

EYE AND DUNSDEN NEIGHBOURHOOD PLAN

Sonning Eye · Playhatch · Dunsden Green

SUBMISSION

2011-2035



Basic Conditions Statement

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EYE AND DUNSDEN NEIGHBOURHOOD PLAN STEERING GROUP
ON BEHALF OF THE PARISH COUNCIL

IN CONJUNCTION WITH BLUESTONE PLANNING PARTNERSHIP LLP

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1 INTRODUCTION

The Basic Conditions Statement is one element of the document set needed for formal submission and examination. The following documents will make up the complete Eye and Dunsden NDP submission.

- The Eye and Dunsden Neighbourhood Plan 2011 - 2035 including Appendices;
- A map of the Designated Neighbourhood Plan Area;
- This Basic Conditions Statement;
- A Consultation Statement detailing the extensive 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 Habitats Regulations Assessment (HRA) and a Strategic Environmental Assessment (SEA) as carried out by South Oxfordshire District Council;
- An evidence base comprising the evidence base documents identified in the NP including:
 - Settlement Character Appraisal & Design Code
 - Landscape Character Assessment
 - Non-Designated Heritage Assets List
 - Local Green Spaces Assessment
 - Green Corridors in Eye and Dunsden
 - Biodiversity Reports
 - Community Infrastructure Levy Priority List
 - Flooding in Sonning Eye
 - Community Aspirations Summary
 - Parish Profile (OCSI - Local Insight)
 - Heritage Assets Evidence Base
 - List of Native Trees and Hedgerow Plants
 - Parish Amenities Schedule

For additional information please see <https://eyedunsden.org/neighbourhood-plan/>

2 LEGAL REQUIREMENTS

The legal requirements of 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).

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.

Is Eye and Dunsden Parish Council a 'Qualifying Body' authorised to act in relation to the Neighbourhood Area?

This requirement is described in Sections 61E(1) / 61E(6) and 61F (1) of the Town & Country Planning Act 1990 (as amended).

Eye and Dunsden 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.

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

This requirement is described in Section 61G(1) of the Town & Country Planning Act 1990 (as amended).

The Eye and Dunsden Neighbourhood Area application was submitted on 23rd January 2019 and on 21st February 2020 the South Oxfordshire District Council Head of Planning designated the area, which covers the whole parish area.

Does the designation follow an application for designation by the 'Relevant Body' (ie Eye and Dunsden Parish Council)?

This requirement is described in Section 61G(1a) of the Town & Country Planning Act 1990 (as amended).

The Eye and Dunsden Neighbourhood Area application was submitted by the Eye and Dunsden Parish Council who are the 'Relevant Body' for the purposes of Section 61G(1a).

The designated Neighbourhood Area is indicated below in Figure 1:



Figure 1. Designated Neighbourhood Area

Do the Eye and Dunsden Neighbourhood Plan and Basic Conditions Statement specify the period for which the Plan is to have effect?

This requirement is described in Section 38B (1a) of the Planning and Compulsory Purchase Act 2004 (as amended).

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.

Does the Eye and Dunsden Neighbourhood Plan include provisions about development that is 'Excluded Development'?

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 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.

The Neighbourhood Plan does not contain provisions about development that is 'Excluded Development'.

Does the Eye and Dunsden Neighbourhood Plan relate to more than one neighbourhood area?

This requirement is described in Section 38B(1c) of the Planning and Compulsory Purchase Act 2004 (as amended).

As noted above, the Neighbourhood Plan covers the entire area within the parish boundary.

Are there any other Neighbourhood Plans in place for the Eye and Dunsden Neighbourhood area?

This requirement is described in Section 38B(2) of the Planning and Compulsory Act 2004 (as amended).

There are no other 'made' Neighbourhood Plans that cover an area that is located within the Eye and Dunsden parish boundary and the Neighbourhood Plan Area.

Does the Eye and Dunsden Neighbourhood Plan contain policies that relate to the development and use of land?

The Eye and Dunsden Neighbourhood Plan contains policies which relate to the development or use of land and are therefore appropriate for inclusion within a Neighbourhood Plan.

Does the Eye and Dunsden Neighbourhood Plan meet the 'Basic Conditions'?

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)).

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.

For the sake of completeness, the basic conditions that are relevant to Neighbourhood Plans such as this are as follows:

- (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood plan
- (b) the making of the neighbourhood plan contributes to the achievement of sustainable development
- (c) 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 South Oxfordshire District Council)
- (d) the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations as incorporated into UK law
- (e) the making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017, which set out the habitat regulation assessment process for land use plans, including consideration of the effect on

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” have 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

The Eye and Dunsden Neighbourhood Plan has been prepared with regard to national policies as set out in the revised National Planning Policy Framework (NPPF) dated December 2024 and amended in February 2025. 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.

The Parish Council believes that the Neighbourhood Plan plans positively for future development in the parish area and that it is consistent with the provisions of the adopted South Oxfordshire District Council’s adopted Local Plan 2035.

Set out in Table 1 overleaf, 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.

NP Policy Number and Title	NPPF / NPPG paragraph	Comment on Conformity
ALL POLICIES	<i>NPPF Paragraphs 8 (sustainable development), 12-14, 18, 21, 29-30, 37, 51, 53, 69-70, 74, 106, 132, 145 and 167 (neighbourhood planning).</i> <i>NPPG Paragraphs 41-001-20190509-41-107-20200925 (neighbourhood planning).</i>	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.
Policy ED-VL1 Landscape Character and Valued Landscapes	<i>NPPF Paragraphs 8 (sustainable development), 124-126 (making effective use of land), 131-140 (design), 187 (landscape), 135, 198 (amenity) and 202-206 (conserving and enhancing the historic environment).</i> <i>NPPG Paragraphs 18a-001-20190723 to 18a-021-20190723 (historic environment), 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) and 66-006-20190722 to 66-007-20190722 (amenity).</i>	This policy draws on the evidence contained in the Settlement Character Appraisal and Design Code (Appendix I) and Landscape Character Assessment (Appendix II) to propose the designation of four areas that have been identified to comprise a valued landscape. This will ensure that the characteristics and green features that make the landscape valuable are preserved and continue to play an important role in defining the visual setting of the Plan area. This policy reflects the relevant paragraphs of the NPPF and NPPG, which seek to conserve and enhance the natural environment and in particular valued landscapes and will ensure that developments pay special attention to the sensitivity of these areas.
Policy ED-VL2 Important Views	<i>NPPF Paragraphs 8 (sustainable development), 131-140 (design) and 198(c) (dark landscapes).</i> <i>NPPG Paragraphs 26-001-20191001 to 26-023-20191001 (design) and 8-036-20190721 to 8-042-20190721 (landscape).</i>	This policy draws on the evidence contained in Appendix I and Appendix II to identify and manage the impact of development on the important key views that are listed, in a way that is consistent with the requirements of NPPF at paragraphs 131-140 by ensuring that the design of development reflects the special qualities of the Plan area.
Policy ED-VL3 Former Mineral Extraction Areas	<i>NPPF Paragraphs 8 (sustainable development), 115-117 (traffic/highways), 131-140 (design), 170-182 (flood risk), 187 (landscape), 192-195 (biodiversity / Net Gain / green infrastructure) and 222-225 (facilitating the sustainable use of minerals).</i> <i>NPPG Paragraphs 28-001-20141016 to 28-041-20141016 (waste), 8-036-20190721 to 8-042-20190721 (landscape), 42-001-20140306 to 42-015-20140306 (transport), 8-004-20190721 to 8-035-20190721 (biodiversity / Net Gain / green infrastructure), 7-001-20140306 to 7-068-20140306 (flood risk).</i>	This policy draws primarily from paragraphs 222-225 of the NPPF and seeks to preserve the significant ecological features and habitats in restored mineral sites within the Plan area.
Policy ED-VL4 Separation of Settlements	<i>NPPF Paragraphs 8 (sustainable development), 72-74 (delivering housing), 82-84 (rural housing), 124-126 (making effective use of land), 129-130 (density), 131-140 (design), 187 (natural environment) and 135, 198 (amenity).</i> <i>NPPG Paragraphs 8-036-20190721 to 8-042-20190721 (landscape), 26-001-20191001 to 26-023-20191001 (design), 66-005-20190722 (density), 66-006-20190722 to 66-007-20190722 (amenity) and 67-009-20190722 to 67-010-20190722 (rural housing).</i>	This policy refers to Appendix I and Appendix II, which form the base evidence of this Neighbourhood Plan. This policy reflects the relevant paragraphs of the NPPF and the associated guidance in the NPPG, and therefore is consistent with national policy that focuses on preserving the distinctive character of settlements and preserving areas that are considered to have a significant ecological value.

