

Stonesfield Parish Council



## **Basic Conditions Statement**

11 November 2025

# 1: Introduction & Background

1.1 This document is a Basic Conditions Statement for the purposes of the Neighbourhood Planning (General) Regulations 2012 (as amended). It has been produced by Stonesfield Parish Council to accompany the submission of the Stonesfield Neighbourhood Plan 2041 (Submission Proposal) to West Oxfordshire District Council, which is the local planning authority.

1.2 This Basic Conditions Statement demonstrates how, in the opinion of Stonesfield Parish Council, the Neighbourhood Plan meets the basic conditions and legal requirements set out in paragraph 8(2) of Schedule 4B to the Town & Country Planning Act 1990 as applied to Neighbourhood Plans. Specifically, to meet these basic conditions the Neighbourhood Plan must:

- a) have appropriate regard to national planning policy and guidance
- b) have special regard to preserving any listed building or its setting or any features of special architectural or historic interest
- c) have special regard to preserving or enhancing the character or appearance of any conservation area
- d) contribute to the achievement of sustainable development
- e) be in general conformity with the strategic policies of the West Oxfordshire Local Plan 2031
- f) not breach, and must be otherwise compatible with, retained EU obligations
- g) meet prescribed conditions in relation to the Neighbourhood Plan and must comply with prescribed matters in connection with the proposal for the Neighbourhood Plan.

1.3 The Plan sets out a positive vision for the future of the parish of Stonesfield. It aims to ensure that:

- The views and needs of the local community shape and direct development in the parish
- The future development of the village takes full account of the imperative to protect the Cotswolds National Landscape.

1.4 The aims and objectives of the plan (Section 1 of the Plan) reflect the responses to the Village Survey 2023 and other public consultations, and the Plan's policies are based on those aims and objectives.

1.5 The Plan includes policies addressing local housing needs and economic, social and environmental priorities towards sustainable development. It has specific policies for conserving and enhancing the natural and historic environment of Stonesfield, plus design principles for the type and character of future developments.

1.6 Documents of particular importance to the drafting of the Neighbourhood Plan and this Basic Conditions Statement include:

- The National Planning Policy Framework (December 2024)
- The West Oxfordshire Local Plan 2031 (Sept 2018)
- The Cotswolds National Landscape Management Plan 2023-2025 (February 2023)
- Planning Practice Guidance Neighbourhood Planning (revised 2020) [“PPGNP”]
- Locality Neighbourhood Plans Roadmap (2018)

## **Background**

1.7 Stonesfield Parish Council resolved at its meeting on 1 September 2021 to proceed with the production of a Neighbourhood Plan. On 12 January 2022, Stonesfield Parish Council resolved, in pursuance of its powers under section 122, Local Government Act 1972, to appoint the Stonesfield Neighbourhood Plan Steering Group as a formal advisory Working Group of the Parish Council. The Steering Group’s purpose was to develop the Neighbourhood Plan for the Parish of Stonesfield. The group would be composed of two Parish Councillors, members of an existing residents’ group (Sustainable Stonesfield, SUSTO), and a number of other residents invited for their particular expertise. The Steering Group would report monthly to the Parish Council. (See Stonesfield Neighbourhood Plan, Section 4 for full details.)

1.8 Community engagement was sought rigorously throughout the whole process of development of the Plan. Residents were invited to an open meeting on 28 March 2022 to hear about the scope of the Plan, how the Steering Group would gather evidence and develop the Plan, and to invite everyone to be involved. A preliminary survey was completed by 160 people (a 12% response rate) and it gave some important pointers for the conduct of the major survey of all residents and households. A follow-up meeting held in May 2022 invited 34 volunteers who had come forward to help draft questions for the main, full-scale survey of residents’ views. They were focused in three main areas: housing, the green environment, and all aspects of infrastructure (services,

transport, education, recreation, health and employment). The final survey was delivered in February 2023 as a paper document to all households and was also made available online.

1.9 At the same time as the Village Survey data was being analysed and the policies developed, work was underway to compile further evidence in the form of supporting documents which would form the Appendices of the Plan.; compiled as follows:

- The Housing Needs Assessment 2024 (Appendix A) was compiled by Philippa Lowe, a housing specialist member of the Steering Group.
- The Local Character Assessment 2024 (Appendix B) was compiled by Robin Lines of W H Landscape, Chartered Landscape Architects
- Assessment of locations to be considered for protection as Local Green Spaces was conducted by Steering Group members during 2024-25 (Appendix C). This work was carried out using a toolkit based on and derived from the Cotswold District Council template that was recommended to the steering group by WODC.
- The Village Character Assessment 2024 (Appendix D) was compiled by Jody O'Reilly of HCUK Group on the basis of a survey carried out in 2024 by Stonesfield residents using a slightly reduced version of the Oxford Character Assessment template.
- Appendix E consists of the compiled results of the Village Survey 2023.

1.10 Community engagement continued throughout 2022-2025 by mostly-monthly articles in The Stonesfield Slate (delivered to every household in the village) and the village website (stonesfield.online). Information on progress was also posted regularly on the Stonesfield Facebook page and then shared into other relevant Stonesfield Facebook groups (see Neighbourhood Plan, 4.2.3); also with the Stonesfield community on NextDoor. Opportunities for two-way interaction and discussion with residents were at a second and third public meetings in June 2023 and June 2024; also at the school fete, in community cafés and outside the village shop. Workshop meetings with groups of volunteers, and individual meetings between volunteers contributing on specific aspects.

## **2: Legal Requirements**

2.1 The Stonesfield Neighbourhood Plan has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012 (as amended). It is being submitted by the Stonesfield Parish Council, which is the qualifying body as defined by the Localism Act 2011.

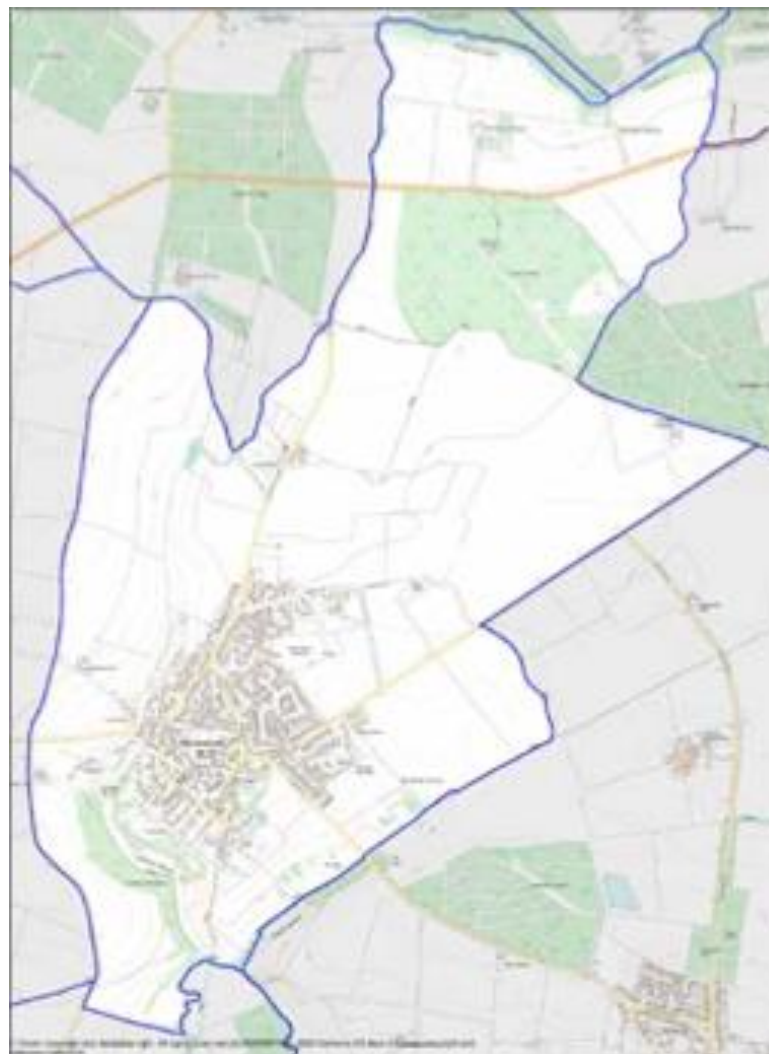
2.2 The Neighbourhood Plan relates only to the Stonesfield Neighbourhood Plan Area, which was designated by West Oxfordshire District Council on 17 November 2021 and is shown in Fig BC1 below and in section 2.5 of the Neighbourhood Plan. The Neighbourhood Plan Area coincides with the civil parish of Stonesfield. There are no other neighbourhood plans relating to this area.

