

# **WALLINGFORD NEIGHBOURHOOD PLAN REVIEW 2024**

**Basic Conditions Statement**

**For  
SOUTH OXFORDSHIRE DISTRICT COUNCIL**

Date: May 2024

## Contents

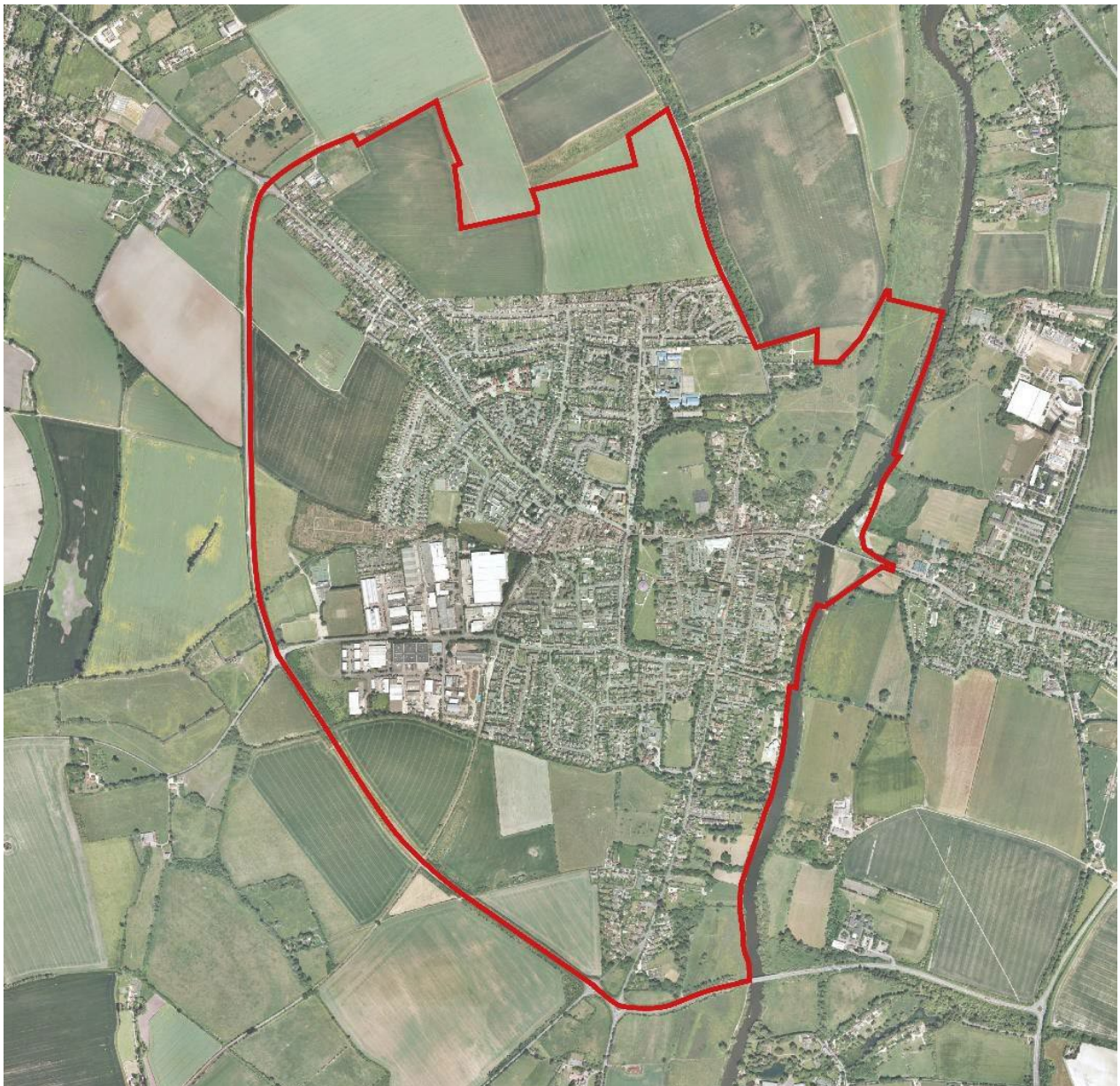
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## Introduction

This statement has been prepared by Wallingford Town Council to accompany the submission of the Wallingford Neighbourhood Plan Review to the local planning authority, South Oxfordshire District Council, under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).