Policy ED-BGI1 Biodiversity	<i>NPPF Paragraphs 8 (sustainable development), 187 (landscape) and 20, 96 164, 187-195, 199 (biodiversity / Net Gain / green infrastructure).</i> <i>NPPG Paragraphs 8-036-20190721 to 8-042-20190721 (landscape) and 8-004-20190721 to 8-035-20190721 (biodiversity / Net Gain / green infrastructure).</i>	This policy draws on paragraphs 164, 187 - 195 of the NPPF, the Green Corridors Study (Appendix V) and Biodiversity Reports (Appendix VI) that form the base evidence of this Neighbourhood Plan and seeks to manage new development in a way that will ensure the preservation of significant habitats and will also support the national requirement for a minimum 10% biodiversity net gain. Opportunities to allow developers to incorporate biodiversity improvements that will exceed the statutory mandatory figure of 10% on site or off site will be strongly encouraged. Therefore the policy is considered to be in accordance with the requirements of the NPPF.
Policy ED-BGI2 Trees and Hedgerows	<i>NPPF Paragraphs 8 (sustainable development), 55, 57-58 (planning obligations), 96, 102 (healthy communities), 109-111 and 115-117 (transport), 124-126 (making effective use of land), 131-140 (design), 161-182 (flood risk and climate change) and 20, 96, 164, 187-195, 199 (biodiversity / Net Gain / green infrastructure).</i> <i>NPPG Paragraphs 6-001-20140306 to 6-012-20190315 (climate change), 8-004-20190721 to 8-035-20190721 (biodiversity / Net Gain / green infrastructure), 8-036-20190721 to 8-042-20190721 (landscape), 26-001-20191001 to 26-023-20191001 (design) and 23b-001-20190315 to 23b-038-20190901 (planning obligations).</i>	This policy reflects the contents of paragraph 136 of the NPPF and highlights the individual Green Infrastructure elements and features within settlement areas and countryside, which are considered important for the Plan area. Policy ED-BGI2 draws on the evidence contained on the List of Native Trees and Hedgerow Plants (Appendix XII) to ensure that the Green Infrastructure in the Plan area is preserved and enhanced, when appropriate. This policy also encourages replacement planting which accords with the aim of the NPPF to protect and enhance the Green Infrastructure in the Plan area. This is reflected in paragraphs 187, 191 and 193 of the NPPF.
Policy ED-BGI3 Use of the Lakes	<i>NPPF Paragraphs 8 (sustainable development), 103-108 (open space and recreation), 115-117 (traffic/highways), 131-140 (design), 161-182 (flood risk and climate change), 187 (landscape), 192-1195 (biodiversity / Net Gain / green infrastructure) and 135, 198 (amenity).</i> <i>NPPG Paragraphs 6-001-20140306 to 6-012-20190315 (climate change), 8-036-20190721 to 8-042-20190721 (landscape), 26-001-20191001 to 26-023-20191001 (design), 42-001-20140306 to 42-015-20140306 (transport), 66-006-20190722 to 66-00720190722 (amenity), 8-004-20190721 to 8-035-20190721 (biodiversity / Net Gain / green infrastructure), 7-001-20140306 to 7-068-20140306 (flood risk), 37-004-20140306 (rights of way) and 23b-001-20190315 to 23b-038-20190901 (planning obligations).</i>	This policy draws on the evidence contained on Appendix I, II and reflects and builds upon a range of issues that are addressed in the NPPF including design, landscape, biodiversity, flood risk, highway safety and amenity. The approach in this policy reflects the unique role that the restored workings (now lakes) play in the Plan area and the value they represent in ecological terms to the local community and visitors. The approach that will be taken to manage development within these areas is also set out in detail.
Policy ED-BGI4 Local Green Spaces	<i>NPPF Paragraphs 8 (sustainable development), 20, 96, 164, 187 and 199 (green infrastructure) and 103-108 (open space and recreation).</i> <i>NPPG Paragraphs 8-036-20190721 to 8-042-20190721 (landscape) and 8-004-20190721 to 8-035-20190721 (biodiversity / Net Gain and green infrastructure).</i>	This policy draws on the evidence provided in the Local Green Spaces Assessment (Appendix IV) of the Neighbourhood Plan and seeks to conserve existing green infrastructure that define the unique character of the NP Area. This policy is considered to comply with the requirements set out in the relevant paragraphs of the NPPF and the associated guidance in the NPPG.

Policy ED-FR1 Flooding and Drainage	<i>NPPF Paragraphs 8 (sustainable development) and 170-182 (flood risk).</i> <i>NPPG Paragraphs 7-001-20140306 to 7-068-20140306 (flood risk) and 6-001-20140306 to 6-012-20190315 (climate change).</i>	This policy identifies the areas in the Plan area that are at risk of flooding and highlights that proposals for new development should be in accordance with the requirements set out in the relevant paragraphs of the NPPF. It is also noted that new development should incorporate Sustainable Urban Drainage Systems, when appropriate.
Policy ED-DH1 General Design Principles	<i>NPPF Paragraphs 8 (sustainable development), 115-118 (transport), 124-126 (making effective use of land), 129-130 (density), 131-140 (design), 187 (landscape), 135, 198 (amenity), 198(c) (dark landscapes) and 202-206 (conserving and enhancing the historic environment).</i> <i>NPPG Paragraphs 8-036-20190721 to 8-042-20190721 (landscape), 18a-001-20190723 to 18a-063-20190723 (heritage), 26-001-20191001 to 26-023-20191001 (design), 42-001-20140306 to 42-015-20140306 (transport) and 66-006-20190722 to 66-007-20190722 (amenity / daylight).</i>	This policy draws primarily from Appendix I and sets out the main requirements that developers need to meet in order to demonstrate a development relates to the character of the specific local area. This policy also seeks to build upon the policies of the development plan in maintaining the special character of each settlement area and its associated spatial arrangement.
Policy ED-DH2 Heritage	<i>NPPF Paragraphs 8 (sustainable development), 131-140 (design) and 202-206 (conserving and enhancing the historic environment).</i> <i>NPPG Paragraphs 18a-001-20190723 to 18a-021-20190723 (heritage), 26-004-20191001 (design).</i>	This policy reflects national policy on conserving and enhancing the historic environment including its heritage assets in the NPPF. In addition, it is consistent with national policy that focuses on preserving existing designated and non-designated heritage assets and supporting high quality design as set out in the NPPF. This policy also refers to evidence of the Neighbourhood Plan, such as Appendix I and the Heritage Assets Evidence Base V3 (Appendix III). This ensures that the policy reflects the relevant paragraphs of the NPPF and the associated guidance in the NPPG.
Policy ED-H1 Housing Development	<i>NPPF Paragraphs 8 (sustainable development), 61-76 (housing mix and affordability), 82-84 (rural housing), 124-126 (making effective use of land), 129-130 (density), 131-140 (design), 187 (landscape), 135, 198 (amenity) and 202-206 (conserving and enhancing the historic environment).</i> <i>NPPG Paragraphs 8-036-20190721 to 8-042-20190721 (landscape), 26-001-20191001 to 26-023-20191001 (design), 66-005-20190722 (density), 66-006-20190722 to 66-007-20190722 (amenity) and 67-009-20190722 to 67-010-20190722 (rural housing).</i>	This policy seeks to encourage new development within the built-up area of the Plan area. It also draws upon Appendix I and seeks to maintain the special character of the settlements in the Plan area and their associated spatial arrangement and appearance. This approach is considered to be consistent with national planning policy and guidance on infill housing development in rural areas.
Policy ED-C11 Transport and Highways	<i>NPPF Paragraphs 8 (sustainable development), 96, 102 (healthy communities), 105, 109, 115-117 (traffic / highways) and 131-140 (design).</i> <i>NPPG Paragraphs 42-013-20140306 to 42-015-20140306 (transport), 26-001-20191001 to 26-023-20191001 (design), 53-004-20190722 (healthy communities) and 66-006-20190722 to 66-007-20190722 (amenity).</i>	The criteria contained in this policy echo the national policy objectives for road safety, appropriate mitigation and the promotion of sustainable transport methods at paragraphs 109 and 115 to 117 of the NPPF, whilst also referencing good practice in designing for rural locations. This policy specifically identifies roads and junctions where there are particular highway safety concerns and a high number of road traffic incidents to evidence the need for the policy. This policy also refers to Public Rights of Way and seeks to encourage their improvement or the creation of new ones.

Policy ED-CI2 Quiet Lanes	<i>NPPF Paragraphs 8 (sustainable development), 96, 102 (healthy communities), 105, 109, 115-117 (traffic / highways) and 131-140 (design).</i> <i>NPPG Paragraphs 42-013-20140306 to 42-015-20140306 (transport), 26-001-20191001 to 26-023-20191001 (design), 53-004-20190722 (healthy communities) and 66-006-20190722 to 66-007-20190722 (amenity).</i>	This policy draws primarily from Sections 8 and 9 of the NPPF. It identifies a number of lanes and sets out detailed guidance which aims to improve and maintain the quality of life for local residents and ease traffic movements in the Plan area.
Policy ED-CI3 Public Rights of Way	<i>NPPF Paragraphs 8 (sustainable development), 96, 102 (healthy communities), 105, 109, 115-117 (traffic / highways), 131-140 (design) and 20, 96, 164, 187-195, 199 (biodiversity / Net Gain / green infrastructure).</i> <i>NPPG Paragraphs 8-004-20190721 to 8-035-20190721 (biodiversity / Net Gain / green infrastructure), 42-013-20140306 to 42-015-20140306 (transport), 26-001-20191001 to 26-023-20191001 (design), 53-004-20190722 (healthy communities) and 66-006-20190722 to 66-007-20190722 (amenity).</i>	This policy seeks to encourage the improvement of existing Public Rights of Way. This policy also refers to the significance of improving the connectivity between Green and Blue Infrastructure Network and maintain and enhance, where appropriate, their visual unique characteristics and local biodiversity.
Policy ED-CE1 Community Facilities and Services	<i>NPPF Paragraphs 8 (sustainable development), 58, 85-89 (economy), 96-97, 100 (healthy / safe communities), 103-104 (open space / recreation), 128 (viability) and 200 (pollution).</i> <i>NPPG Paragraphs 37-003-20140306 (open space / recreation), 41-045-20190509 to 41-046-20190509 (infrastructure needs); 10-007-20190509 to 10-028-20180724 (viability).</i>	This policy seeks to protect the existing community infrastructure and facilities and support the reuse of community assets in the NP when appropriate. A list of the community assets in connection to this policy is also included in Appendix XIII (Parish Amenities Schedule).
Policy ED-CE2 Rural Buildings and Commercial Development	<i>NPPF Paragraphs 8 (sustainable development), 85-89 (economy), 115-118 (transport), 135, 191, 198 (amenity / pollution) and 187 (landscape).</i> <i>NPPG Paragraphs 41-045-20190509 to 41-046-20190509 (infrastructure needs), 66-006-20190722 to 66-007-20190722 (amenity) and 42-001-20140306 to 42-015-20140306 (transport).</i>	The NPPF strongly supports employment development, which helps to build a strong competitive economy (Section 6) and this policy seeks to support all proposals for employment opportunities in the Plan area. This policy sets out a number of criteria, which reflect the points raised in paragraphs 85 to 89 of the NPPF and seeks to support new rural employment opportunities where it will not unacceptably harm the countryside or have adverse traffic impacts. This policy also sets out the main requirements that developers will need to meet in order to demonstrate that a development comprising the reuse or the conversion of rural buildings can be considered acceptable.