2.3 The Neighbourhood Plan does not constrain the delivery of important national policy objectives, but rather it assists in achieving them at neighbourhood level. Equally, it does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure nor any other matters set out in section 61K of the Town and Country Planning Act 1990.

2.4 The Plan will apply from the date of its adoption until 31st March 2041, running concurrently with the West Oxfordshire Local Plan 2031 and its successor. It is recognised that the concerns and priorities of local residents may change over this period, so it may be necessary to revisit and revise the plan from time to time. Stonesfield Parish Council, as the Neighbourhood Plan Authority, will be responsible for maintaining and periodically revisiting the Plan, to ensure relevance and to monitor its delivery.

2.5 The legal and policy context of the Stonesfield Neighbourhood Plan is also set out in section 2 of the plan itself.

*Fig BC1: The Neighbourhood Area designated for the Stonesfield Neighbourhood Plan 2041*



## **3: How the Plan meets the basic conditions**

### **3.1 General observations**

3.1.1 This section of the Basic Conditions Statement describes how, in the opinion of Stonesfield Parish Council, the Stonesfield Neighbourhood Plan 2031 meets the basic conditions required, as stated in paragraph 2.3.2 of the Plan.

3.1.2 The policies within the Neighbourhood Plan are accompanied by supporting text which explains the context in which the policies are proposed, including the basic conditions requirements and the relevant evidence base. References to this supporting text are included within this section where appropriate.

3.1.3 The housing policies included in section 5 of the Neighbourhood Plan have been formulated following detailed and searching consideration and analysis of a wide body of evidence and relevant planning policies, including those in the National Planning Policy Framework 2024 (NPPF), the West Oxfordshire Local Plan 2031 (WODC LP), the Cotswolds National Landscape Management Plan 2023-2025, as well as the Housing Needs Assessment (HNA January 2024) commissioned by Stonesfield Parish Council and the Village Survey 2023.

3.1.4 The Neighbourhood Plan is designed to promote sustainable development in line with guidance contained in the National Planning Policy Framework 2024. This is explored fully in section 3.3 of this Basic Conditions statement.

3.1.5 To avoid excessive duplication, the tables below contain summary commentaries but also include references to the sections, paragraphs and appendices within the Neighbourhood Plan where further detail can be found.

### **3.2 Appropriate regard to national planning policy and guidance**

3.2.1 Stonesfield Neighbourhood Plan has been prepared with full regard to national policies as set out in the NPPF and has taken account of the Planning Practice Guidance (PPG) in respect of formulating Neighbourhood Plans. During the preparation of the Plan for submission, a review was carried out to ensure its compliance with the revised NPPF and to update references.

3.2.2 In line with NPPF paragraphs 13 and 30, the Neighbourhood Plan seeks to ‘*shape, direct and help to deliver sustainable development*’ by influencing local planning decisions as part of the statutory development plan’ within the parish, having regard to the specific local circumstances, needs, challenges and aspirations of the village of Stonesfield.

3.2.3 Stonesfield’s location within the Cotswolds National Landscape underpins considerations throughout the Neighbourhood Plan. In line with NPPF paragraph 189, the Plan’s policies recognise that ‘*Great weight should be given to conserving and enhancing landscape and scenic beauty in ... National Landscapes*’ and that ‘*the conservation and enhancement of wildlife and cultural heritage are also important considerations*’.

3.2.4 The housing policies set out in section 5 of the Plan, seek to deliver Aim 3 of the Plan: ‘*To ensure that housing development in Stonesfield meets the specific needs of the village, and those of the District as far as required by national or District policy, and is sustainable.*’ This aim reflects the requirements of the NPPF (paragraph 30) in seeking to ‘*shape, direct and help to deliver sustainable development*’ within Stonesfield to meet the needs of the village community. The Plan’s emphasis on local needs reflects NPPF (paragraph 82) which states that ‘*In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs*’. The policies also reflect Stonesfield’s location within the Cotswolds National Landscape and the special considerations applicable to such areas as defined in NPPF (paragraph 190), and in the CNL Management Plan (Policy CE12).

3.2.5 The following table summarises how specific provisions of the NPPF have been taken into account for each of the policies within the Neighbourhood Plan. As well as identifying the relevant NPPF paragraphs, the table also includes references to sections, paragraphs and appendices within the Plan for further details.

*Fig BC2: Relation between Neighbourhood Plan policies and provisions of the NPPF 2024*

Policy no.	Policy title	Key Plan references	Key NPPF references	Commentary
SH1	Meeting the housing needs of the parish of Stonesfield	5.1.1–5.1.7, 5.2.1, 5.3.1– 5.3.4 Appendix A	30, 82-84, 190	This policy seeks to shape development to meet local needs in a rural area in accordance with NPPF ¶82-84 and recognising the constraints associated with Stonesfield’s location within the Cotswolds National Landscape [NPPF ¶190].



SH2	Size and type of homes	5.3.5–5.3.9	63, 82-84	This policy addresses the requirements of ¶63 of the NPPF to reflect the assessed size, type and tenure of housing needed for different groups in the community.
SH3	Mix of affordable rented housing	5.3.10–5.3.13	63-66, 82-84	This policy acknowledges the LP31 assessment of the required mix for new affordable rented housing but emphasizes identified local need. These policies recognise the challenges of housing affordability and hence the pre-eminent local need for “Affordable housing” [as defined in Annex 2 to the NPPF] and other lower-cost housing.
SH4	Affordable homes			
SH5	Meeting the needs of older people and those with disabilities	5.3.14–5.3.16	63-66, 82-84	In line with NPPF ¶63 and 82, this policy specifically addresses the identified needs of older people & those with disabilities.
SH6	Lower-cost housing	5.3.10–5.3.13 and 5.4.1–5.4.2	63-66, 82-84, Annex 2	These policies recognise the challenges of housing affordability and hence the pre-eminent local need for “Affordable housing” [as defined in Annex 2 to the NPPF] and other lower-cost housing.
SH7	Location of new affordable homes (Rural exception sites)	5.3.10– .3.13 and 5.4.1–5.4.2	82-84, Annex 2	Policy supports RES to meet the housing needs of those with a local connection as per the RES definition in Annex 2 of the NPPF.
SH8	Infill development	5.5.1	75, 129(d)	This policy promotes maintaining the area’s prevailing character and setting, and conditions to prevent a development which would cause harm to the local area.