The Wallingford Neighbourhood Plan Review has been prepared by the Town Council, a qualifying body, for the Neighbourhood Area covering the whole of Wallingford Parish, as designated by the District Council on 1 May 2015 (see Map 1).

*Map 1: Map of Wallingford Neighbourhood Plan boundary in red*



Throughout this document the terms ‘Wallingford Neighbourhood Plan Review’ and ‘WNP Review’ are interchangeable. The Wallingford Neighbourhood Plan was made in May 2021 and adopted by South Oxfordshire District Council. The Review of the WNP has taken place in 2023 and 2024, with the aim of updating and adding new policies to meet changes in national and local planning and other legislation, and ensure conformity with strategic policies in SOLP 2035.

The policies in the WNP Review relate to the development and use of land in the designated Neighbourhood Area. The plan period of the Neighbourhood Plan is from 2024 to 2035, the plan end date coincides with the period of the existing South Oxfordshire Local Plan 2035. No policies in the Neighbourhood Plan seek to control ‘excluded development’, as defined by the Regulations.

This Statement addresses each of the four ‘Basic Conditions’ required by the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

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

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Development Plan;
- The making of the Neighbourhood Development Plan contributes to the achievement of sustainable development;
- The making of the Neighbourhood Development Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- The making of the Neighbourhood Development Plan does not breach, and is otherwise compatible with EU obligations.

## Background

The Plan preparation process has been led by the Town Council, as the 'qualifying body' under the 2012 Regulations. It has delegated the day to day responsibility for managing the project to a Working Group of town councillors and local people, which has met regularly since July 2023. As the qualifying body, the Town Council approved the submission of this Submission Neighbourhood Plan Review in April 2024.

The local community has been consulted extensively since the start of the project in 2015. The Review of the Wallingford Neighbourhood Plan was agreed by the Town Council in July 2023. The Town Council has delegated authority to the Working Group to make day-to-day decisions on the preparation of the WNP Review. Public engagement and consultation during the Review process is set out in the Consultation Statement. Importantly, engagement activities during the plan preparation allowed the Working Group to test opinions with residents, representatives of community groups and businesses. The Consultation Statement describes this consultation work in detail.

The project has benefited from a positive working relationship between the Town Council and South Oxfordshire District Council. The District Council has advised and supported the Working Group through the plan preparation.

The Neighbourhood Plan contains 32 land use policies; those that are geographically specific are defined on the Proposals Map.

There are some non-statutory proposals in the plan, these are referred to in Chapter 10 as Community Aspirations and are included for completeness so that the community better understands where we need to work with other organisations to achieve change. In making a clear distinction between land use planning policies and non-statutory proposals, the WNP Review allows the examination to focus on the requirement of the policies to meet the Basic Conditions.

## Conformity with National Policy

The Neighbourhood Plan Review has been prepared with regard to national policies as set out in the National Planning Policy Framework December 2023 (NPPF) and is mindful of the Planning Practice Guidance (PPG) in respect of formulating neighbourhood plans. Table 1 below sets out where the WNP Review meets particular paragraphs of the NPPF.

In overall terms, NPPF paragraphs 28, 29, 30 & 37 provide general guidance on neighbourhood planning, to which the WNP Review has directly responded.

We believe the WNP Review has grasped the opportunity to shape the future of Wallingford, through an ambitious, coherent and deliverable sustainable spatial strategy. Although the focus is inevitably on housing, the WNP Review contains many other proposals to enhance people's enjoyment of living, visiting and working in Wallingford and should enable the town to continue to thrive. Our proposals seek to retain what is most valued about the community facilities, landscape and heritage of Wallingford whilst also taking opportunities to improve these particularly with the expanded health and education facilities, with improvements to safe, active travel and the environment in the town centre, enhanced footpaths and cycle paths, and a more robust green network and green spaces for biodiversity gain and nature recovery.

The WNP Review provides a clear and realisable vision that reflects the aspirations of the local community. The Plan is in general conformity with national policies and the local strategic policy framework set out in the adopted South Oxfordshire Local Plan 2035 in Table 2 below. The WNP Review provides a clear practical framework to enable decisions on planning applications to be made efficiently and with community support.