4 CONTRIBUTION TO SUSTAINABLE DEVELOPMENT

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 Development Plan pays particular regard to NPPF, Paragraph 9, which requires that

“Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but on doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area”.

When testing the policies set out in the NDP the following three categories have been assessed and the conclusions are summarised below.

Sustainable Development Category	Responsibility
Economic (Econ)	The Plan encourages and supports rural businesses, employment of local people and development which have a tangible benefit to community infrastructure and services.
Social (So)	The Plan’s policies recognise the social dimension seeking to preserve and enhance community facilities and promoting active and sustainable travel. Emphasis has been placed on the need to manage traffic and pedestrian safety and improve cycling facilities in the Plan area. The Plan also identifies proposed Local Green Spaces and a green infrastructure network, which are valued for their social benefits.
Environmental (En)	The Plan encourages development to respect the local character, landscape, biodiversity, heritage and a range of other environmental attributes of the Parish, as well as protecting the identity of individual settlements by using appropriate landscape and design policies.

The following table shows how the NDP objectives relate to the more detailed sustainability themes.

Sustainability Theme	Categ.	General sustainability Appraisal Objective	Parish Objective
1. Biodiversity	En	Protect and enhance all biodiversity and geological features and avoid irreversible losses.	1b), 1c), 1e), 3b), 3d), 4f)
2. Water resources and flood risk	En	Use and manage water resources in a sustainable manner	1a)
	En	Protect people and property from risk of flooding	1d), 4e)
3. Climatic Factors	En	Minimise our impacts on climate change and reduce our vulnerability to future climate change effects.	1a), 3b)
4. Landscape and Townscape	En	Conserve and enhance the character and quality of Eye and Dunsden NP's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	2a), 2b), 3a), 3c), 3d), 4f)
5. Healthy Communities	So	Provide a safe and healthy environment in which to live.	1a), 2b), 3b), 4a), 4b), 4c), 4d), 4f)
6. Education and Skills	So	Raise educational attainment and provide opportunities for people to improve their workplace skills	5a), 5b)
7. Economy and Enterprise	Econ	Encourage a vibrant and diversified local economy and provide for long-term sustainable economic growth.	5a), 5b)
	Econ	Ensure adequate provision of employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce.	2a), 5a), 5b)
8. Land and soil resources	En	Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings.	2a), 2b), 2c), 5a), 5b)

The degree to which policies meet key sustainable development objectives is scored using the scoring scheme shown in the following table.

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

The following table shows how these conclusions have been reached. The Plan's policies have been assessed in terms of how they will deliver sustainable development in the economic, social and environmental aspects of sustainability and the assessment shows that the Plan's policies address all three objectives in clear and logical ways.

Policy Number, Category and Description		Achievement of Sustainable Development		
Valued Landscape Theme		Economic	Social	Environmental
Policy ED-VL1	Landscape Character and Valued Landscapes	0	++	++
Policy ED-VL2	Important Views	0	++	++
Policy ED-VL3	Former Mineral Extraction Areas	0	++	++
Policy ED-VL4	Separation of Settlements	0	++	++
Biodiversity and Green Infrastructure		Economic	Social	Environmental
Policy ED-BGI1	Biodiversity	0	++	++
Policy ED-BGI2	Trees and Hedgerows	0	++	++
Policy ED-BGI3	Use of the Lakes	0	++	++
Policy ED-BGI4	Local Green Spaces	0	++	++
Flooding and Drainage Theme		Economic	Social	Environmental
Policy ED-FR1	Flooding and Drainage	0	++	++
Design and Historic Environment Theme		Economic	Social	Environmental
Policy ED-DH1	General Design Principles	+	++	++
Policy ED-DH2	Heritage	+	++	++
Housing Theme		Economic	Social	Environmental
Policy ED-H1	Housing Development	+	++	0
Highways & Infrastructure Theme		Economic	Social	Environmental
Policy ED-CI1	Transport and Highways	0	++	++
Policy ED-CI2	Quiet Lanes	0	++	+
Policy ED-CI3	Public Rights of Way	0	++	+
Community and Employment Theme		Economic	Social	Environmental
Policy ED-CE1	Community Facilities and Services	++	++	0
Policy ED-CE2	Rural Buildings and Commercial Development	++	++	0

5 CONFORMITY WITH STRATEGIC POLICIES

The Development Plan in the South Oxfordshire District Council consists of the South Oxfordshire Local Plan 2035, which was adopted in December 2020.

The policies of the Eye and Dunsden Neighbourhood Plan can be seen in the table below. Each Neighbourhood Plan policy is accompanied by a statement describing the ‘general conformity’ with strategic policies of the Development Plan.

The Development Plan strategic policies that have not been included in the table below are not considered to be directly relevant to the Eye and Dunsden Neighbourhood Plan.

NP Policy Number and Title	South Oxfordshire Local Plan 2035	Comment on Conformity
Policy ED-VL1 Landscape Character and Valued Landscapes	<i>SOLP Policies: STRAT1: The Overall Strategy; ENV1: Landscape and Countryside; ENV4: Watercourses; ENV5: Green Infrastructure in New Development; ENV11: Pollution; EP5: Minerals Safeguarding Areas; DES2: Enhancing Local Character</i>	This policy seeks to preserve the locally specific characteristics of the highlighted features, as described in Appendix I and Appendix II. This approach is considered to be in general conformity with the approach that is set out in SOLP policies STRAT1, ENV1, ENV4, ENV5, ENV11, EP5 and DES2.
Policy ED-VL2 Important Views	<i>SOLP Policies: STRAT1: The Overall Strategy; ENV1: Landscape and Countryside</i>	This policy identifies locally important views and seeks to ensure development within the setting of these areas responds in a positive manner. This reflects the policy approach in policies STRAT1 and ENV1 of the SOLP, and therefore is considered to be in general conformity with the above policies.
Policy ED-VL3 Former Mineral Extraction Areas	<i>SOLP Policies: STRAT1: The Overall Strategy; ENV1: Landscape and Countryside; ENV3: Biodiversity; ENV4: Watercourse; ENV5: Green Infrastructure in New Development; ENV11: Pollution; EP4: Flood Risk; EP5: Minerals Safeguarding Areas; EP4: Flood Risk</i>	This policy seeks to manage development in land that was previously subject of mineral extraction and has now been restored. It also supports the restoration beyond what has been agreed in any previous applications by setting out a list of criteria with the aim to enhance the local biodiversity and character of the Plan area. As a consequence, it is considered that policy ED-VL3 is in conformity with SOLP STRAT1, ENV1, ENV4, ENV5, ENV11, EP4 and EP5.
Policy ED-VL4 Separation of Settlements	<i>SOLP Policies: STRAT1: The Overall Strategy; H1: Delivering New Homes; ENV1: Landscape and Countryside; ENV5: Green Infrastructure in New Development; DES1: Delivering High Quality Development; DES2: Enhancing Local Character</i>	This policy identifies a series of important open gaps, which define the character of the Plan area and setting of its surrounding settlements. The principles highlighted in Appendix II were used to inform this policy, which has the objective to preserve the unique setting to each settlement in the Plan area. This is considered to be in general conformity with SOLP STRAT1, H1, ENV1, ENV5, DES1 and DES2.

Policy ED-BGI1 Biodiversity	<i>SOLP Policies: STRAT1: The Overall Strategy; ENV1: Landscape and Countryside; ENV2: Biodiversity - Designated Sites, Priority Habitats and Species; ENV3: Biodiversity; ENV5: Green Infrastructure in New Development; EP4: Flood Risk; DES1: Delivering High Quality Development; DES2: Enhancing Local Character; DES9: Renewable and Low Carbon Energy</i>	The Plan area contains a wide variety of non-statutory designated sites, as well as numerous priority habitats. This policy seeks to identify and protect these from any unacceptable harm. This policy also suggests that new development should deliver a biodiversity net gain of at least 20%, which is appropriately evidenced and therefore is considered to be justified. It is considered that this approach reflects the objectives that are set out in SOLP STRAT1, H1, ENV1, ENV5, DES1 and DES2.
Policy ED-BGI2 Trees and Hedgerows	<i>SOLP Policies: STRAT1: The Overall Strategy; ENV1: Landscape and Countryside; ENV3: Biodiversity; ENV4: Watercourses; ENV5: Green Infrastructure in New Development; DES2: Enhancing Local Character</i>	Trees and hedgerows are considered a significant local asset in the Plan area and this policy seeks to protect these features from development that would have an unacceptable harm to them. This policy also provide additional information on proposals for the replacement or the planting of new trees and hedgerows. It is accordingly considered that this policy is in general conformity with SOLD STRAT1, ENV1, ENV3, ENV4, ENV5 and DES2.
Policy ED-BGI3 Use of the Lakes	<i>SOLP Policies: STRAT1: The Overall Strategy; ENV1: Landscape and Countryside; ENV3: Biodiversity; ENV4: Watercourses; ENV5: Green Infrastructure in New Development; DES2: Enhancing Local Character</i>	This policy seeks to maintain and enhance the uses and natural features along the riverside to preserve the unique role of the restored lakes in the Plan area. This approach is considered to be in general conformity with SOLP STRAT1, ENV1, ENV3, ENV4, ENV5 and DES2.
Policy ED-BGI4 Local Green Spaces	<i>SOLP Policies: STRAT1: The Overall Strategy; ENV1: Landscape and Countryside; DES2: Enhancing Local Character</i>	The policy reflects national policies and lists a number of green spaces that are proposed for designation, due to their compliance with the criteria set out in the NPPF and the benefits they provide to the local community. It is accordingly considered that this policy is in conformity with the policies of the SOLP that are set out in the column to the left.
Policy ED-FR1 Flooding and Drainage	<i>SOLP Policies: STRAT1: The Overall Strategy; EP4: Flood Risk</i>	This policy seeks to redirect developmet away from those areas that have been identified, as shown on the detailed maps in the NP, to be liable of flooding. It also provides additional information in connection with the dischargement of surface water. This policy is considered essential, as it lists those affected areas and provides local context to SOLP EP4. Therefore, it is considered to be in general conformity with SOLP STRAT1 and EP4.
Policy ED-DH1 Design Principles & Code	<i>SOLP Policies: STRAT1: The Overall Strategy; ENV1: Landscape and Countryside; ENV3: Biodiversity; ENV6: Historic Environment; ENV7: Listed Buildings; ENV8: Conservation Areas; DES1: Delivering High Quality Development; DES2: Enhancing Local Character; DES7: Efficient Use of Resources; DES8: Promoting Sustainable Design; DES9: Renewable and Low Carbon Energy; INF4: Water Resources</i>	This policy draws upon the evidence that are set out in Appendix I and seeks to create a framework, which will preserve and improve the locally specific features that positively enhance the individual character of each settlement and countryside. It is accordingly considered that this policy is in general conformity with SOLP STRAT1, ENV1, ENV3, ENV6, ENV7, ENV8, DES1, DES2, DES7, DES8, DES9 and INF4.