SH9	Sub-division of dwellings to create smaller units	5.5.2 and 5.5.3	63, 124	This policy provides a specific extension to policy SH2 covering alterations to existing homes. Assessment of current housing stock shows an excess of larger homes and a shortage of smaller properties. Proposals to divide large homes into smaller units are a possible way to redress the imbalance. In this way, such schemes will assist in achieving the mix of homes identified in policy SH2 [in line with NPPF ¶63]. By their very nature, such schemes will contribute to an improvement in the effective use of land in accordance with NPPF ¶124.
SH10	Development in residential gardens	5.5.4	75	This policy seeks to resist inappropriate development of residential gardens, which would cause harm to the local area in accordance with NPPF ¶75.
SH11	Residential parking	5.6.1–5.6.4	109(b), 112, 113	This policy sets standards for off street parking, reflecting the narrow streets in the village and the essential need for car use given the constraints of rural public transport.
SEA1	Protecting and enhancing retail, employment and services	6.1.1–6.1.8 and 6.2.1–6.2.3	82-84 88, 89 96, 98, 124, 125	This policy seeks to support a prosperous rural economy in line with NPPF ¶88-89. The policy seeks to retain premises used for retail, employment and the provision of local services in line with NPPF ¶88(d). Where change of use cannot be avoided, this policy, alternative employment or community use is preferred in furtherance of the above NPPF guidance but where this is not possible, the policy seeks to ensure that residential use meets the specific and identified local needs in line with NPPF ¶82-84. The policy recognises that opportunities for employment development are very limited but that Stonesfield is suited to home working and further opportunities are encouraged.

SEA2	Protecting community facilities	3.2.7, 3.2.8, 6.2.1–6.2.4, 6.3.1–6.3.4	96, 129(d) 88(d)	This policy link with policies SHW1 & 2, promoting a healthy and safe community in line with NPPF ¶¶ 96, plus protection of the existing community facilities and buildings on which such a community depends [in accordance with NPPF ¶88(d)].
ST1	Sustainable transport	3.1.25, 6.3.4 7.1.1–7.1.5	109(e), 110, 117, 118	This policy promotes sustainable transport (NPPF section 9) and a healthy, safe community (NPPF section 8). In particular, they address the requirements set out in NPPF ¶¶ 109(e), 110, 117 & 118.
ST2	Road safety & easy access for all	7.2.1–7.2.4	96, 105, 115(b), 117	This policy continues the themes of promoting sustainable transport (NPPF section 9) and a healthy, safe community (NPPF section 8). In particular, it address the requirements set out in NPPF ¶¶ 96, 105, 115(b), 117
ST3	Walking and cycling	7.3.1–7.3.6	96(c), 109 – 111, 117	This policy also continues the themes of promoting sustainable transport (NPPF section 9) and a healthy, safe community (NPPF section 8). In particular, it addresses the requirements set out in NPPF ¶¶ 96(c), 109(e), 111(d),
ST4	General parking	7.4.1–7.4.4	96, 109(e), 112, 113, 115	This policy reflects the need to promote sustainable transport as set out in section 9 of the NPPF, particularly ¶109(e), 112, 113 and ¶115, having particular regard to the current pressures of on street parking within the village and narrowness of village streets. The policy also addresses safety issues set out in NPPF Section 8, ¶96. This policy aims to promote the ‘building blocks of health’, particularly, physical activity, healthy homes, employment and natural spaces. It supports the aims of NPPF in Section 8 - Promoting healthy and safe communities

SHW1	Working towards better health and wellbeing	3.1.27, 3.1.36, 3.3.1–3.3.13 8.1.1–8.1.9, 8.4.1–8.4.16	96, 98, 103	This policy aims to promote the ‘building blocks of health’, particularly, physical activity, healthy homes, employment and natural spaces. It supports the aims of NPPF in Section 8 - Promoting healthy and safe communities
SHW2	Protecting and enhancing local sports facilities	3.1.26, 8.2.1–8.2.11	98, 103, 104	This policy link with policies SEA2, protection of the existing community facilities and buildings on which such a community depends [in accordance with NPPF ¶88(d)]. The policy aims to promote a healthy and safe community in line with NPPF ¶¶ 96, and the aims of Section 8 - Promoting healthy and safe communities and ¶103, Open space and recreation recognising access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities
SEL1	Protecting the Cotswolds National Landscape	9.1.1–9.1.6, 9.2.1 Appendix B	189, 190	This policy recognises the important role of Stonesfield’s location within the Cotswolds National Landscape and seeks to conserve and enhance the natural environment and cultural heritage commensurate with its AONB status in accordance with NPPF ¶189 and ¶190.
SEL2	Protecting important views	9.2.2; Figs 9.2 and 9.3	188, 189, 190	Views are of major importance to the character of Charlbury Stonesfield and its surrounding countryside. By seeking to protect these views, this policy supports the great weight that should be given to conserving and enhancing landscape and scenic beauty in National Landscapes which have the highest status of protection NPPF ¶189. The policy also recognises the significance of the character of Stonesfield’s landscapes which all add to the special qualities of the Cotswolds CNL and therefore its environmental value as called for by NPPF ¶188.

SEL3	Protecting the Evenlode Valley and the adjacent dip-slope lowland	9.2.3, 9.2.4	189, 190, 193(b)	This policy builds on SEL1 & SEL2 to provide protection for a particularly important and sensitive landscape feature within the Cotswold National Landscape. This includes the areas of SSSI, consistent with NPPF ¶193(b)
SEL4	Protecting Stonesfield's Local Green Spaces	9.3.1–9.3.3; Fig 9.5 Appendix C	125(b), 189, 190	This policy designates 16 Local Green Spaces as permitted under NPPF ¶¶106-108. All sites were assessed using the Cotswold District Council toolkit (as endorsed by West Oxfordshire DC). It is the opinion of Stonesfield Parish Council, all of the designated sites meet the conditions set out in NPPF ¶104. Assessment summaries for each space are included within the NP as Appendix C.
SEL5	Blue/green corridors	9.4.1–9.4.10; Fig 9.7	153-160, 189, 192-195, 96(c)	These policies contribute to enhancing the natural environment and biodiversity (as called for in NPPF ¶¶192, 193(d), by identification and protection of blue/green infrastructure including important blue/green corridors and by requiring developments to include proportionate measures to preserve and enhance biodiversity appropriate to the location. Through the provision of safe and accessible green infrastructure these policies also contribute to the promotion of safe and healthy lifestyles in line with NPPF ¶96(c). ¶189 states that the conservation and enhancement of wildlife is also important considerations in National Landscapes. As set out in SEL6 below, Policy SEL5 is consistent with NPPF ¶192, Habitats and biodiversity.

SEL6	Biodiversity	9.5.1–9.5.7, 11.7.1–11.7.5	187 (a) and (d), 192-195	<p>NPPF ¶187(d) states planning policies and decisions should contribute to and enhance the natural and local environment by: d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;</p> <p>Policy SEL6 is consistent with NPPF ¶192, Habitats and biodiversity: To protect and enhance biodiversity and geodiversity, plans should: a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.</p>
SEL7	Protecting footpaths	9.6.1–9.6.3	96 (c), 103, 105	<p>Policy SEL7 is consistent with ¶96(c), promoting the health and wellbeing of the people of Stonesfield. The policy is also consistent with ¶105 where planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.</p>

SEL8	Water quality, sustainable drainage systems (SuDS) and flood risk management	9.7.1–9.7.7	20(b), 161170-182, 187(e)	<p>This policy, protecting Stonesfield and the Evenlode Valley is in accord with several provisions in the NPPF dealing with flood risk and water quality.</p> <p>NPPF ¶162 takes a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk</p> <p>This policy is consistent with the paragraphs dealing with planning and flood risk NPPF ¶170-182.</p> <p>This policy is also consistent with NPPF ¶187(e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of water and development should, wherever possible, help to improve local environmental conditions such as water quality.</p>
SEL9	Tranquillity and dark skies	9.8.1–9.8.2	198	<p>In recognition of Stonesfield's sensitive location and landscape within the Cotswolds National Landscape, this policy seeks to avoid and mitigate the effects of noise &amp; light pollution in line with NPPF ¶198(b&amp;c).</p>
SHE1	Heritage and archaeology	10.2.1–10.2.4; Figs 10.2 and 10.3 Appendix D	Section 16 202-221	<p>The policy aims to protect historic features within the parish, especially in the conservation area, to preserve the character of the village for future generations, and to be consistent with section 16 of the NPPF, <i>Conserving and enhancing the historic environment</i>.</p>