The WNP includes a set of positive and ambitious, non-strategic proposals for sustainable growth. These link the District Council's growth ambitions with the scale of infrastructure that providers indicate it is realistic to supply and community aspirations. Our proposals cover housing, design, employment, heritage, environment, landscape, biodiversity, health, education and infrastructure and form a well-evidenced and complementary package of policies and initiatives that carry the support of the local community.

Proposals within Wallingford and neighbouring parishes have cumulative impacts on the important natural and historic environment locally and on the provision of health and education services. We believe that a common-sense approach that recognises Wallingford's status in the settlement hierarchy, and reflects the scale of housing growth as required in SOLP 2035, meets the PPG advice and will contribute significantly to meeting housing needs in South Oxfordshire.

The South Oxfordshire District Council spatial strategy as set out in SOLP 2035 focuses housing and economic development in Science Vale.

Paragraphs 11, 12, 13 and 14 of the NPPF 2023 are consistent with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 in requiring applications for planning permission to be determined in accordance with an up to date development plan unless material considerations indicate otherwise. They emphasise the statutory status of the development plan as the starting point for 'plan-led' decision making.

The efficiency of neighbourhood plan making enables communities to ensure that the essence of the

plan-led system is maintained or is quickly addressed should the supply of housing land in the local area fail to keep up with objectively assessed need. The Government has made a series of clarifications to the Planning Practice Guidance and used Written Ministerial Statements to restate the importance of the role that neighbourhood plans play.



## Table 1 How the WNP meets the policies of the NPPF

Policy No.	Policy Title	NPPF 2023 Ref	Commentary
WS1	The Local Strategy for Wallingford	11,13  All sections referred to below. PPG guidance on neighbourhood planning	This policy sets out the overall approach for sustainable development and change in Wallingford, the detail for each part of the policy is outlined in the individual policies below. The strategy encourages the re-use of brownfield land and redundant employment land where this exists, and minimises the use of greenfield land commensurate with the scale of development needed. It has regard to the importance of heritage assets, important landscapes, achieving net gains in biodiversity, encouraging walking, cycling and use of public transport and improving community wellbeing. The site selected for new housing avoids areas at risk of flooding. The policy accords with the core principle of national policy, the presumption in favour of sustainable development. The policy gives considerable weight to the landscape of the two adjacent National Landscapes and their setting and to the River Thames as well as adding detail about local views and greenspace to the core strategy policy.
WS2	The Land Allocation for Housing in Wallingford	28, 29, 30, 60 – 68, 90, 96 108, 117, 118, 124, 127, 170, 185, 187	This policy will contribute to boosting the supply of housing in the local area, as NPPF paras 65 and 66 by providing for around 502 new homes, giving a total of completions and commitments to 2035 of 1,431 new homes in Wallingford which exceeds the requirement in the SOLP 2035. It will assist in maintaining a thriving community and supporting a vibrant market town supplying services across a wide rural area. The policy seeks to ensure that the development is carried out having regard to the character and appearance of the area, the historic environment and wider rural landscape and that essential infrastructure is provided. Policy WS2.2 reallocates the school site for a medical centre, an urgently needed facility, and housing for the elderly if required
WS3	Development within the Built-up Area	29, 84, 128	This policy supports the efficient use of land by allowing for windfall sites through redevelopment and infill within the built-up area of Wallingford. The policy reflects the presumption in favour of sustainable development. It acknowledges the constraints imposed by Wallingford's unique heritage and location in close proximity to nationally important landscapes in National Landscapes and extensive areas of river floodplain.
WS4	Affordable Housing and Housing Mix	60 - 66	This policy seeks to ensure that housing meets current and future needs and the integration of affordable housing with market housing.
HD1	Design		