Policy ED-DH2 Heritage	<i>SOLP Policies: STRAT1: The Overall Strategy; ENV6: Historic Environment; ENV7: Listed Buildings; ENV8: Conservation Areas; ENV9: Archaeology and Scheduled Monuments; DES1: Delivering High Quality Development; DES2: Enhancing Local Character</i>	The policy draws from Appendix I and Appendix III and Appendix XI and sets out what will be required from development proposals to be considered compatible with the unique features, characteristics or elements for each designated and non-designated heritage asset. Consequently, it is considered that this policy is in general conformity with the strategic policies of the SOLP that are set out in the column to the left.
Policy ED-H1 Housing Development	<i>SOLP Policies: STRAT1: The Overall Strategy; H1: Delivering New Homes; H8: Housing in the Smaller Villages; H9: Affordable Housing; H10: Exception Sites and Entry Level Housing Schemes; H11: Housing Mix; H12: Self-Build and Custom-Build Housing; H13: Specialist Housing for Older People; H16: Backland and Infill Development and Redevelopment; H18: Replacement Dwellings; H19: Rural Workers' Dwellings; ENV1: Landscape and Countryside; DES1: Delivering High Quality Development</i>	The policy requires from new development proposals to demonstrate a thorough understanding of each local character area, as set out in Appendix I. It also seeks to reinforce existing housing development plan policies by supporting housing development within the designated settlement boundaries, provided certain criteria are met. This is considered essential to ensure that the special character of each settlement in the Plan area is preserved. This policy is considered to be in general conformity with the strategic policies of the SOLP that are set out in the column to the left.
Policy ED-CI1 Transport and Highways	<i>SOLP Policies: STRAT1: The Overall Strategy; TRANS 2: Promoting Sustainable Transport and Accessibility; TRANS5: Consideration of Development Proposals; ENV1: Landscape and Countryside; ENV5: Green Infrastructure in New Developments</i>	Policy ED-CI1 sets out a number of criteria that development proposals will need to meet in order to promote sustainable travel and to ensure that they will have no adverse impact on highway safety. The criteria of this policy also deal with parking, accessibility and safety matters. This approach is considered to be in general conformity with SOLP STRAT1, TRANS2, TRANS5, ENV1 and ENV5.
Policy ED-CI2 Quiet Lanes	<i>SOLP Policies: STRAT1: The Overall Strategy; TRANS2: Promoting Sustainable Transport and Accessibility; TRANS5: Consideration of Development Proposals; ENV1: Landscape and Countryside; ENV5: Green Infrastructure in New Developments</i>	This policy identifies a number of lanes as "Quiet Lanes". It sets out a number of requirements, which urge future development proposals to meet in order to preserve the quiet nature and rural character of these lanes. This approach reflects the objectives of SOLP STRAT1, TRANS2, TRANS5, ENV1 and ENV5.
Policy ED-CI3 Rights of Way	<i>SOLP Policies: STRAT1: The Overall Strategy; TRANS2: Promoting Sustainable Transport and Accessibility; TRANS5: Consideration of Development Proposals; ENV1: Landscape and Countryside; ENV5: Green Infrastructure in New Developments</i>	This policy aims to encourage improvements to existing Public Rights of Way, which adjoin the Green and Blue Infrastructure that is identified in the Plan area, provided that they respect the local character of the Plan area. This approach is considered to be in general conformity with SOLP STRAT1, TRANS2, TRANS5, ENV1 and ENV5.
Policy ED-CE1 Community Facilities and Services	<i>SOLP Policies: STRAT1: The Overall Strategy; TRANS2: Promoting Sustainable Transport and Accessibility; ENV3: Biodiversity; EP4: Flood Risk; DES1: Delivering High Quality Development; DES6: Residential Amenity; CF1: Safeguarding Community Facilities and Services; CF2: Provision of Community Facilities and Services; CF3: New Open Space, Sport and Recreation Facilities</i>	This policy seeks the improvement, reuse and retention of existing community facilities within the Plan area and makes clear that development proposals for the loss of a community facility will only be permitted if it can be demonstrated that the facility is no longer financially viable, or the asset is not valued by the community. This policy also draws from Appendix XIII,

		which identifies a number of local community facilities and encourages development proposals that will result in improving their overall quality. This policy is considered to be in general conformity with the strategic policies of the SOLP that are set out in the column to the left.
Policy ED-CE2 Rural Buildings and Commercial Development	<i>SOLP Policies: STRAT1: The Overall Strategy; EMP1: The Amount and Distribution of New Employment Land; EMP2: Range, Size and Mix of Employment; EMP3: Retention of Employment Land; EMP10: Development in Rural Areas; TRANS2: Promoting Sustainable Transport and Accessibility; TRANS5: Consideration of Development Proposals; ENV1: Landscape and Countryside; ENV2: Biodiversity - Designated Sites, Priority Habitats and Species; ENV6: Historic Environment; ENV8: Conservation Areas; ENV12: Pollution - Impact of Development on Human Health, the Natural Environment and/or Local Amenity (Potential Sources of Pollution); DES1: Delivering High Quality Development; DES6: Residential Amenity; DES8: Promoting Sustainable Design</i>	There are a number of small business that are scattered throughout the Plan area and this policy seeks to encourage their improvement and the creation of new business opportunities in the whole of the Plan area, provided that development proposals can meet a specific list of criteria that will ensure that there will be no unacceptable harm to the rural environment, the historic environment or the local townscape. This policy also seeks to support proposals for the reuse or conversion of rural buildings, provided that they would not require extensive internal or external works. This approach is considered to be in general conformity with SOLP STRAT1, EMP1, EMP2, EMP3, EMP10, TRANS2, TRANS5, ENV1, ENV2, ENV6, ENV8, ENV12, DES1, DES6 and DES8.

6 COMPATIBILITY WITH EU OBLIGATIONS (AS INCORPORATED INTO UK LAW) / PRESCRIBED CONDITIONS

The EU Directives (as incorporated into UK law) that are of most relevance to the Eye and Dunsden 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

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

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)

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 Regulation 2010 (as amended)
- Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 and The Environmental Permitting (England and Wales) Regulations 2016

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.

Human Rights Act 1998

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.

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

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).

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.

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.

Other EU Obligations as Transposed into UK Legislation

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.

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 EIA Directive as transposed into UK legislation.

Prescribed Conditions

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 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.

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

The Neighbourhood Plan Steering Group submitted a formal Screening Opinion request to South Oxfordshire District Council in relation to the need for a (SEA) and a (HRA) of the draft Neighbourhood Plan in June/July 2024.

A formal Screening Statement was received from South Oxfordshire District Council on 24 January 2025. This can be found at Appendix B. The Screening Statement concluded that it is the view of South Oxfordshire District Council that the proposed Neighbourhood Plan will not lead to significant effects that could require a SEA and / or a HRA to be carried out. As a consequence, it is considered that the Eye and Dunsden 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 Regulation 2004, and Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulation 2017 (as amended), are met.

Equality

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.

An Equality Impact Assessment (EqIA) of the policies of the Neighborhood Plan is provided at in Appendix A to this document. The assessment concludes that the policies in the Eye and Dunsden Neighbourhood Plan submission will in some cases result in positive impacts for all road users and those with disability and for the community facilities of the area. In other cases the policies will have a neutral impact on the protected characteristics.

7 CONCLUSIONS

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).

APPENDIX A EQUALITY IMPACT ASSESSMENT

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.*”

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; and
- Gender reassignment.

The purpose of this section is to assess the submission draft of the Eye and Dunsden Parish Neighbourhood Development Plan against the above protected characteristics. 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 Development Plan.

The degree to which policies meet equality characteristics is scored using the scoring scheme shown in the following table.

Score	Commentary
+	The policy will result in a positive effect on the equality characteristic in question
0	The policy will result in a neutral effect on the equality characteristic in question
-	The policy will result in a negative effect on the equality characteristic in question

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.

The table over page identified 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.

Finally, conclusions are drawn from the exercise and the conclusions fed into the Basic Condition Statement findings.