SHE2	Protecting non-designated heritage assets	10.3.1–10.3.3; Fig 10.3	216	The proposed list of local non-designated heritage assets aims to identify those assets that should be conserved and enhanced. The policy for non-designated heritage assets, recognises their architectural and/or historical significance in contributing to the character of the village within the CNL, for both visitors and residents, important to enable the application of NPPF ¶216.
SBD1	Locally appropriate design: Development and new buildings	11.2.3, 11.3.1 11.4.2–11.4.3; Fig 10.1	8(b), 29, 77(c), 84(e), 131-135 Section 12	Through the use of good design, all new developments, alterations and extensions to existing buildings should strive to enhance the character of Stonesfield. This aim is consistent with NPPF Section 12 and ¶131 where Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.
SBD2	Locally appropriate design: Listed buildings, non-designated heritage assets and existing buildings	11.2.3, 11.3.1, 11.4.2–11.4.3; Fig 10.1	84(e), 207-221 Section 12, 16	The village survey established that residents support protecting the built environment, especially buildings in the conservation area. This is also borne out Appendix B, C and D and is consistent with Section 12 & 16 of the NPPF. This policy promotes good design to protect and enhance the built environment, to contribute to local distinctiveness and biodiversity.
SBD3	Locally appropriate design: Natural environment	11.2.3, 11.3.1 11.4.2–11.4.3; Fig 10.1	84(e), 161-165	A policy to ensure all new developments enhance the character and appearance of the village and contributes to local distinctiveness and biodiversity.
SBD4	Environmental design standards: New developments and refurbishments	11.6.1–11.6.2	84(e), 161-165	This policy requires new developments, alterations and extensions to be built to high design standards such as Passivhaus or BREAM recognizing there is a climate emergency requiring developments to be sustainable. Also to



				be compliant with WODC Design Guide Section 12: Sustainable Building Design
SBD5	Environmental design standards: Listed buildings, non-designated heritage assets and existing buildings	11.6.1–11.6.2	29, 84(e), 131-135, 207-221	A policy to ensure all new developments are designed and built, to the highest environmental standards possible meeting the aims of NPPF ¶131-133

### 3.3 Contributing to the achievement of sustainable development

3.3.1 Paragraph 8 of the NPPF identifies three overall objectives to sustainable development: Economic, Social and Environmental objectives.

3.3.2 The key ways in which the Neighbourhood Plan will contribute by the following measures to securing net gains toward these three objectives:

- A positive vision for the future of the parish and community of Stonesfield, based on responses to the 2023 Village Survey and the other public consultations
- A secure and sustainable future for the village and its community as defined by the aims and objectives of the Plan (Section 1). The Plan's policies are designed to address these aims and encompass economic, social and environmental matters.

- A positive, criteria-based approach to the provision of new housing to meet the Parish's identified needs and in doing so, to support a sustainable future for the community, the village and its landscape setting. (Section 5: Policies SH1 to SH11). Recognising the challenge of an ageing population and the need to maintain a diverse and sustainable community, the Plan recognises that housing affordability is a major issue and identifies the types of housing needed to address these challenges. (Section 5: Policies CH1 to CH11).
- Support for initiatives to protect and enhance local services, facilities and infrastructure (Section 6 – Policies SEA1 and SEA2).
- Measures to promote walking and cycling and safe pedestrian access for all, towards a healthy lifestyle and the reduction of car journeys where possible; while recognising that as a rural village with limited facilities, car use is a high priority for residents (Section 7: Policies ST1to ST4).
- Measures to enhance awareness of protecting health and wellbeing (Section 8: Policies SHW1 and SHW2), and to improve and enhance provision of primary education, and of housing for young adults and and recreational facilities for teenagers (also Section 8).
- Of high importance to the Plan is its support for maintaining protection of Stonesfield's environment and landscape within the Cotswolds National Landscape (Section 9: Policies SEL1 to SEL9).
- Protection of the historic heritage is also important, and measures in the Plan set out to protect the conservation area and non-designated heritage assets (Section 10: Policies SHE1 and SHE2); while building and environmental design guidelines set standards for locally appropriate design and materials (Section 11: Policies SBD 1 to SBD5).

3.3.3 The contribution of the Neighbourhood Plan to sustainable development is considered section by section in Fig BC3 below.

*Fig BC3: The projected impact of the Neighbourhood Plan policies on economic, social and environmental aspects of sustainable development*

Neighbourhood Plan section	Policies	Topic	Plan Focus	Plan's impact on sustainable development		
				Economic	Social	Environmental
5	SH1-SH11	Housing	Shapes housing development to meet the local needs identified in Appendix A and maintain the village as a diverse and sustainable community	<b>Neutral/Positive</b> Supports the possibility of rural exception sites to meet local needs (SH4, SH7)	<b>Positive</b> The focus on local housing need serves to maintain and enhance the vitality of the village and protect the viability of vital local services.	<b>Positive</b> The policies ensure that development respects and avoids harm to the natural and historical environment
5.1-5.3	SH1-SH5	Housing	Meets identified housing needs of those with local connections	<b>Positive</b> Addressing the current imbalance of property sizes toward smaller, affordable properties	<b>Positive</b> SH2, SH3 and SH5 also look to the needs of future generations by seeking to ensure that housing remains affordable to future residents	<b>Neutral</b> The policies seek to ensure that development respects and avoids harm to the natural and historical environment

5.4	SH6, SH7	Housing	Social / affordable housing	<b>Positive</b> Ensuring the supply of lower-cost housing in an area with higher-than-national housing costs	<b>Positive</b> Meeting the needs of people with a Stonesfield connection	<b>Neutral</b> The policies seek to ensure that development respects and avoids harm to the natural and historical environment
5.5	SH8-SH11	Housing	General housing policies	<b>Positive</b> Meeting housing need by encouraging rural exception sites and providing for development in small sites while controlling parking	<b>Positive</b> Providing for development of small sites to meet the need of future generations	<b>Positive</b> Requirements for off-road parking to reduce congestion
6.2 and 6.3	SEA1	Retail, employment and services	To support and enhance local employment opportunities and to support Stonesfield's community amenities	<b>Positive</b> The policy supports developments which maintain and enhance local services, and support homeworking or sustainable tourism	<b>Positive</b> Policy SEA1 protects facilities and services that are important to the community, and to retain community benefit where change of use cannot be avoided.	<b>Neutral</b> Support for homeworking will serve to reduce commuter journeys and related carbon emissions.