Policy No.	Policy Title	NPPF Ref	Commentary
HD2	Sustainable Design	158, 159, 162, 163, 164	The policy seeks to promote sustainable development and good design which responds to local character and the environmental context. Good design achieves a number of our objectives. We want the design of new development to be resilient to climate change and to work well for everyone, look good and last well. It should provide for healthy lifestyles and inclusive communities with more opportunities for walking, cycling and outdoor sport and ensure good communication infrastructure is available.
HD3	Avoidance of Light Pollution	191	This policy seeks to minimize light pollution.
HA1	The Historic Environment	195 - 214	Wallingford has many historic assets which are of national importance. The WNP identifies these historic assets and provides an overview of the importance of some assets and where assets may be in danger of decay. These policies seek to ensure that proposals that may impact on the heritage environment are given careful consideration to secure their conservation and enhancement. Also, that provision is made where possible to assist in the protection of Heritage At Risk.
HA2	Effects of development on Historic and Heritage Assets		
HA3	Views and Vistas		
EV1	Green Spaces and Green Corridors	102,103,105, 180, 185, 186	These policies seek to establish an enhanced green network in Wallingford and to achieve net gains in biodiversity in line with recently issued national environmental policy and the retention and linking of areas of green infrastructure in the parish.
EV2	Protect Existing Amenity Spaces and Wallingford Green Network		
EE1	Safeguard Existing Local Employment Sites for Class B Uses	28, 85, 86	The policies support sustainable development in Wallingford, in particular small-scale economic growth and business diversification as well as the retention and development of existing employment areas where this can be achieved without detriment to new occupiers or the activities of existing neighbouring uses.

Policy No.	Policy Title	NPPF Ref	Commentary
TC1	Primary Shopping Area	90, 94	Wallingford is an important local service centre, policies define the primary shopping area and seek to retain town centre sites for town centre uses. Policies also seek to maintain the vitality of the centre by allowing diversification of uses on upper floors, and to retain community uses in this central location.
TC2	New Uses for Buildings within the Town Centre		
TC3	Regal Site		
TC4	Improve the Visitor Economy	90 PPG Town centres and retail	Wallingford is an attractive place for people to visit and tourism is important to the economy of the town. This policy encourages the provision of facilities to improve the visitor experience and provide for sustainable tourism.
TC5	Public and Private Car Parks	111	The provision of adequate levels of parking is important to retaining the vitality of the town centre and to enable it to perform its service centre function for the surrounding rural area which is poorly served by public transport.
TC6	Preservation of Visitor Accommodation	90, 113 PPG Town centres and retail	Wallingford is an attractive place for people to visit and tourism is important to the economy of the town. These policies encourages the provision of facilities to improve the visitor experience and provide for sustainable tourism.
MC1	Impact of development proposals on the public highway network and parking provision	108,110, 116, 117	The WNP seeks to avoid congestion in the town centre and encourages the use of public transport, walking and cycling as alternatives to the car, particularly for local journeys, and seeks improvements to facilities to make these safe and more attractive options.
MC2	Access to Public Transport		
MC3	Cycling		
MC4	Safe Active Travel		
MC5	Vehicle Parking	111, 112	This policy recognises Wallingford's rural location and the fact that due to the limited public transport options most households will want to retain car(s). Policies aim to encourage residents to use their cars less. The policy through the provision of reasonable on plot parking seeks to ensure that car parking does not detract from the attractiveness of new developments, undermine the attractiveness and safety of walking and cycling routes or prevent essential vehicles from getting around.
MC6	Cholsey and Wallingford Railway Corridor	108	This policy seeks to protect the railway transport corridor for future use.
MC7	Provision of Electric Vehicle Charging Points	111, 116	This policy encourages use of electric vehicles.

Policy No.	Policy Title	NPPF Ref	Commentary
CF1	Support for New Formal and Informal Sport and Community Facilities	96 - 100	This policy supports the retention and expansion of recreation facilities in line with the growth of Wallingford. Policies seek the provision of more public green space, this helps achieve recreation, health, biodiversity, and landscape benefits and is an important element of sustainable development. We will prepare a leisure strategy which will help identify where improvements are most needed.
CF2	Local Green Spaces		
CF3	Wallingford's Riverside		This policy seeks to make better use of the riverside environment by supporting opportunities for appropriate recreation use.
CF4	Local Amenity Provision		This policy seeks the provision of new facilities on larger housing developments.
CF5	Health & Wellbeing Service Provision		The WNP seeks to ensure that good healthcare services are available for the local community.