Eye and Dunsden NDP Basic Condition Statement - Submission August 2025 Version 3.0

Policy reference	Policy Description	Age	Disability	Gender reassignment	Marriage and civil partnership	Race	Religion and belief	Sex	Sexual orientation	Pregnancy and maternity	Comments
Valued Landscape Theme											
Policy ED-VL1	Landscape Character and Valued Landscapes	0	0	0	0	0	0	0	0	0	
Policy ED-VL2	Important Views	0	0	0	0	0	0	0	0	0	
Policy ED-VL3	Former Mineral Extraction Areas	0	0	0	0	0	0	0	0	0	
Policy ED-VL4	Separation of Settlements	0	0	0	0	0	0	0	0	0	
Biodiversity and Green Infrastructure Theme											
Policy ED-BG1	Biodiversity	0	0	0	0	0	0	0	0	0	
Policy ED-BG2	Trees and Hedgerows	0	0	0	0	0	0	0	0	0	
Policy ED-BG3	Use of the Lakes	0	0	0	0	0	0	0	0	0	
Policy ED-BG4	Local Green Spaces	+	+	0	0	0	0	0	0	0	Policy protects valued spaces / recreation facilities which are available to various age groups and those with disabilities
Flooding and Drainage Theme											
Policy ED-FR1	Flooding and Drainage	0	0	0	0	0	0	0	0	0	
Design and Historic Environment Theme											
Policy ED-DH1	General Design Principles	+	+	0	0	0	0	0	0	0	Policy supports the provision of improved access to facilities and also seeks to ensure that new buildings will be of high quality designs and in accordance with national space standards.
Policy ED-DH2	Heritage	0	0	0	0	0	0	0	0	0	
Housing Theme											
Policy ED-H1	Housing Development	+	+	0	0	0	0	0	0	0	Policy has the potential to provide housing that meets local needs, including where a housing need for retirement purposes or for those with additional needs / supporting living as required is identified.
Highways & Infrastructure Theme											
Policy ED-CI1	Transport and Highways	+	+	0	0	0	0	0	0	0	Policy has the potential to promote sustainable travel, and improve road safety for all road users including those with a disability.
Policy ED-CI2	Quiet Lanes	0	0	0	0	0	0	0	0	0	
Policy ED-CI3	Public Rights of Way	+	+	0	0	0	0	0	0	0	Policy has the potential to improve connectivity between Green and Blue Infrastructure within the Plan area, which can improve road safety for all road users of all ages and those with disabilities.
Community and Employment Theme											
Policy ED-CE1	Community Facilities and Services	+	+	0	+	0	+	0	0	0	Policy supports provision of improved access to community facilities. A number of significant community assets that are identified, such as the church and village hall are also going to be protected.
Policy ED-CE2	Rural Buildings and Commercial Development	0	+	0	0	0	0	0	0	0	New business and reused/converted rural buildings are designed to meet the needs of those with disabilities

APPENDIX B SCREENING STATEMENT

Screening Statement on the determination of the need for a Strategic Environmental Assessment (SEA) in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 and European Directive 2001/42/EC for the Eye and Dunsden Neighbourhood Development Plan

24 JANUARY 2025

SUMMARY

Following consultation with the statutory bodies, South Oxfordshire District Council (the 'Council') determines that the Eye and Dunsden Neighbourhood Development Plan (NDP) does not require a Strategic Environmental Assessment (SEA).

INTRODUCTION

1. An initial screening opinion was used to determine whether or not the contents of the emerging Eye and Dunsden Neighbourhood Development Plan (NDP) required a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC (the Directive) and associated Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations).
2. Any land use plan or programme 'which sets the framework for future development consent of projects' must be screened according to a set of criteria from Annex II of the Directive and Schedule 1 of the Regulations. These criteria include exceptions for plans 'which determine the use of a small area at local level' or which only propose 'minor modifications to a plan', if it is determined that the plan is unlikely to have significant environmental effects.
3. The initial screening opinion was subject to consultation with Historic England, the Environment Agency, Natural England and Oxfordshire County Council. The results of the screening process are detailed in this Screening Statement, made available to the public.

THE SCREENING PROCESS

4. Using the criteria set out in Annex II of the Directive and Schedule 1 of the Regulations, a Screening Opinion determines whether a plan or programme is likely to have significant environmental effects.
5. The extract from 'A Practical Guide to the Strategic Environmental Assessment Directive' in Appendix 1 provides a flow diagram to demonstrate the SEA screening process.

6. Table 1 in Appendix 1 sets out the criteria from the Practical Guide, along with an assessment of the Eye and Dunsden NDP against each criterion to ascertain whether a SEA is required.
7. Also part of the screening process is the Habitats Regulations Assessment Screening, which can be found in Appendix 2, and the assessment of likely significance effects on the environment, which can be found in Appendix 3.
8. These two assessments feed into Table 1 and the SEA screening opinion.

EYE AND DUNSDEN NEIGHBOURHOOD DEVELOPMENT PLAN

9. The Eye and Dunsden NDP will contain the following objectives and policies:

Objectives:

Environment, Flooding and Sustainability:

- a) Identify, encourage, and promote environmental sustainability by considering the current and future effects of climate change and the provisioning for energy efficiency and carbon offset in activities within the parish. Require the use and installation of renewable energy in any new/modified residential dwellings and commercial, leisure and community developments.
- b) Conserve, enhance and protect the existing wildlife sites/habitats including local nature reserves, sites of specific scientific interest and tree preservations.
- c) Understand and conserve biodiversity within the parish and enhance natural habitats where possible
- d) Ensure all new development including mineral extraction/restoration schemes maximises the enhancement of the capacity of the flood plain in the parish.
- e) Require all new developments (residential or commercial) to enhance biodiversity within the parish through measures such as additional planting, green infrastructure, and eco-friendly maintenance.

Character of the Built Environment:

- a) Identify, encourage, and promote environmental sustainability by considering the current and future effects of climate change and the provisioning for energy efficiency and carbon offset in activities within the parish. Require the use and installation of renewable energy in any new/modified residential dwellings and commercial, leisure and community developments.

- b) Conserve, enhance and protect the existing wildlife sites/habitats including local nature reserves, sites of specific scientific interest and tree preservations.
- c) Understand and conserve biodiversity within the parish and enhance natural habitats where possible
- d) Ensure all new development including mineral extraction/restoration schemes maximises the enhancement of the capacity of the flood plain in the parish.
- e) Require all new developments (residential or commercial) to enhance biodiversity within the parish through measures such as additional planting, green infrastructure, and eco-friendly maintenance.

Landscape Character:

- a) Sustain the sensitive landscape setting of the parish's settlements including preserving and enhancing the area of natural landscape and agricultural land existing between settlements, neighbouring parishes, and larger urban areas.
- b) Conserve and enhance the existing network of trees, hedgerows, wetlands, public spaces, and rights of way.
- c) Maintain the rural character of approaches to the parish.
- d) Ensure mineral extraction restoration schemes provide for new public realm and that the terms of historic restoration agreements are honoured.

Local Travel and Safety

- a) To preserve, enhance and where possible expand pedestrian/non-motorised vehicular modes of transport within the parish by promoting improvements to the existing foot and bridle path network including its links with the Chilterns AONB and the River Thames.
- b) Improve pedestrian/non-motorised vehicular accessibility between settlements in the parish.
- c) Encourage traffic calming measures where appropriate to reduce the speed of vehicles travelling through the parish and to reduce air and noise pollution.
- d) Preserve and enhance public transport services through the parish.
- e) Minimise the likelihood of flooding and surface water drainage overflows.
- f) Continue to remain engaged in working towards a sustainable solution to traffic congestion across the River Thames including the possibility of a further river crossing, provided it does not have a negative impact on the parish

Community Spirit

- a) To seek opportunities wherever possible to maintain and enhance the social and economic vitality of the parish by supporting and expanding the range of services and facilities it provides for the benefit of the community.
- b) Engage with the parish's communities at all stages of the development and implementation of the NP to ensure the Plan meets their different needs and expectations, thereby enhancing its sense of community.

Policies:

POLICY ED-VL1 Landscape Character and Valued Landscapes

- *This policy looks to break the parish down into distinct Landscape Character areas, within which the landscape of the parish should be preserved and enhanced in line with the Landscape Character Assessment, Character Appraisal and Design Code.*

POLICY ED-VL2 Important Views

- *This policy establishes key views across the parish which require development to preserve or enhance the views through their design, height and massing.*

POLICY ED-VL3 Former Mineral Extraction Areas

- *This policy looks to manage former mineral extraction areas after they have completed their aftercare periods and are no longer excluded development.*

POLICY ED-VL4 Settlement Identity and Prevention of Coalescence

- *This policy sets out that development proposals should not, either individually or cumulatively, detract from the openness and the scale of the gap between settlements.*

POLICY ED-BGI1 Biodiversity

- *This policy sets out that development proposals should maintain and enhance the local biodiversity of the Plan area, including the maintenance and creation of wildlife corridors, designated or proposed local nature sites/reserves and Local Wildlife Sites.*

POLICY ED-BGI2 Trees and Hedgerows

- *This policy looks to manage the impact of new development on existing trees and hedgerows, as well as setting expectations for the inclusion of new trees in new and infill development.*

POLICY ED-BGI3 Use of the Lakes

- *This policy looks to manage the use of the many lakes within the parish.*

POLICY ED- BGI4 Local Green Spaces

- *This policy designates Local Green Spaces in line with the requirements set out in the NPPF.*

POLICY ED-FR1 Flooding and Drainage

- *This policy sets out that development will be supported where it is demonstrated that surface water drainage will not add to the existing site runoff or cause any adverse impact to neighbouring properties and*

surrounding environment. It also sets out that Sustainable Drainage Systems (SuDS) should be incorporated into schemes and be designed to contribute towards landscaping and biodiversity on-site.

POLICY ED-DH1 General Design Principles

- *This policy sets out that development should respect, maintain and enhance the character of the Plan Area, and supports proposals which comply with the Design Code.*

POLICY ED-DH2 Heritage

- *This policy establishes a list of non-designated heritage assets.*

POLICY ED-H1 Housing Development

- *The policy will define 'settlement boundaries' on the Policies Map where infill works as a matter of principle (although other policies will still need to be adhered to) and where the countryside begins.*

POLICY ED-CI1 Transport and Highways

- *This policy supports the development of sustainable modes of travel through the provision of secure cycle facilities, improved connectivity, and expansion of bridleways, footpaths and cycle network. The policy also sets out where the impact of development on the local highway network would be unacceptable and requires development to include sufficient parking.*

POLICY ED-CI2 Quiet Lanes

- *This policy identifies quiet lanes which new development must preserve and enhance the rural nature and character of.*

POLICY ED-CI3 Public Rights of Way

- *This policy sets out that as appropriate to their nature and scale, development proposals on land that lies within or adjoining the Green and Blue Infrastructure Network should incorporate landscaping schemes, layouts, public open space provision and other amenity requirements arising from the development.*

POLICY ED-CE1 Community Facilities and Services

- *This policy supports the extension, adaptation, and redevelopment of existing community facilities and sets out that proposals that would result in either the loss of or significant harm to a community facility will not be supported, unless it can clearly be demonstrated that the operation of the existing asset is no longer financially viable, or the existing asset is not valued by the community.*

POLICY ED-CE2 Rural Buildings and Commercial Development

- *This proposal supports proposals to develop new businesses and extend existing businesses, provided they are located at existing business sites, based in farms or other rural establishments with economic activity, are appropriate to the locality including the Conservation Area, AONB, Local Wildlife Sites and other special designations.*

10. The Eye and Dunsden NDP will contain policies to protect the distinct nature of the parish. The NDP seeks to protect locally important views and designate local green spaces which are important to the local community.