6.4	SEA2	Sport, recreation and community facilities	To support and enhance Stonesfield's amenities and facilities	<b>Positive</b>  Policy SEA2 supports retention and improvement of sports facilities, encouraging wider use with economic benefits to sports venues	<b>Positive</b>  The policy aims to enable access to continuing and improving sports and recreation facilities, to contribute to health and wellbeing and combat rural isolation	<b>Neutral / Positive</b>  The policy will to some extent reduce the need for car travel to alternative facilities, reducing the impact on climate change
7.1	ST1	Transport	Sustainable transport	<b>Positive</b>  Policy ST1 seeks to retain and extend public transport links	<b>Positive</b>  The policy will encourage more active travel, improving health and wellbeing and reducing rural isolation	<b>Positive</b>  The benefits to the environment are in reduced emissions and their impact on climate change

7.2	ST2	Transport	Road safety	<b>Positive</b>  Safe walking routes to access local services (e.g. shops) will help to increase the usage and their continued viability	<b>Positive</b>  Improved road safety for short journeys and safe access to services will make a major contribution to maintain and fostering a healthy and vibrant community	<b>Positive</b>  Reduced congestion on village's narrow roads; also not using a car for short journeys will reduce emissions
7.3	ST3	Transport	Walking and cycling	<b>Positive</b>  Safe walking routes to access local services (e.g. shops) will help to increase the usage and their continued viability; also improve interconnectivity with neighbouring service centres	<b>Positive</b>  Improved health, wellbeing and sense of community	<b>Positive</b>  Improved access to footpaths and other links to the countryside

7.4	ST4	Transport	Non-residential parking	<b>Neutral</b>	<b>Positive</b>  Improved safety and reduced nuisance to pedestrians	<b>Positive</b>  Reducing congestion and parking issues will enhance the attractiveness of the village to residents and visitors
8.1	SHW1	Health and wellbeing	Working towards better health and wellbeing	<b>Neutral / Positive</b>  Improved health and wellbeing could result in economic benefits	<b>Positive</b>  Increased physical activity and access to recreation facilities	<b>Positive</b>  Increased exercise in the countryside will increase awareness and appreciation of the Cotswolds National Landscape

8.2	SHW2	Health and wellbeing	Protecting local sports facilities	<p><b>Positive</b></p> <p>Retaining and improving sports facilities will encourage their wider use, with economic benefits to sports venues</p>	<p><b>Positive</b></p> <p>Improved health and wellbeing through improved facilities</p>	<p><b>Positive</b></p> <p>The policy will reduce the need for car travel to alternative facilities, reducing the impact on climate change</p>
9.1 and 9.2	SEL1-SEL3	Countryside and natural environment	Protecting the Cotswolds National Landscape, important views and the Evenlode Valley	<p><b>Positive</b></p> <p>Protecting the CNL and important views within it from development which would harm its scenic value, and giving continuity with neighbours: both help preserve CNL as a visitor attraction</p>	<p><b>Positive</b></p> <p>To ensure continuity of the landscape and views within it for the benefit of recreation and enjoyment of its natural beauty</p>	<p><b>Positive</b></p> <p>Simply: to protect this important landscape</p>



9.3	SEL4	Countryside and natural environment	Local Green Spaces	<b>Neutral / Positive</b>  Protecting the important views and attractiveness of the village will enhance visitor satisfaction	<b>Positive</b>  Enabling residents to continue to benefit from views across pockets of unbuilt land within the village, and respecting their strong wish to do so	<b>Positive</b>  Preserving the existing spaces between buildings, enabling views through and out from the village and enabling persistence of biodiversity
9.4	SEL5	Countryside and natural environment	Blue/green corridors	<b>Neutral</b>  Protecting the attractiveness of the landscape surrounding the village and its wildlife will enhance visitor satisfaction	<b>Positive</b>  Providing protected green infrastructure for the health and wellbeing of residents	<b>Positive</b>  Protecting areas which are important for biodiversity and protected corridors between them

9.5	SEL6	Countryside and natural environment	Biodiversity	<b>Neutral / Positive</b>  Contributing to maintaining the environmental value will maintain visitor interest	<b>Positive</b>  Protecting and enhancing the wildlife and flora is beneficial to residents' wellbeing	<b>Positive</b>  Wide range of actions to protect the SSSIs and linking corridors and their flora and fauna
9.6	SEL7	Countryside and natural environment	Protecting footpaths	<b>Neutral / Positive</b>  Protecting accessibility to the attractive landscape surrounding the village will enhance visitor satisfaction	<b>Positive</b>  Footpaths giving access to high quality open spaces enable country walking, health benefits and appreciation of the CNL	<b>Positive</b>  Protecting and enhancing public rights of way maintains residents' and visitors' appreciation of the CNL

9.7	SEL8	Countryside and natural environment	Water quality, sustainable drainage systems (SuDS) and flood risk management	<b>Positive</b>  Measures to protect the quality of the River Evenlode, and to protect homes against surface water flooding	<b>Positive</b>  Safeguarding homes against flooding and sewage pollution is a basic infrastructure requirement	<b>Positive</b>  Measures to reduce the level of pollution of the Evenlode are overdue and will be universally welcomed
9.8	SEL9	Countryside and natural environment	Tranquillity and dark skies	<b>Positive</b>  Maintenance of low light pollution sustains dark-sky appeal encourages visitors	<b>Positive</b>  Maintenance of low light pollution sustains dark-sky appeal to residents	<b>Positive</b>  Conserves and enhances the tranquillity of the CNL and the perception of remoteness and dark skies within it

10.1 and 10.2	SHE1	Historic environment	History, archaeology and heritage	<b>Positive</b>  Ensures that development respects the heritage assets of community value and preserves the historic features which are attractive to visitors and support tourism	<b>Positive</b>  Preserves the historic character of the village, supporting community pride	<b>Positive</b>  Maintains the historic environment and preserves the village character
10.3	SHE2	Historic environment	Non-designated assets	<b>Positive</b>  Ensures that development respects the non-designated assets of community value	<b>Positive</b>  Preserves the wider character of the village	<b>Positive</b>  Preserves the wider historic environment of the village

11.1-11.4	SDG1-SBD3	Building and environmental design guidelines	Locally appropriate design	<b>Positive</b>  Ensures that new building projects preserve and enhance the local building character	<b>Positive</b>  Protects the built environment as a legacy for future inhabitants of Stonesfield	<b>Positive</b>  Preserves the Cotswolds vernacular
11.4-11.5	SBD4-SBD5	Building and environmental design guidelines	Environmental design guidelines	<b>Positive</b>  Practical guidance on balancing high standards of design with protection of heritage assets and the character of the village	<b>Positive</b>  Enables environmental improvements to buildings while preserving their historic character and appeal	<b>Positive</b>  Enhances the environmental performance of listed buildings and non-designated heritage assets, while preserving their historic character

### **3.4 General conformity with the strategic Local Plan policies**

3.4.1 The strategic local plan policies relating to Stonesfield's Neighbourhood Area are defined in the West Oxfordshire Local Plan 2031 which was adopted in September 2018. For the purposes of the LP, Stonesfield lies within the Burford-Charlbury sub-area (Chapter 9 – Strategy at the local level).

3.4.2 The Stonesfield Neighbourhood Plan has been developed in line with the overall strategy of the Local Plan; i.e. the presumption in favour of sustainable development, ensuring that development is located in the right places so as (inter alia) to protect the Cotswolds National Landscape, prudent use of natural resources, high quality design and provision of appropriate infrastructure (Local Plan paragraph 4.2)

3.4.3 Fig BC4 below outlines how, in the opinion of Stonesfield Parish Council, each of the Neighbourhood Plan policies is in general conformity with the strategic policies of the Local Plan. Chapter 2 (Overall Strategy) of the Local Plan includes the main strategic policies (prefixed OS) but many of the other policies included in the LP may reasonably be considered to be strategic in nature, serving to meet WODC's clear expression of objectives in the opening Chapter 'Our Vision'. To reflect this, the Local Plan references in the table below are not restricted to the OS policies but include all the LP policies that appear particularly relevant to the issues addressed by each Neighbourhood Plan policy.

3.4.4 The WODC Local Plan 2031 includes a revision of housing allocations for the Burford-Charlbury sub-area in recognition that the majority of the sub-area (including the whole of the Stonesfield Neighbourhood Plan Area) lies within the Cotswolds National Landscape and that, consequently, a more restricted approach to development was appropriate in this area. Reflecting this change, the decision was taken by the Neighbourhood Plan Steering Group that the Neighbourhood Plan would focus on meeting local needs and would not include any site allocations. The analysis leading to this decision is explored in detail in the Housing Needs Assessment (Appendix A).

3.4.5 Fig BC4 also indicates the conformity of the Neighbourhood Plan with the requirements of the Oxfordshire Local Connectivity and Transport Plan 2022 (OLCTP) and the Oxfordshire County Council Vehicular and Cycle Parking Standards 2022 (OVCPS).