## Contribution To Achieving Sustainable Development

Table 1 above demonstrates how the WNP is in general conformity with national policy in the NPPF which also demonstrates how the plan contributes to sustainable development. A Strategic Environmental Assessment was undertaken and demonstrates how the WNP 2021 policies will have positive environmental benefits and that negative effects will be avoided or mitigated.

SODC completed a SEA and HRA screening exercise on the Wallingford Neighbourhood Plan Review, using the documents the Town Council published for the Regulation 14 consultation. This screening opinion has concluded that an SEA and Appropriate Assessment (relating to HRA) is not required. Following consultation with the statutory bodies, South Oxfordshire District Council determines that Wallingford Neighbourhood Development Plan (NDP) Review does not require a Strategic Environmental Assessment (SEA). The Screening Statement is published on the SODC website <https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2024/05/Wallingford-SEA-Screening-Statement-FINAL.pdf>

The February 2020 Environmental Report update supported the Option 1 Baseline scenario (allocation of sites E and C). It concludes:

*'The assessment has concluded that the current version of the Neighbourhood Plan is likely to lead to significant positive effects in relation to the 'population and community' SEA theme. This relates to the focus of the Neighbourhood Plan on the delivery of high-quality housing to meet local needs, protecting and enhancing the provision of community facilities, and supporting the creation of safe, inclusive and attractive environments through sustainable design. The Neighbourhood Plan is also likely to lead to significant positive effects in relation to the 'health and wellbeing' SEA theme, linked to its promotion of improvements to local health services, enhancements to green infrastructure and open space provision, and through the delivery of an appropriate mix of housing types and tenures.*

*The Neighbourhood Plan will also bring positive effects in relation to the 'transportation' SEA theme. These benefits largely relate to the Neighbourhood Plan's focus on supporting accessibility to services, facilities and public transport networks, whilst also aiming to tackle traffic and congestion issues. This will also lead to indirect positive effects in relation to the 'air quality' SEA theme. Furthermore, the Neighbourhood Plan is also likely to positively tackle the threat of climate change via the implementation of a variety of adaptation and mitigation strategies through new developments, including measures to improve energy efficiency and a commitment to delivering low-carbon homes and through supporting a limitation of greenhouse gas emissions in the Neighbourhood Plan area by encouraging alternative options of transportation.*

*The Neighbourhood Plan will also initiate a number of beneficial approaches regarding the 'biodiversity' and 'landscape and historic environment' SEA themes, particularly through protecting local character, views and open spaces, supporting local distinctiveness and the quality of the public realm, preserving heritage assets and conserving and enhancing the natural environment through applying the principle of environmental net-gain in the design of new developments. However, given the approaches taken forward through the Neighbourhood Plan will predominantly help to safeguard areas and limit potential effects from new developments rather than secure significant overall enhancements, these impacts are unlikely to comprise significant positive effects.*

*encouraging the regeneration and reuse of existing buildings, will lead to positive effects in relation to the 'land, soil and water resources' SEA theme. However, the permanent loss of BMV agricultural land through the allocation at Site E (albeit it is recognised that eth site already has planning permission) is a negative impact which cannot be mitigated.'*

## General Conformity with the Development Plan

The assessment of the conformity of the Wallingford Neighbourhood Plan Review with the development plan has been undertaken in relation to the South Oxfordshire Local Plan 2035

**Table 2. How the WNP Review meets the policies of the South Oxfordshire Local Plan 2035**

Policy No.	Policy Title	South Oxfordshire Local Plan 2035	Commentary
WS1	The Local Strategy for Wallingford	STRAT1 Overall Strategy, STRAT2 Housing and employment requirements, WAL1 Strategy for Wallingford INF1 Infrastructure Provision, ENV1 Landscape and countryside ENV2 Biodiversity – Designated Sites, Priority Habitats and Species ENV3 Biodiversity ENV4 Watercourses ENV5 Green Infrastructure in New Developments ENV6 Historic Environment ENV7 Listed Buildings ENV8 Conservation Areas ENV9 Archaeology and Scheduled Monuments ENV12 Pollution - Impact of Development on Human Health, the Natural Environment and/or Local Amenity (Potential Sources of Pollution)	<p>This policy sets out the overall approach for sustainable development and change in Wallingford.</p> <p>This supports the presumption in favour of sustainable development in STRAT1 and the role of Wallingford as a market town in WAL1.</p> <p>Allocations are made for housing, and community facilities (medical centre) in accordance SOLP 2035 policies.</p> <p>The policy gives considerable weight to the landscape of the National Landscapes and their setting and to the River Thames as well as adding detail about local views and greenspace to the development plan policies.</p>