11. The Eye and Dunsden NDP is not seeking to allocate any sites for development; however, it does seek to introduce settlement boundaries. We have therefore considered whether focusing new development within the village boundaries (through infill), could result in the plan directing new development to sites that could potentially have significant effects on the landscape and historic environment including listed buildings and archaeological remains.
12. Careful consideration of the proposed boundaries in relation to how the South Oxfordshire Local Plan 2035 guides the location and scale of development (mainly through policies H1, H16 and ENV8) indicates that the proposed boundaries merely add detail and aid the interpretation of existing policies.
13. Overall, we note that the plan does not allocate any sites for development and places great emphasis on conserving the character and appearance of the area.

CONSULTATION RESPONSES

14. The Screening Opinion was sent to Natural England, the Environment Agency, Historic England and Oxfordshire County Council on 17 December 2024 for a four-week consultation period. The responses in full are presented in Appendix 4.
15. Natural England did not provide comments on the SEA Screening.
16. The Environment Agency did not provide comments on the SEA Screening.
17. Historic England confirmed that the plan is unlikely to result in significant effects within the historic environment and therefore agree that an SEA is not required.
18. Oxfordshire County Council confirmed that they have no comments on the Eye and Dunsden SEA and HRA Screening Opinion.

CONCLUSION

19. As a result of the screening undertaken by the Council, the following determination has been reached.
20. The Eye and Dunsden NDP is unlikely to have significant effects on Natura 2000 sites, therefore, an Appropriate Assessment for the Eye and Dunsden Neighbourhood Development Plan is not required.
21. Based on the assessment presented in Appendices 1 & 3, the Eye and Dunsden NDP is not likely to have a significant effect on the environment.
22. The Eye and Dunsden NDP does not require a Strategic Environmental Assessment.



Appendix 1 – Extract from ‘A Practical Guide to the Strategic Environmental Assessment Directive’ (DCLG) (2005)

Table 1: Application of SEA Directive as shown in Appendix 1

Stage	Y/N	Explanation
1. Is the Neighbourhood Plan subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	The preparation of and adoption of the Neighbourhood Development Plan is allowed under the Town and Country Planning Act 1990 as amended by the Localism Act 2011. The Neighbourhood Plan is being prepared by the Eye and Dunsden Neighbourhood Plan Steering Group, a working group who report to the Eye and Dunsden Parish Council (as the “relevant body”) and will be “made” by South Oxfordshire District Council as the local authority. The preparation of Neighbourhood Plans is subject to the following regulations: • The Neighbourhood Planning (General) Regulations 2012 • The Neighbourhood Planning (referendums) Regulations 2012 • The Neighbourhood Planning (General) (Amendment) Regulations 2015 • The Neighbourhood Planning (Referendums) (Amendment) Regulations 2016 • The Neighbourhood Planning (General) (Amendment) Regulations 2016 • The Neighbourhood Planning (General) (Amendment) Regulations 2017
2. Is the NP required by legislative, regulatory or administrative provisions? (Art. 2(a))	Y	Whilst the Neighbourhood Development Plan is not a requirement and is optional under the provisions of the Town and Country Planning Act 1990 as amended by the Localism Act 2011, it will, if “made”, form part of the Development Plan for the District. It is therefore important that the screening process considers whether it is likely to have significant environmental effects and hence whether SEA is required under the Directive.

		National Planning Practice Guidance (Paragraph: 051 Reference ID: 41-051-20150209) sets out that draft neighbourhood plan proposals should be assessed to determine whether the plan is likely to have significant environmental effects. This assessment should be undertaken in accordance with the requirements set out in regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004 .
3. Is the Neighbourhood Plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II (see Appendix 2) to the EIA Directive? (Art 3.2(a))	N	The Eye and Dunsden NDP is prepared for town and country planning and land use and will not set out a framework for future development of projects that would require an EIA.
4. Will the Neighbourhood Plan, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))	N	The Eye and Dunsden NDP is unlikely to have significant effects on Natura 2000 sites. See Habitat Regulations Assessment (HRA) Screening Opinion for the Eye and Dunsden NDP in Appendix 2.
5. Does the Neighbourhood Plan determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Y	The Eye and Dunsden NDP will determine the use of sites/small areas at a local level.
6. Does the Neighbourhood Plan set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	Y	When made, the Eye and Dunsden NDP will include a series of policies to guide development within the parish. This will inform the determination of planning applications providing a framework for future development consent of projects.

7. Is the Neighbourhood Plan's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	N	N/A
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	N	The plan is not likely to have significant effects on the environment. See assessment of the likely significance of effects on the environment in Appendix 3.

Appendix 2 - Habitat Regulations Assessment (HRA) Screening Opinion for the Eye and Dunsden Neighbourhood Development Plan

INTRODUCTION

1. The Local Authority is the “competent authority” under the Conservation of Habitats and Species Regulations 2017, and needs to ensure that Neighbourhood Plans have been assessed through the Habitats Regulations process. This looks at the potential for significant impacts on nature conservation sites that are of European importance¹, also referred to as Natura 2000.
2. This Screening Assessment relates to a Neighbourhood Development Plan that will be in general conformity with the strategic policies within the development plan² (the higher level plan for town and country planning and land use). This Screening Assessment uses the Habitats Regulations Assessment of South Oxfordshire District Council’s Local Plan³ as its basis for assessment. From this, the Local Authority will determine whether the Eye and Dunsden Neighbourhood Development Plan is likely to result in significant impacts on Natura 2000 sites either alone or in combination with other plans and policies and, therefore, whether an ‘Appropriate Assessment’ is required.

LEGISLATIVE BASIS

3. Article 6(3) of the EU Habitats Directive provides that:

“Any plan or project not directly connected with or necessary to the management of the [European] site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.”

4. Regulations 105-106 of the Conservation of Habitats and Species Regulations 2017 state:

“105.—(1) Where a land use plan—

¹ Special Protection Areas (SPAs) for birds and Special Areas of Conservation (SACs) for other species, and for habitats.

² The South Oxfordshire Local Plan 2035 (December 2020)

³ South Oxfordshire Local Plan Habitats Regulations Assessment Report (March 2019)

- (a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and*
 - (b) is not directly connected with or necessary to the management of the site,
the plan-making authority for that plan must, before the plan is given effect, make an appropriate assessment of the implications for the site in view of that site's conservation objectives.*
- (2) The plan-making authority must for the purposes of the assessment consult the appropriate nature conservation body and have regard to any representations made by that body within such reasonable time as the authority specifies.*
- (3) The plan-making authority must also, if it considers it appropriate, take the opinion of the general public, and if it does so, it must take such steps for that purpose as it considers appropriate.*
- (4) In the light of the conclusions of the assessment, and subject to regulation 107, the plan-making authority must give effect to the land use plan only after having ascertained that it will not adversely affect the integrity of the European site or the European offshore marine site (as the case may be).*
- (5) A plan-making authority must provide such information as the appropriate authority may reasonably require for the purposes of the discharge by the appropriate authority of its obligations under this Chapter.*
- (6) This regulation does not apply in relation to a site which is—*
- (a) a European site by reason of regulation 8(1)(c), or*
 - (b) a European offshore marine site by reason of regulation 18(c) of the Offshore Marine Conservation Regulations (site protected in accordance with Article 5(4) of the Habitats Directive).*

106.—(1) A qualifying body which submits a proposal for a neighbourhood development plan must provide such information as the competent authority may reasonably require for the purposes of the assessment under regulation 105 or to enable it to determine whether that assessment is required.

(2) In this regulation, “qualifying body” means a parish council, or an organisation or body designated as a neighbourhood forum, authorised for the purposes of a neighbourhood development plan to act in relation to a neighbourhood area as a result of section 61F of the TCPA 1990 (authorisation to act in relation to neighbourhood areas)(159), as

applied by section 38C of the 2004 Planning Act (supplementary provisions)(160).

(3) Where the competent authority decides to revoke or modify a neighbourhood development plan after it has been made, it must for that purpose make an appropriate assessment of the implications for any European site likely to be significantly affected in view of that site's conservation objectives; and regulation 105 and paragraph (1) apply with the appropriate modifications in relation to such a revocation or modification.

(4) This regulation applies in relation to England only."

EUROPEAN SITES

5. The HRA of the South Oxfordshire Local Plan used a screening distance of 17km to identify European sites which could be affected by development from the plan. This distance has been subject to consultation with Natural England and reflects the average travel to work distance in the district. As such, the same distance has been applied in this HRA Screening.
6. The following European sites lie wholly or partly within 17km of Eye and Dunsden and have been taken into consideration:

1. Hartslock Wood SAC – approximately 9.7km

7. This site hosts the priority habitat type "orchid rich sites". The steep slopes of this site on the chalk of the Chilterns comprise a mosaic of chalk grassland, chalk scrub and broadleaved woodland. The chalk grassland mostly consists of a mosaic of shorter-turf NVC type CG2 *Festuca ovina*–*Avenula pratensis* grassland and taller CG3 *Bromus erectus* grassland. The site supports one of only three UK populations of monkey orchid *Orchis simia*, a nationally rare Red Data Book species.
8. The bulk of this site lies on a steep slope above the River Thames. Recent storms and landslips have resulted in a diverse age-structure for the yew population. Open patches show a rich flora including local species such as southern wood-rush *Luzula forsteri*, wood barley *Hordelymus europaeus* and narrow-lipped helleborine *Epipactis leptochila*.
9. The main threat to the site is air pollution. Nitrogen deposition exceeds the site-relevant critical load for ecosystem protection and hence there is a risk of harmful effects, but the sensitive features are considered to be in favourable condition.