*Fig BC4: Relation between Neighbourhood Plan policies and provisions of the WODC Local Plan 2031 (LP); also including OCC Transport policies*

<b>Policy no.</b>	<b>Policy title</b>	<b>Key Plan references</b>	<b>Key WODC LP 2031 references and OCC transport policies</b>	<b>Commentary</b>
SH1	Meeting the housing needs of the parish of Stonesfield	5.1.1–5.1.7, 5.2.1, 5.3.1–5.3.4 Appendix A	Policies OS2, BC1, OS4, 5.39, 5.126, 9.6.7, 9.6.20, 9.6.28-29, 9.6.31	This policy is in conformity with the housing delivery requirements for the Burford-Charlbury sub-area as set out in LP policies H1 and H2 and also seeks to shape development in Stonesfield to meet local needs in recognition of the constraints arising from the village's location within the Cotswolds National Landscape. [LP policies OS2, EH1 and BC1 and also paragraphs 9.6.28 & 9.6.29]. WODC is consulting on policies to shape its LP 2043. This policy is consistent with the Preferred Policy options and proposed Spatial Options.
SH2	Size and type of homes	5.3.5–5.3.9	5.39, 5.64, 5.73-76, 5.126, 9.6.7, 9.6.20, 9.6.28-29-31 Policies H4, OS4	This policy reflects the housing mix requirements in LP policy H4 with more specific local context aimed at addressing the current imbalance of recent housing stock.
SH3	Mix of affordable rented housing	5.3.10–5.3.13	5.64, 5.73-76, 5.126,	These policies are in line with LP policy H3 and go further to support developments of

SH4	Affordable homes		9.6.7, 9.6.20, 9.6.28-29, 9.6.31 Policies H3, H4, OS4	predominantly affordable and/or lower-cost housing which will remain affordable for future residents. They represent the overwhelming local need for affordable and lower-cost housing.
SH5	Meeting the needs of older people and those with disabilities	5.3.14–5.3.16	5.64, 5.73-76, 5.81-5.96, 5.126, 9.6.28-29, 9.6.31 Policy H4	This policy is in line with the housing type and mix requirements specified in LP policy H4 but focuses on the needs of older people & those with disabilities in line with LP policy BC1.
SH6	Lower-cost housing	5.3.10–5.3.13 and 5.4.1–5.4.2	2.18, 5.39, 5.126, 5.64, 5.73-76, 9.6.7, 9.6.20, 9.6.28-31 Policies H4, OS4, H3	Along with policies SH3 & SH4, this policy is in line with LP policy H3 and supports development of lower-cost housing which will remain affordable for future residents. It represents the overwhelming local need for lower-cost housing given local affordability issues.
SH7	Location of new affordable homes (Rural exception sites)	5.3.10– .3.13 and 5.4.1–5.4.2	7.6 – 7.15	This policy provides endorsement for Rural Exception Sites included within LP policy H3 in recognition that such developments can deliver affordable housing to those with local connections, thereby providing a uniquely important contribution to meeting local needs.



SH8	Infill development	5.5.1	5.126-131, 9.6.7, 9.6.20, 9.6.28-31 Policies H6, OS4	This policy is consistent with LP Policy H6 aiming to respect the character of the surrounding area and not unacceptably affect the environment of people living in or visiting that area, but recognising that such development can add value to the local community if managed appropriately.
SH9	Sub-division of dwellings to create smaller units	5.5.2 and 5.5.3	5.126-127, Policies H6, OS4	This policy is compatible with LP policy H6 but, like SH8 recognises subdivision can add value such as Means to redress the imbalance of housing mix from larger to smaller homes.
SH10	Development in residential gardens	5.5.4	5.39, 5.126-131, 9.6.7, 9.6.20, 9.6.28-29-31 Policies H6, OS4	This policy seeks to ensure that any development within residential gardens does not cause harm to Stonesfield's character and appearance. It respects the general principles included in LP policy OS2 as well as those appropriate to the conservation area in policy EH10.
SH11	Residential parking	5.6.1–5.6.4	7.84–7.89 Policy T4, OLTCP*	This policy is consistent with Policy T4 where it recognises Parking in new should be sufficient to meet increasing levels of car ownership. The policy supports the aims of OLCTP however it varies in that it recognises that until additional alternative modes of travel are viable, car use remains essential to the vitality of the village and adequate off-street parking should accompany all new development.

SEA1	Protecting and enhancing retail, employment and services	6.1.1–6.1.8 and 6.2.1–6.2.3	6.42, Policies BC1, E2, E3, E5	<p>This policy supports WODC's commitment to development and retention of local services and community facilities as set out in LP policies E5 and BC1.</p> <p>Recognising that change of use may be inevitable in some cases, this policy seeks to direct such changes to provide other employment or community benefits where possible. This and is in line with the aspirations of LP policies E3, E5 and BC1.</p> <p>The policy also recognises home working can make a significant contribution to the economy and vitality of the town and its community per LP Policies E2 and BC1.</p>
SEA2	Protecting community facilities	3.2.7, 3.2.8, 6.2.1–6.2.4, 6.3.1–6.3.4	Policies E3, E5	<p>This policy endorses LP policies, particularly Policy E5</p>

ST1	Sustainable transport	3.1.25, 6.3.4 7.1.1–7.1.5	Core objective 11, 7.76-7.82, 9.6.13- 9.6.14, OLCTP** Policy 5	<p>Policy ST1 is consistent with OLCTP and LP in promoting improvement in high quality and accessible bus services in rural areas.</p> <p>This policy is consistent with LP Core Objective 11 to maximise the opportunity for walking, cycling and use of public transport. Policy ST1 also endorses LP Policy T3: Public transport, walking and cycling in its commitment to public transport provision and emphasise the importance of safe and easy access to that transport.</p>
ST2	Road safety & easy access for all	7.2.1–7.2.4	Policies T3, BC1	<p>In line with LP policy T3, this policy seeks to enhance road safety, especially for pedestrians and to provide safe access to and around Stonesfield Primary School.</p> <p>These policies endorse and expand on the LP promotion of walking and cycling, and its commitment to pedestrian safety in line with LP policies BC1 and T3.</p>
ST3	Walking and cycling	7.3.1–7.3.6	Core objective 11, Policies T3, BC1 7.76-7.82, OLCTP***	<p>This policy endorses and expands on the LP promotion of walking and cycling, and its commitment to pedestrian safety in line with LP Core objective 11 and policies OS2, BC1, and T3 and the OLCTP.</p>

ST4	General parking	7.4.1–7.4.4	7.84-7.89 Policy T4, OVCPS†	These policies are consistent with LP policy T4 but as per policy SH11 varies from the OVCPS due to the rurality of the village and lack of alternative transport. The policy also expands on LP T4 in recognition of the specific problems relating to the narrow streets in part of the village.
SHW1	Working towards better health and wellbeing	3.1.27, 3.1.36, 3.3.1–3.3.13 8.1.1–8.1.9, 8.4.1–8.4.16	2.37-2.42, 2.51 8.31-8.32 Policy E5	This policy is consistent with LP E5 and will support the development and retention of local services and community facilities to meet local needs and to promote social wellbeing, interests, interaction and healthy inclusive communities.
SHW2	Protecting and enhancing local sports facilities	3.1.26, 8.2.1–8.2.11	6.64-6.68, 8.31-8.33 Policies E5, EH5	This policy is consistent with LP E5, as per SHW1, and also LP EH5 and where new development should not result in the loss of open space, sports and recreational buildings and land.
SEL1	Protecting the Cotswolds National Landscape	9.1.1–9.1.6, 9.2.1 Appendix B	8.2-8.6, 8.8-8.9 Policies EH1, EH2, EH10	This policy seeks to ensure that development conserves and enhances the landscape and heritage of the Cotswolds National Landscape. This is a positive reflection of LP policies EH1 & EH2 and also the general principles within policies OS2 and BC1.