Policy No.	Policy Title	South Oxfordshire Local Plan 2035	Commentary
WS2	The Land Allocation for Housing in Wallingford	<p>STRAT1 Overall Strategy</p> <p>INF1 Infrastructure Provision,</p> <p>WAL1 Strategy for Wallingford</p> <p>H1 Delivering New Homes,</p> <p>H3 Housing in towns Henley-on-Thames, Thame and Wallingford</p> <p>H13 Specialist Housing for Older People</p> <p>EP4 Flood Risk</p> <p>TRANS2 Promoting Sustainable Transport</p> <p>TRANS4 Transport Statements and Travel Plans</p> <p>TRANS5 Consideration of Development Proposals,</p> <p>CF2 Provision of Community Facilities and Services</p> <p>CF5 Open Space, Sport and Recreation in New Residential Development</p>	<p>This WNP policy will support the overall district spatial strategy set out in SOLP 2035 by supporting Wallingford as a market town and by ensuring that outside the towns and villages any change will relate to the specific needs set out.</p> <p>The SOLP 2035 identifies the need for 3,873 new homes to be built in the market towns (Henley, Thame and Wallingford) and indicates that existing commitments at Wallingford are more than sufficient to meet the requirements for the WNP. There is no outstanding requirement to be met.</p> <p>This WNP policy includes WS2.2 to allocate land on Site E for a Medical Centre, for which there is considerable evidence of need from the GPs at the Medical Practice. Any land not used for the Medical Centre should be considered for housing for older and disabled people to meet the known need.</p> <p>The WNP as a whole accords with the presumption in favour of sustainable development. It will assist in maintaining a thriving community in Wallingford. Brownfield sites and redundant employment land have already been developed in Wallingford.</p> <p>This policy minimises the use of greenfield land commensurate with the scale of development needed as required by SOLP2035.</p> <p>It has regard to the importance of heritage assets, important landscapes, achieving net gains in biodiversity, encouraging walking, cycling and use of public transport and improving community wellbeing. The site selected for new housing avoids areas at risk of flooding.</p>

Policy No.	Policy Title	South Oxfordshire Local Plan 2035	Commentary
WS3	Development within the Built-up Area	STRAT1 Overall Strategy  INF1 Infrastructure Provision,  WAL1 Strategy for Wallingford H1 Delivering new homes H16 Backland and Infill Development and Redevelopment	<p>This policy directs future development proposals towards the built-up area of Wallingford, defined by the boundary line in green on Map 3.</p> <p>This allows for further growth in the town, but only on infill or brownfield sites. It reflects the presumption in favour of sustainable development and will guide new development to appropriate areas.</p> <p>It acknowledges the constraints imposed by the town's location in a valued landscape, almost all of which is either in a National Landscape or forms its setting. In addition there are extensive areas of river floodplain.</p> <p>The policy seeks to resist inappropriate development in rural areas as set out in the SOLP 2035 general strategy policies.</p>
WS4	Affordable Housing and Housing Mix	H9 Affordable Housing H11 Housing Mix H13 Specialist housing for older people	<p>These policies seek a locally appropriate market housing mix, together with the provision of some social and affordable housing.</p> <p>They also seek the provision of different types of housing to give a variety of opportunities for people to secure their own homes. This will help to achieve a healthy and inclusive community.</p>

