessment process for land use plans, including consideration of the effect on habitats sites.

6.1.7 This requirement was introduced by Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

6.1.8 Furthermore, it is necessary to consider whether the Neighbourhood Plan is compatible with European Convention on Human Rights (ECHR) obligations which are the same as those set out in the Human Rights Act 1998.

## 6.2 HUMAN RIGHTS ACT 1998

6.2.1 Dealing with this last matter first, the Neighbourhood Plan Steering Group, being cognisant of the obligations in relation to Human Rights, have sought to ensure that the Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the ECHR and that it complies with the Human Rights Act 1998.

6.2.2 These rights can be summarised as follows:

- The right to life
- The prohibition of torture and inhuman treatment
- Protection against slavery and forced labour
- The right to liberty and freedom
- The right to a fair trial and no punishment without law
- Respect for privacy and family life and the right to marry
- Freedom of thought, religion and belief
- Free speech and peaceful protest
- No discrimination
- Protection of property
- The right to an education
- The right to free elections

- 6.2.3 The process of developing this Neighbourhood Plan has involved a significant amount of public consultation, seeking to engage with as full a range of consultees as possible to ensure the greatest opportunity for discussion about the Neighbourhood Plan (see Consultation Statement for details).
- 6.2.4 This engagement with the local community (through consultation with a wide array of individuals, businesses, landowners and community organisations) has provided many opportunities for the community to feedback and be involved in the process. This has meant that in having the opportunity to consider the draft Neighbourhood Plan and to seek to influence it where appropriate, respondents have been able to ensure, through discussion and feedback, that those rights identified above have been protected throughout the process.
- 6.2.5 In addition, as Appendix A to this Statement demonstrates, an equalities impact assessment of the Neighbourhood Plan has been carried out to ensure that no groups or individuals are disadvantaged as a result of decisions being made which fail to take account of their requirements.

### 6.3 STRATEGIC ENVIRONMENTAL ASSESSMENT AND HABITATS REGULATION ASSESSMENT

- 6.3.1 The Neighbourhood Plan steering group, on behalf of Binfield Heath Parish Council, submitted a formal request to South Oxfordshire District Council concerning the need for a Strategic Environmental Assessment (SEA) on 7 October 2021.
- 6.3.2 A Screening Statement on the determination of the need for a Strategic Environmental Assessment (SEA) was issued by South Oxfordshire District Council on the 3 May 2022. The conclusion of this Screening Statement was that the Binfield Heath Neighbourhood Plan does not require a SEA. The Statement explained (paragraph 16) that:

*“Based on the assessment presented in Appendices 1 & 3, the Binfield Heath NDP is unlikely to have a significant effect on the environment.”*

- 6.3.3 As a consequence, it is considered that the Binfield Heath Neighbourhood Plan does not breach, and indeed it is compatible with, the SEA, Habitats and Wild Birds Directives, and that the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004, and Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017 (as amended), are met.

### 6.4 OTHER EU OBLIGATIONS AS TRANSPOSED INTO UK LEGISLATION

- 6.4.1 Furthermore, the Plan does not contain policies which would have implications for air quality, water or waste and it is therefore compatible with the EU Directives dealing with those matters, as transposed into UK legislation.
- 6.4.2 Finally, the Plan does not propose individual projects or projects of a scale which would trigger the need for an Environmental Impact Assessment (EIA) and therefore the Plan is also compatible with the EIA Directive as transposed into UK legislation under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

### 6.5 EQUALITY

- 6.5.1 Neighbourhood Plans fall within the remit of the Equality Act 2010. This legislation seeks to ensure that no groups or individuals are disadvantaged as a result of decisions being made



which fail to take account of their requirements; and that policies and decision making do not discriminate either accidentally or deliberately.

- 6.5.2 An Equality Impact Assessment (EqIA) of the policies of the Neighbourhood Plan is provided at in Appendix A to this document. The assessment concludes that the policies in the Binfield Heath Neighbourhood Plan submission version will in some cases result in positive impacts for the disability protected characteristic because the policies seek to secure improvements to access, accessibility and parking. In other cases, the policies will have a neutral impact on the protected characteristics.

## **7. CONCLUSIONS**

- 7.1.1 Having undertaken an analysis of the Neighbourhood Plan in the preceding sections of this Statement, it is concluded that the Plan meets the basic conditions 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).