SEL2	Protecting important views	9.2.2; Figs 9.2 and 9.3	Policies EH1, EH2	This policy is designed to protect views of, from and within the village and its surrounding landscape whose importance was emphasised in the Landscape and Village Character Assessment documents. This is consistent with LP policies covering the Cotswolds National Landscape [EH1], the sensitive nature of the landscape [EH2] and the conservation area [EH10]. This policy also helps to protect the setting of the village as the first settlement within the Cotswolds NL.
SEL3	Protecting the Evenlode Valley and the adjacent dip-slope lowland	9.2.3, 9.2.4	Policies EH1, EH2	The sensitive landscape of the Evenlode valley is a distinctive landscape feature and of critical importance to the village setting. The inclusion and distinction of this specific policy to protect the Evenlode Valley is therefore justified and is consistent with LP policies EH1 and EH2. The protection included in this policy also links with a mirroring policy in Charlbury's adopted NP and recognises the importance of this landscape as an extensive tract of the Cotswolds NL.

SEL4	Protecting Stonesfield's Local Green Spaces	9.3.1–9.3.3; Fig 9.5 Appendix C	4.39, 8.25-8.30 Policies EH4, EH10	This policy designates 16 Local Green Spaces (LGS) in accordance with the NPPF (see table relating to 3.2 above). This further adds to WODC's green infrastructure plans in accordance with LP policy EH4. All potential LGS sites were assessed using the Cotswold DC toolkit approved and recommended by WODC. Use of this toolkit addresses the requirements for LGS designation set out in the NPPF ¶104. Summary assessments are included in Appendix C to the NP.
SEL5	Blue/green corridors	9.4.1–9.4.10; Fig 9.7	8.15-8.19, 8.20-8.21, 8.25-8.28, 9.6.20 Policies EH3, EH4, EH5	This policy aims to achieve a net gain in biodiversity as set out in LP policy EH3 which emphasises the importance of taking all opportunities to enhance biodiversity. The policy provides important additional and locally appropriate detail.
SEL6	Biodiversity	9.5.1–9.5.7, 11.7.1–11.7.5	8.7-8.9, 8.12-8.16, 8.20-8.24, 9.6.20 Policy EH3	The aim of this policy is as per SEL5 above and is consistent with LP policy EH3. The policy recognises that parts of the Parish landscape are designated SSSI. LP policy EH4 acknowledges the role of Neighbourhood Plans in adding to WODC's green infrastructure plans through policies such as these.

SEL7	Protecting footpaths	9.6.1–9.6.3	Core objective 11, Policy EH4, 2.36, 2.42 Oxfordshire Local Transport and Connectivity Plan.	Policy SEL7 is consistent with LP Core Objective 11, to maximise the opportunity for walking, cycling and use of public transport and Policy EH4 to provide opportunities for walking and cycling within the built-up areas and connecting settlements to the countryside through a network of footpaths, bridleways and cycle routes. The Policy was written in the context of the Oxfordshire Local Transport and Connectivity Plan with the aim of being complementary to it.
SEL8	Water quality, sustainable drainage systems (SuDS) and flood risk management	9.7.1–9.7.7	8.28, 8.60-8.61, 8.74-8.75 Policies EH7, EH8	This policy endorses and follows LP policy EH7 providing important local; context. Importantly, the policy also addresses the issue of water quality within the Evenlode Catchment area in recognition of the importance of this water course and the significant concerns relating to water quality issues. This latter aspect of the policy is in line with LP policy EH8.
SEL9	Tranquillity and dark skies	9.8.1–9.8.2	8.3, 8.10, 8.63 Policy EH2	This policy reflects and emphasises LP policies EH2, EH4 and EH8 with recognition of the effects of noise & light pollution.

SHE1	Heritage and archaeology	10.2.1–10.2.4; Figs 10.2 and 10.3 Appendix D	Policies EH 9, EH10, EH11, EH12, EH13, EH15 8.82, 8.87-8.88	This policy aims to protect the historic environment of the village, conforming to LP policies and specifically covering the conservation area (EH10), listed buildings (EH11), historic landscape (EH13) and scheduled monuments and other archaeological remains (EH15)
SHE2	Protecting non-designated heritage assets	10.3.1–10.3.3; Fig 10.3	Policy EH16	This policy aims to protect those assets that at present have no formal recognition and yet are important to the character of Stonesfield in line with LP EH16.
SBD1	Locally appropriate design: Development and new buildings	11.2.3, 11.3.1 11.4.2–11.4.3; Fig 10.1	4.34-4.37, Policies OS3, OS4 WODC Design Guide especially 7.1, 7.2 conservation areas and Section 8 stonework, 8.1, 8.2, 8.4	This policy builds on LP policy OS4 and aims to protect and enhance the built environment of the village, especially within the conservation area especially through good design, scale and massing proportionate to neighbouring structures, and use of appropriate materials
SBD2	Locally appropriate design: Listed buildings, non- designated heritage assets and existing buildings	11.2.3, 11.3.1, 11.4.2–11.4.3; Fig 10.1	Policies EH10, EH11, EH12, EH13 8.85-8.88	Consistent with LP policies EH10-16, this policy aims to ensure new building projects protect and enhance the character of Stonesfield. Also to ensure alterations and extensions to listed buildings, non-designated heritage assets, and existing building protect and enhance the character of the village.



SBD3	Locally appropriate design: Natural environment	11.2.3, 11.3.1 11.4.2–11.4.3; Fig 10.1	4.34-4.37, Policies OS3, OS4	In accordance with LP policies OS3 & 4, through high quality design the policy aims to positively enhance the biodiversity of the village wherever possible and To protect views from the built environment and those into the village from the wider landscape.
SBD4	Environmental design standards: New developments and refurbishments	11.6.1–11.6.2	4.34-4.37, Policies OS3, OS4 EH11, EH12, EH16	Standards to support the WODC policy target to become carbon neutral by 2030. To protect the environment as a legacy for future inhabitants of Stonesfield. To enhance the environmental performance of the listed buildings and non-designated heritage assets, while preserving their historic character. To apply the highest
SBD5	Environmental design standards: Listed buildings, non-designated heritage assets and existing buildings	11.6.1–11.6.2	4.25-4.26, 4.34-4.37, Policies OS3, OS4 EH10, EH11, EH12, EH13	Standards to support the WODC policy target to become carbon neutral by 2030 (para 4.24-4.25) To protect the environment as a legacy for future inhabitants of Stonesfield. To enhance the environmental performance of the listed buildings and non-designated heritage assets, while preserving their historic character. To apply the highest

\* Policy SH11 is also in line with the Oxfordshire County Council Vehicular and Cycle Parking Standards 2022 (OVCPS); particularly sections 1.1-1.8, 2.1-2.3 and 7.3-7.10.

\*\* Policy ST1 is also in line with the Oxfordshire Local Connectivity and Transport Plan 2022 (OLCTP); particularly Policies 18, 19 and Developer contributions, p135.

\*\*\*Policy ST3 is also in line with OLCTP 2022 Strategic Active Travel Network and Active Travel Strategy

† Policy ST4 is also in line with OCVPS 1.1-1.8 and 2.1-2.3, 7.4, 7.7-7.10.

3.4.6 Fig BC5 below outlines how, in the opinion of Stonesfield Parish Council, each of the Neighbourhood Plan policies is in general conformity with the strategic policies of the Cotswolds National Landscape Management Plan 2023-25. (NB: the Cotswold National Landscape Management Plan 2023-25 was superseded by a new Management Plan 2025-2030 in Feb 2025).