Policy No.	Policy Title	South Oxfordshire Local Plan 2035	Commentary
HD1	Design	INF1 Infrastructure Provision, ENV11 Pollution DES1 Delivering High Quality Development DES2 Enhancing Local Character DES3 Design and Access Statements DES4 Masterplans for Allocated Sites and major Development	These WNP policies are designed to work alongside SOLP 2035 design policies. They seek to promote good design that achieves a number of our objectives.  The policy also seeks to achieve good design when homes are altered and extended.  The policies link design requirements to the Wallingford Conservation Area Character Appraisal and the South Oxfordshire Design Guide and require that it should respond to local character and the environmental context, provide for healthy lifestyles and inclusive communities with more opportunities for walking, cycling and outdoor sport.
HD2	Sustainable Design	DES5 Outdoor Amenity Space DES6 Residential Amenity DES7 Efficient Use of Resources DES8 Promoting Sustainable Design DES9 Renewable and Low Carbon Energy, DES10 Carbon Reduction	
HD3	Avoidance of Light Pollution	ENV11 Pollution	This policy seeks to minimize light pollution in accordance with PPG.
HA1	The Historic Environment	WAL1 Strategy for Wallingford, ENV6 Historic Environment ENV7 Listed Buildings ENV8 Conservation Areas ENV9 Archaeology and Scheduled Monuments	The WNP identifies the historic assets in Wallingford and provides an overview of the significance of some assets and where assets may be in danger of decay. It also draws attention to important views and vistas. The WNP policies link to Historic England advice, and work alongside SOLP 2035 policies.
HA2	Effects of Development on Historic and Heritage Assets		
HA3	Views and Vistas		

Policy No.	Policy Title	South Oxfordshire Local Plan 2035	Commentary
EV1	Green Spaces and Green Corridors	WAL1 Strategy for Wallingford ENV1 Landscape and countryside ENV2 Biodiversity – Designated Sites, Priority Habitats and Species ENV3 Biodiversity ENV4 Watercourses ENV5 Green Infrastructure in New Developments	The WNP is intended to work with SOLP 2035 landscape, green infrastructure and biodiversity policies and includes a strong requirement to achieve net gains in biodiversity, and the retention and linking of areas of green infrastructure. These policies establish a green network in the town linking green spaces and improving biodiversity in accordance with SOLP 2035 policies.
EV2	Protect Existing Amenity Spaces and Wallingford Green Network		
EE1	Safeguard Existing Local Employment Sites	WAL1 Strategy for Wallingford, EMP3 Retention of Employment Land  EMP7 New Employment Land in Wallingford,  ENV12 Pollution,	Policies seek the retention of existing employment land in accordance with SOLP 2035 policies. The two main existing industrial areas are safeguarded for employment use to ensure Wallingford remains a sustainable community with a balance of residential and employment uses and to avoid unneighbourly impacts.
TC1	Primary Shopping Area	WAL1 Strategy for Wallingford, EMP 11 Tourism, EMP13 Retention of Visitor Accommodation, TC2 Town Centre Hierarchy TC5 Primary Shopping Areas	Wallingford is an important local service centre as defined in SOLP 2035. Policies define the primary shopping area and seek to retain town centre sites for town centre uses. Policies also seek to maintain the distinctiveness and vitality of the town centre by allowing diversification of uses including leisure uses and residential on upper floors, and to retain community uses in this central location. Policies also seek to retain and enhance facilities and the attractiveness of the town to support visitors and the town's role as a local service centre. Policies support SOLP 2035, however the boundaries of the town centre and Primary Shopping Area have been locally defined.
TC2	New Uses for Buildings within the Town Centre		
TC3	Regal Site		
TC4	Improve the Visitor Economy		
TC5	Public and Private Car Parks		
TC6	Preservation of Visitor Accommodation		

Policy No.	Policy Title	South Oxfordshire Local Plan 2035	Commentary
MC1	Impact of development proposals on the highway network and parking provision	TRANS2 Promoting Sustainable Transport TRANS4 Transport Statements and Travel Plans TRANS5 Consideration of Development Proposals,	<p>These WNP policies support SOLP 2035 policies and expand on particular concerns about traffic and transport issues in Wallingford.</p> <p>The WNP seeks to improve the attractiveness of Active Travel with improved walking and cycling routes, and increased use of bus services to encourage residents to use their cars less for local journeys.</p> <p>It encourages 20mph speed limits within Wallingford as a way of reducing the amount of through-traffic and 'rat-running' in residential areas. It also recognises that for many journeys the car will continue to be used.</p>
MC2	Access to Public Transport		
MC3	Cycling		
MC4	Safe Active Travel		
MC5	Vehicle Parking	TRANS2 Promoting Sustainable Transport	<p>This policy recognises Wallingford's rural location and the fact that many households will want to retain car(s). Other policies aim to encourage residents to use their cars less.</p> <p>This policy through the provision of reasonable on plot parking seeks to ensure that car parking does not detract from the attractiveness of new developments, undermine the attractiveness and safety of walking and cycling routes or prevent essential vehicles from getting around.</p>
MC6	Cholsey and Wallingford Railway Corridor	TRANS 6 Rail	This policy seeks to protect a transport corridor for future commuter services as well as maintain the heritage railway service.
MC7	Provision of Electric Vehicle Charging Points	TRANS 5 Consideration of Development Proposals	Encouraging electric vehicles will help reduce pollution from vehicles.