2. Chilterns Beechwoods SAC – approximately 12.8km

10. The Chilterns Beechwoods represent a very extensive tract of *Asperulo-Fagetum* beech forests in the centre of the habitat's UK range. The woodland is an important part of a grassland-scrub-woodland mosaic. A distinctive feature in the woodland flora is the occurrence of the rare coralroot *Cardamine bulbifera*.
11. The main pressures and threats to this site include the impacts of forestry and woodland management, disease, deer and the invasive species of grey squirrel upon beech. Additionally, the changes in species distribution of stag beetle as well as the impact of public access and disturbance upon stag beetle. Air pollution and the impact of atmospheric nitrogen deposition also threaten the dry grasslands, beech and stag beetle.

3. Thames Basin Heaths SPA – approximately 14.8km

12. The Thames Basin Heaths SPA is a composite site that is located across the counties of Surrey, Hampshire and Berkshire in southern England. It encompasses all or parts of Ash to Brookwood Heaths Site of Special Scientific Interest (SSSI), Bourley and Long Valley SSSI, Bramshill SSSI, Broadmoor to Bagshot Woods and Heaths SSSI, Castle Bottom to Yateley and Hawley Commons SSSI, Chobham Common SSSI, Colony Bog and Bagshot Heaths SSSI, Eelmoor Marsh SSSI, Hazeley Heath SSSI, Horsell Common SSSI, Ockham and Wisley Commons SSSI, Sandhurst to Owlsmoor Bogs and Heaths SSSI and Whitmoor Common SSSI.
13. The open heathland habitats overlie sand and gravel sediments which give rise to sandy or peaty acidic soils, supporting dry heathy vegetation on well-drained slopes, wet heath on low-lying shallow slopes and bogs in valleys. The site consists of tracts of heathland, scrub and woodland, once almost continuous, but now fragmented into separate blocks by roads, urban development and farmland. Less open habitats of scrub, acidic woodland and conifer plantations dominate, within which are scattered areas of open heath and mire. The site supports important breeding populations of a number of birds of lowland heathland, especially nightjar *Caprimulgus europaeus* and woodlark *Lullula arborea*, both of which nest on the ground, often at the woodland/heathland edge, and Dartford warbler *Sylvia undata*, which often nests in gorse *Ulex* sp. Scattered trees and scrub are used for roosting.
14. Together with the nearby Ashdown Forest and Wealden Heaths SPAs, the Thames Basin Heaths form part of a complex of heathlands in southern England that support important breeding bird populations.
15. The main pressures and threats to this site include the impacts of public access and disturbance, undergrazing, and forestry and woodland management on of qualifying features. Additionally,

hydrological changes and the military are a threat to the site and inappropriate scrub control, invasive species, wildfire/arson and air pollution all place pressure on the site. Habitat fragmentation and gaps in knowledge over the location, extent and condition of the qualifying features are also pressures on the site.

4. Windsor Forest and Great Park SAC – approximately 15.1km

16. Windsor represents old acidophilous oak woods in the south-eastern part of its UK range. It has the largest number of veteran oaks *Quercus* spp. in Britain (and probably in Europe), a consequence of its management as wood-pasture. It is of importance for its range and diversity of saproxylic invertebrates, including many rare species (e.g. the beetle *Lacon querceus*), some known in the UK only from this site, and has recently been recognised as having rich fungal assemblages. Windsor Forest and Great Park has been identified as of potential international importance for its saproxylic invertebrate fauna by the Council of Europe (Speight 1989).
17. Violet click beetle *Limoniscus violaceus* was first recorded at Windsor Forest in 1937. The site is thought to support the largest of the known populations of this species in the UK. There is a large population of ancient trees on the site, which, combined with the historical continuity of woodland cover, has resulted in Windsor Forest being listed as the most important site in the UK for fauna associated with decaying timber on ancient trees (Fowles, Alexander & Key 1999). The site was also identified as of potential international importance for its saproxylic invertebrate fauna by the Council of Europe (Speight 1989).
18. The main pressures and threats to this site include the impacts of forestry and woodland management on beech forests on acidic soils, dry oak-dominated woodland, and the violet click beetle. The violet click beetle and the dry oak-dominated woodland are also under threat from the oak processionary moth, with the dry oak-dominated woodland also under threat of disease. Air pollution also places pressure on the beech forests on acidic soils and the dry oak-dominated woodland.

ASSESSMENT

19. As required under Regulation 106 of the Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations'), the qualifying body (Eye and Dunsden Parish Council) provided the required information to enable South Oxfordshire District Council to determine whether the assessment under Regulation 105 is required. Consideration has been given to the potential for the development proposed by the neighbourhood plan to result in significant effects associated with:

Physical loss of/damage to habitat;

20. Any development resulting from the Neighbourhood Plan will be located within the neighbourhood area. There are no European sites within the Neighbourhood Plan area, therefore loss of habitat from within the boundaries of a European site can be ruled out in relation to all sites.
21. Loss of habitat from outside of the boundaries of a European site could still affect the integrity of that site if it occurs in an area used by the qualifying species of the site (e.g. for off-site breeding, foraging or roosting). One of the European sites included in this assessment have mobile species amongst their qualifying features that could travel outside of the site to make use of other areas of habitat:
- Thames Basin Heaths SPA; European nightjar (Breeding)
 - Thames Basin Heaths SPA; Woodlark (Breeding)
 - Thames Basin Heaths SPA; Dartford warbler (Breeding)
22. The national legislation that underpins the SPA seeks to ensure that any proposed development scheme or plan will not adversely affect the integrity of the SPA. Natural England have advised that any new housing within 5km of the SPA may harm the rare bird populations and that particular harm may occur from additional new development that lies within 400m of the SPA. Where development will lead to an increase of 50 dwellings within the 5 to 7km zone, this is also considered likely to contribute to significant effects on the designated features of the SPA. Eye and Dunsden is over 7km away from the Thames Basin Heaths SPA. Therefore potential loss of or damage to off-site habitats associated with the Thames Basin Heaths SPA can be screened out of further assessment.

Air pollution:

23. Air pollution is most likely to affect European sites where plant, soil and water habitats are the qualifying feature, but some qualifying animal species may also be affected, either directly or indirectly, by any deterioration in habitat as a result of air pollution. Deposition of pollutants to the ground and vegetation can alter the characteristics of the soil, affecting the pH and nitrogen availability that can then affect plant health, productivity and species composition. In terms of vehicle traffic, nitrogen oxides (NO_x, i.e. NO and NO₂) are considered to be the key pollutants. Deposition of nitrogen compounds may lead to both soil and freshwater acidification, and NO_x can cause eutrophication of soils and water.
24. Based on the Highways Agency Design for Road and Bridges (DMRB) Manual Volume 11, Section 3, Part 120 (which was produced to provide advice regarding the design, assessment and operation of trunk roads (including motorways)), it is assumed that air pollution from roads is unlikely to be significant beyond 200m from the road itself.

25. The European sites within 17km of Eye and Dunsden that are within 200m of strategic roads are:
1. **Chiltern Beechwoods SAC (A404)** – as highlighted above Eye and Dunsden is approximately 12.8km from the Chiltern Beechwoods SAC.
 2. **Thames Basin Heaths SPA (M3/M25/A3)** - as highlighted above Eye and Dunsden is approximately 14.8km from the Thames Basin Heaths SPA.
26. Given the modest scale of the proposed development in the NDP, distance between the European Sites and Eye and Dunsden, the potential air pollution impact associated with the European Sites can be screened out of further assessment.

Increased recreation pressure

27. Natural England's Site Improvement Plans record the threats and pressures relevant to each European site. Public access or disturbance are identified as current threats or pressures at the following sites:
- a. Chilterns Beechwoods SAC
 - b. Thames Basin Heaths SPA
28. The HRA of the South Oxfordshire Local Plan sets out that the potential for effects depends upon the scale of development proposed and the features for which the site is designated. However, as a conservative estimate, it is assumed that any development within 7km of a sensitive site could have impacts due to recreation. Where site specific information indicates that development beyond 7km could produce recreation impacts, this will be taken into account.
29. Eye and Dunsden is more than 7 km from any European Sites. The NDP does not allocate any housing sites and the proposals in the plan, whilst they may create capacity for some additional use, would be of a limited, minor impact; therefore, likely significant effects in relation to visitor pressure and the impact of recreation can be ruled out and do not need to be considered further.

Changes to hydrological regimes

30. European sites at which aquatic or wetland environments support qualifying features have the potential to be affected by changes in water quantity or quality. The European sites which could be affected by hydrological changes that are close to Eye and Dunsden are:
- Thames Basin Heaths - Part of Thursley, Ash Pirbright & Chobham SAC (Elstead Common) has evidence of damaging impacts due to drainage. Drains are also present on Thursley and Ockley Commons but it is not clear whether

these are having adverse impacts - more research is needed here. This is becoming more urgent in the face of changing weather patterns and prolonged droughts but it is not clear at present what intervention, if any, should be put in place.

31. The types of development that have the potential to affect water quality / quantity or flow regimes at sensitive European sites are residential or employment development that would involve significant increase in demand for water supply and treatment, and infrastructure development that requires significant excavation in proximity to watercourses or groundwater.
32. The Eye and Dunsden NDP does not allocate any sites. The scale of development proposed in the Eye and Dunsden Neighbourhood Plan is limited; therefore, likely significant effects in relation to water quality and quantity can be screened out and do not need to be considered further.