## 8. APPENDIX A: EQUALITY IMPACT ASSESSMENT OF BINFIELD HEATH NEIGHBOURHOOD PLAN

- 8.1.1 The explanatory notes to the Equality Act 2010 explain that the Act “...has two main purposes – to harmonise discrimination law, and to strengthen the law to support progress on equality.”
- 8.1.2 It goes on to note that the Act combines a number of Acts of Parliament and sets of Regulations dating back to 1970. It places various duties on public bodies and identifies a series of ‘protected characteristics’ that could either accidentally or deliberately be discriminated against during the course of decision making or policy processes. These protected characteristics are:
- Age
  - Disability
  - Marriage and civil partnership
  - Pregnancy and maternity
  - Race
  - Religion and belief
  - Sex
  - Sexual orientation
  - Gender reassignment
- 8.1.3 The purpose of this Appendix is to assess the submission version of the Binfield Heath Neighbourhood Plan against the above protected characteristics.
- 8.1.4 Where the policies are found to have a negative effect on a protected characteristic then this can be used to identify necessary amendments to policies or to inform the consideration of potential amendments during the examination into the submission Neighbourhood Plan.
- 8.1.5 This assessment is intended as a final check in the process of preparation of the Plan for submission. Earlier consultation exercises with the local community have engaged with a range of individuals and groups, providing an opportunity for them to comment on all aspects of the draft Plan, including whether the draft Plan supports equality.
- 8.1.6 The tables below identify each policy and assess the policy against each of the protected characteristics. The final row of each table is for comments including any actions arising from the assessment of each specific policy.
- 8.1.7 Finally, conclusions are drawn for the exercise and the conclusions fed into the Basic Conditions Statement findings.

<b>Policy BH1 Landscape character</b>			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability		X	
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments			

<b>Policy BH2 Setting of settlements and coalescence</b>			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability		X	
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments			

<b>Policy BH3 Areas of Special Character</b>			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability		X	
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments			

<b>Policy BH4 Local Green Spaces</b>			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability		X	
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments			

<b>Policy BH5 Important Views</b>			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability	X		
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	

Sexual orientation		X	
Pregnancy and maternity		X	
Comments	Important views are good for positive mental health		

<b>Policy BH6 Heritage Assets</b>			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability		X	
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments			

<b>Policy BH7 Design Code</b>			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability	X		
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments	Policy supports satisfactory access and parking provision		

<b>Policy BH8 Re-use &amp; Conversion of Rural Buildings</b>			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability	X		
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments	Reuse and conversion can address disability needs		

<b>Policy BH9 Infill and Redevelopment</b>			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability		X	
Gender reassignment		X	



Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments			

<b>Policy BH10 Dwelling Extensions</b>			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability	X		
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments	Extensions can address disability needs		

<b>Policy BH11 Replacement dwellings</b>			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability	X		
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments	Replacement dwellings can address disability needs		

<b>Policy BH12 Community Assets and Economy</b>			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age	X		
Disability		X	
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments	Local facilities support older and disabled people		

<b>Policy BH13 Accessibility, Highways and Sustainable Transport</b>			
Effect on Protected Characteristics?	Positive	Neutral	Negative

Age		X	
Disability		X	
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments			

<b>Policy BH14 Flooding and Drainage development</b>			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability		X	
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments			

<b>Policy BH15 Trees and Woodland</b>			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability	X		
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments	Outdoor spaces are good for mental health		

<b>Policy BH16 Biodiversity</b>			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability	X		
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments	Outdoor spaces are good for mental health		



<b>Policy BH17 Dark Night Skies</b>			
Effect on Protected Characteristics?	Positive	Neutral	Negative
Age		X	
Disability		X	
Gender reassignment		X	
Marriage and civil partnership		X	
Race		X	
Religion or belief		X	
Sex		X	
Sexual orientation		X	
Pregnancy and maternity		X	
Comments			

8.1.8 Having regard to the above it can be seen that the policies in the Binfield Heath Neighbourhood Plan submission version will in some cases result in positive impacts for the disability protected characteristic because the policies seek to secure improvements to access, accessibility and parking. In other cases, the policies will have a neutral impact on the protected characteristics. None of the impacts are considered to be negative and therefore no mitigation measures are proposed.