Policy No.	Policy Title	South Oxfordshire Local Plan 2035	Commentary
CF1	Support for New Formal and Informal Sport and Community Facilities	CF1 Safeguarding Community Facilities, CF2 Provision of Community Facilities and Services, CF3 New Open Space, Sport and Recreation Facilities, CF4 Existing Open Space, Sport and Recreation Facilities, CF5 Open Space, Sport and Recreation in New Residential Development	<p>These policies seek the provision of important community facilities and the retention of all our local services where these can viably be retained.</p> <p>They support the retention and expansion of recreation facilities in line with the growth of Wallingford. Policies seek the provision of more public green space, this helps achieve recreation, health, biodiversity, and landscape benefits and is an important element of sustainable development.</p>
CF2	Local Green Spaces	CF1 Safeguarding Community Facilities CF4 Existing Open Space, Sport and Recreation Facilities	Three local green spaces were designated as Local Green Spaces in WNP 2021 to secure their use in perpetuity and provide a community benefit. This supports the community facilities policies of SOLP 2035
CF3	Wallingford's Riverside	CF1 Safeguarding Community Facilities, CF4 Existing Open Space, Sport and Recreation Facilities	This policy seeks to make better use of the riverside environment by supporting opportunities for appropriate recreation use. Wallingford's riverside is an historic and much used community area and the policy adds local detail.
CF4	Local Amenity Provision	INF1 Infrastructure Provision	This policy seeks the provision of new facilities on larger housing developments.
CF5	Health & Wellbeing Service Provision	INF1 Infrastructure Provision	The WNP seeks to ensure that good healthcare services are available for the local community.

## Compatibility With EU Legislation

For the Wallingford Neighbourhood Plan 2021, the Town Council commissioned an SEA which was undertaken by AECOM. Statutory bodies were consulted on the scope of the SEA, in line with the regulations. The SEA shows that the WNP will have a number of positive effects on Biodiversity, landscape, cultural heritage, climate change adaptation and mitigation, environmental quality, housing, transport, health and the economy. The WNP may also have adverse effects on landscape, climate change, mitigation, cultural heritage, health and material assets. Mitigation has been suggested for the adverse effects.

South Oxfordshire District Council completed a SEA and HRA screening exercise on the Wallingford Neighbourhood Plan Review, using the documents the Town Council published for the Regulation 14 consultation. This screening opinion has concluded that an SEA and Appropriate Assessment (relating to HRA) is not required. Following consultation with the statutory bodies, South Oxfordshire District Council determines that Wallingford Neighbourhood Development Plan (NDP) Review does not require a Strategic Environmental Assessment (SEA). The Screening Statement is published on the SODC website <https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2024/05/Wallingford-SEA-Screening-Statement-FINAL.pdf>



## Habitat Regulations Assessment

A neighbourhood plan must also comply with the Conservation of Habitats and Species Regulations 2017 which looks at the potential for significant impacts on nature conservation sites that are of European importance.

South Oxfordshire District Council completed a SEA and HRA screening exercise on the Wallingford Neighbourhood Plan Review, using the documents the Town Council published for the Regulation 14 consultation. This screening opinion has concluded that an SEA and Appropriate Assessment (relating to HRA) is not required. Following consultation with the statutory bodies, South Oxfordshire District Council determines that Wallingford Neighbourhood Development Plan (NDP) Review does not require a Strategic Environmental Assessment (SEA). The Screening Statement is published on the SODC website <https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2024/05/Wallingford-SEA-Screening-Statement-FINAL.pdf>

The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.