In combination effects

33. The Council has considered the HRA of the Local Plan 2035 (March 2019) in respect of the potential in combination effects of the proposals in the Eye and Dunsden Neighbourhood Plan. As the South Oxfordshire Local Plan covers the period from 2011 to 2035, the quantum of development proposed in the Local Plan includes some completed and committed development (Committed development includes sites under construction, with planning permission, made neighbourhood plan allocations and allocations carried forward from the Local Plan 2011 and Core Strategy). The policies that enabled those developments to be permitted have already been subject to HRA as part of the Core Strategy, Local Plan 2011 or as part of the HRA for the relevant NDP. Paragraph 5 to 28 of this assessment has considered how the development proposed in the Eye and Dunsden Neighbourhood Plan is unlikely to have significant effects on Natura 2000 sites. Given the modest scale of development proposed and having regard to conclusions of paragraphs 5 to 28, it is considered that the development proposed in the Eye and Dunsden Neighbourhood Plan is not likely to give rise to significant in combination effects.

CONCLUSION

34. The Eye and Dunsden NDP is unlikely to have significant effects on Natura 2000 sites, either alone or in combination with other plans or projects, therefore, an Appropriate Assessment for the Eye and Dunsden NDP is not required.

Appendix 3 - Assessment of the likely significance of effects on the environment

1. Characteristics of the Plan, having regard to:	
(a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;	The Eye and Dunsden NDP would, if adopted, form part of the Statutory Development Plan and as such does contribute to the framework for future development consent of projects. However, the Plan will sit within the wider framework set by the National Planning Policy Framework and the strategic policies of the South Oxfordshire Local Plan 2035.
(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	A Neighbourhood Development Plan must be in conformity with the Local Plan for the District. It does not influence other plans. The Eye and Dunsden Neighbourhood Plan is unlikely to influence other Plans or Programmes within the statutory Development Plan.
(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;	National policy requires a presumption in favour of sustainable development. A basic condition of the Eye and Dunsden NDP is to contribute to the achievement of sustainable development. Within this wider context, the Eye and Dunsden NDP itself is unlikely to have a significant positive or negative effect.
(d) environmental problems relevant to the plan or programme; and	The environmental impact of the proposals within the Eye and Dunsden NDP is unlikely to be significant due to the scale of development proposed. The Eye and Dunsden NDP area contains the following environmental designations: - Ancient Woodland - Archaeological Constraints - Chilterns National Landscape - BAP Priority Habitats - Priority Species for CS Targeting - Flood Zones 2 and 3 - Listed Buildings - Tree Preservation Orders There are the following SACs within 17km of the Eye and Dunsden NDP. These are as follows: - Hartslock Wood SAC - 9.7km - Chilterns Beechwoods SAC – 12.8km - Thames Basin Heaths SPA – 14.8km

	- Windsor Forest and Great Park SAC – 15.1km There are also the following SSSI located within less than 7km of the Eye and Dunsden NDP area: - Harpsden Wood – 2.4km - Highlands Farm Pit – 2.7km - Bear, Oveys & Great Bottom Woods – 3.5km - Lodge Wood and Sandford Mill – 3.7km - Lambridge Wood – 4.9km - Temple Island Meadows – 6.5km - Rodbed Wood – 7km Given the NDP is not allocating sites, the amount of potential infill sites within the parish and their relationship to the designations within the NDP area, the proposals in the plan are unlikely to harm these designations. Therefore, the effects are not likely to be significant.
(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	The proposed development in the Eye and Dunsden NDP has been judged not to have an impact on Community legislation.
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:	
(a) the probability, duration, frequency and reversibility of the effects;	The Neighbourhood Plan is likely to have modest but enduring positive environmental effects. The effects are not likely to be reversible as they relate to development. However, the proposals are minor and will be of a local scale. The main influence will be on developments such as householder and small scale infill development. The Plan does not allocate sites for development. It seeks to influence infill and redevelopment within the parish in line with policies in the existing development plan. The effects will be of a local scale and the policies in the Neighbourhood Plan will add detail to existing development plan policies. No

	development is proposed near sensitive locations that would cause likely significant effects.
(b) the cumulative nature of the effects;	It is intended that the positive social effects of supporting sustainable development will have positive cumulative effects for the area. However, given the nature and scale of the proposals in the plan these are not likely to be significant.
(c) the transboundary nature of the effects;	The effects of the Plan are unlikely to have transboundary ³ impacts.
(d) the risks to human health or the environment (for example, due to accidents);	The policies in the plan are unlikely to present risks to human health or the environment.
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	The Eye and Dunsden NDP relates to the parish of Eye and Dunsden. The parish is focused around the settlements of Sonning Eye, Dunsden Green and Playhatch. The Eye and Dunsden NDP does not seek to allocate development sites and therefore the magnitude and spatial extent of the plan is likely to be limited.
(f) the value and vulnerability of the area to be affected due to: (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use; and	The Eye and Dunsden NDP area contains the following natural characteristics and cultural heritage elements: - Ancient Woodland - Archaeological Constraints - Chilterns National Landscape - BAP Priority Habitats - Priority Species for CS Targeting - Flood Zones 2 and 3 - Listed Buildings - Tree Preservation Orders There are the following SACs within 17km of the Eye and Dunsden NDP. These are as follows: - Hartslock Wood SAC - 9.7km - Chilterns Beechwoods SAC – 12.8km - Thames Basin Heaths SPA – 14.8km - Windsor Forest and Great Park SAC – 15.1km There is also the following SSSI located within 7km of the Eye and Dunsden NDP area: - Harpsden Wood – 2.4km - Highlands Farm Pit – 2.7km

³ Transboundary effects are understood to be in other Member States.

	- Bear, Oveys & Great Bottom Woods – 3.5km - Lodge Wood and Sandford Mill – 3.7km - Lambridge Wood – 4.9km - Temple Island Meadows – 6.5km - Rodbed Wood – 7km Given the NDP is not allocating sites, and the amount of potential infill sites within the settlements, the proposals in the plan are unlikely to harm these designations. Therefore, the effects are not likely to be significant. The Plan seeks to influence infill and redevelopment within the settlements in line with policies in the existing development plan. Any effects will be of a local scale and not likely to be significant. The policies in the Neighbourhood Plan will add detail to existing development plan policies offering protection to special features. The plan is considered to have a neutral effect on cultural heritage because there is no indication given in the plan and appendices that the plan would go beyond national and local policy and therefore, it is considered that the effects of the proposals in the plan are not likely to be significant. Environmental quality standards or limit values are not considered likely to be significantly affected by the Eye and Dunsden NDP. In light of the minor proposals in the Eye and Dunsden NDP, the plan is also not likely to cause significant effects in relation to intensive land use.
(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.	The Eye and Dunsden NDP areas or landscapes which have a recognised national, Community or international protection status: - Chilterns National Landscape The Eye and Dunsden NDP does not seek to allocate development sites and therefore the magnitude and spatial extent of the plan on this landscape is likely to be limited.

Appendix 4 – Statutory Consultation Responses

Historic England



Our ref: PL00797742

To: [REDACTED]
Planning Policy Officer (Neighbourhood)
Policy and Programmes
South Oxfordshire and Vale of White Horse District Councils

By email only:
planning.policy@southandvale.gov.uk
[REDACTED]

09 January 2025

Dear [REDACTED]

Eye and Dunsden Neighbourhood Plan: Screening Opinion for Strategic Environmental Assessment (SEA)

Thank you for inviting Historic England to comment on this Screening Opinion.

As the Government's adviser on the historic environment Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the planning process. For the purposes of this consultation, Historic England will confine its advice to the question, "Is it (the Neighbourhood Plan) likely to have a significant effect on the historic environment?".

The information supplied indicates that the plan will not have any significant effects on the historic environment. We note that the plan does not intend to allocate land for housing or other development types. On the basis of the information supplied, Historic England concurs that the preparation of an SEA is not required.

The views of the other statutory consultation bodies should be taken into account before the overall decision on the need for an SEA is made.

I should be pleased if you can send a copy of the determination (via e-seast@historicengland.org.uk) as required by Regulation 11 of the Environmental Assessment of Plans and Programmes Regulations 2004.



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HistoricEngland.org.uk

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.



Historic England

We should like to stress that this opinion is based on the information provided by you with your correspondence. To avoid any doubt, this does not reflect our obligation to provide further advice on later stages of the SEA process and, potentially, object to specific proposals which may subsequently arise (either as a result of this consultation or in later versions of the plan) where we consider that, despite the SEA, these would have an adverse effect upon the environment.

Historic England strongly advises that the Council's conservation team and archaeological advisers are closely involved throughout the preparation of the plan and its assessment. They are best placed to advise on; local historic environment issues and priorities, including access to data held in the Historic Environment Record (HER), how the policy or proposal can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.

Please do contact me, via email if you have any queries.

Yours sincerely

[Redacted signature]

Historic Environment Planning Adviser
Development Advice – London and the South East Region

[Redacted email address] [@historicengland.org.uk](mailto:[Redacted email address]@historicengland.org.uk)

Oxfordshire County Council

From: [REDACTED]
Sent: 15 January 2025 08:48
To: Planning Policy S&V
Cc: [REDACTED]
Subject: Eye and Dunsden Neighbourhood Plan SEA/HRA Screening Opinion
Follow Up Flag: Follow up
Flag Status: Flagged

****EXTERNAL****

Hi [REDACTED]

I hope you are well.

Oxfordshire County Council has no comments to make on the Eye and Dunsden Neighbourhood Plan SEA/HRA Screening Opinion.

However, I did receive the following comments from our Minerals and Waste team and would be grateful if you could pass them on to the Parish Council.

'Whilst we have no comments to make on the Screening Opinion, we did note that under section 6, the objectives for the Eye and Dunsden NDP include reference to Mineral Extraction, which is excluded development.

Policy ED-VL3 Former Mineral Extraction Areas seeks to manage former extraction areas once they have completed aftercare and are no longer excluded development.

We will seek to raise these points at the next NDP consultation stage, however we believe it would be helpful for the Parish Council to be aware of this issue.'

Best wishes,

Strategic Planner
Strategic Planning & Infrastructure
E: [REDACTED]@Oxfordshire.gov.uk
T: Tel: 07860354629

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