*Fig BC5: Relation between Neighbourhood Plan policies and provisions of the Cotswold National Landscape Management Plan 2023-2025. Any implications from the updated requirements of the CNL Management Plan 2025-2030 have been noted in the table.*

Policy no.	Policy title	Key Plan references	Key CNL Management Plan 2023-25 references	Commentary
SH1	Meeting the housing needs of the parish of Stonesfield	5.1.1–5.1.7, 5.2.1, 5.3.1–5.3.4 Appendix A	Policies CE10.3, 10.4, 10.6, CE11, CE12 P48 last paragraph, p50 col 2 para 2, p54 col 2 para2 Appendix 9	The policy is consistent with CNL policies CE12 & 13 covering major development and housing need in the CNL.  In the new CNL Management Plan 2025-2030, the CNL Policies CE13, CE14 & CE 15 build on the new NPPF and recent interpretation of planning in the CNL. Policy SH1 remains wholly consistent with the CNL policies above.

SH2	Size and type of homes	5.3.5–5.3.9	Policy CE11, CE12, P48 last paragraph, p50 col 2 para 2, p54 col 2 para2 Appendix 9	The CNL Management Plan identifies affordability for those who work in the CNL as an issue. Policy SH2 seeks to address this issue by placing emphasis on the future development of smaller properties.
SH3	Mix of affordable rented housing	5.3.10–5.3.13	Policy CE12	The policies are consistent with Policy CE12, including the importance and circumstances for development of Rural Exception Site(s).
SH4	Affordable homes			
SH5	Meeting the needs of older people and those with disabilities	5.3.14–5.3.16	n/a	N/a
SH6	Lower-cost housing	5.3.10–5.3.13 and 5.4.1–5.4.2	Policy CE12	Policy SH6 is consistent with the approach in the CNL Management Plan CE12
SH7	Location of new affordable homes (Rural exception sites)	5.3.10– .3.13 and 5.4.1–5.4.2	Policy CE12	Policy SH7 is consistent with the approach in the CNL Management Plan CE12
SH8	Infill development	5.5.1	n/a	N/a
SH9	Sub-division of dwellings to create smaller units	5.5.2 and 5.5.3	n/a	N/a

SH10	Development in residential gardens	5.5.4	n/a	N/a
SH11	Residential parking	5.6.1–5.6.4	n/a	N/a
SEA1	Protecting and enhancing retail, employment and services	6.1.1–6.1.8 and 6.2.1–6.2.3	Policy CE12, esp CE12.3 P52, col2 para 2	SEA 1 is consistent with CNL policies eg 12.3, priority should be given to maintaining and enhancing local community amenities and services and improving access to these amenities and services.
SEA2	Protecting community facilities	3.2.7, 3.2.8, 6.2.1–6.2.4, 6.3.1–6.3.4	Policy CE12.3	As per SEA1, SEA2 is also consistent with CNL policies, particularly 12.3.
ST1	Sustainable transport	3.1.25, 6.3.4 7.1.1–7.1.5	Policy CC1, p6 Outcome 11, p27 col1 para 1	Policy ST1 is consistent with CNL Policy CC1 which seeks to, for example, reduce car use for example, through increasing public transport and increasing, prioritising the provision of walking, cycling and public transport use and Providing sufficient infrastructure for the charging of electric vehicles,
ST2	Road safety & easy access for all	7.2.1–7.2.4	n/a	n/a

ST3	Walking and cycling	7.3.1–7.3.6	Policy UE1.1 & UE3 Policy CC1	Policy ST3 promotes safe walking and cycling routes, which is consistent with CNL Policy CC1 (See ST1, above) and Policy UE3, eg UE3.6 - existing sustainable and integrated transport initiatives should be supported and new initiatives developed to help facilitate the car free visitor experience.
ST4	Non-residential parking	7.4.1–7.4.4	n/a	N/a
SHW1	Working towards better health and wellbeing	3.1.27, 3.1.36, 3.3.1–3.3.13 8.1.1–8.1.9, 8.4.1–8.4.16	Policies UE1, UE2 P19 Key issue 3	<p>CNL Outcome 12 states - The National Landscape plays a full part in improving the nation's health, benefitting the mental and physical wellbeing of those who experience it.</p> <p>CNL Policy UE1.1 states, opportunities for improving health and wellbeing in the Cotswolds National Landscape should be created, improved and promoted, including, where appropriate, the provision of: green spaces or water within easy reach of communities; walking, cycling and riding routes, and Policy UE1.3 states the health sector should make greater use of the benefits that the National Landscape provides for the health and wellbeing of residents and visitors, for example, by prescribing exercise in the Cotswolds National Landscape countryside.</p> <p>Policy SHW1 &amp; 2 are consistent with the above policies.</p>

SHW2	Protecting and enhancing local sports facilities	3.1.26, 8.2.1–8.2.11	Policy CE12.3	See SHW1. In addition CNL Policy CE12.3 states priority should be given to maintaining and enhancing local community amenities and services and improving access to these amenities and services, which is consistent with Policy SHW2.
SEL1	Protecting the Cotswolds National Landscape	9.1.1–9.1.6, 9.2.1 Appendix B	P21: Special qualities Policies CE10 esp CE10.4, CE11, CE12 P48 last paragraph, p50 col 2 para 2, p54 col 2 para2 Appendix 9	Policy SEL1 adds local weight to the Cotswold National Landscape Management Plan 2023-25 in protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside. CNL Policy CE10.4 states, the purposes of conserving and enhancing the natural beauty of the Cotswolds National Landscape and increasing the understanding and enjoyment of the National Landscape's special qualities should be identified as strategic priorities in Neighbourhood Plans. These plans and strategies should explicitly identify the Cotswolds National Landscape Management Plan as a material consideration.

SEL2	Protecting important views	9.2.2; Figs 9.2 and 9.3	P21: Special qualities P31 col 1 para 3 Policies CE1.2, CE10 esp CE10.4, CE11, CE12 P48 last paragraph, P49 col1 para 3, p50 col 2 para 2, p54 col 2 para 2 Appendix 9	Policy SEL2 is also consistent with CNL Management Plan policies and identifies specific views to be protected in the context of CNL Policy CE10.4. SEL2 is consistent with CNL Policy CE1.2, which states proposals that are likely to impact on, or create change in, the landscape of the Cotswolds National Landscape, should have regard to the scenic quality of the location and its setting and ensure that views – including those into and out of the National landscape – and visual amenity are conserved and enhanced. Policy SEL2 is also consistent with CNL CE11.5. When relevant stakeholders are considering or applying the major development ‘tests’ specified in paragraph 177 of the National Planning Policy Framework (NPPF), it should be recognised that: no permission should be given for major development save to the extent the development was needed in the public interest, met a need that could not be addressed elsewhere or in some other way and met that need in a way that to the extent possible, moderated detrimental effect on the environment, landscape and recreational opportunities.
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SEL3	Protecting the Evenlode Valley and the adjacent dip-slope lowland	9.2.3, 9.2.4	CE1.2, 10.4, 11.5 P21: Special qualities P30 col 1 para 3	This policy builds on SEL1 & SEL2 to provide protection for a particularly important and sensitive landscape feature within the Cotswold National Landscape. This includes the areas of SSSI Policy is SEL3 is consistent with the same CNL policies outlined above in Policy SEL2. SEL2.
SEL4	Protecting Stonesfield's Local Green Spaces	9.3.1–9.3.3; Fig 9.5 Appendix C	Policies UE1, CE1.2 P58 cols 2-3 and p59 col1	CNL Policy UE1 focuses on health and wellbeing stating, opportunities for improving health and wellbeing in the Cotswolds National Landscape should be created, improved and promoted, including, where appropriate, the provision of green spaces. The CNL Plan adds, a lack of access to scenic, wildlife rich green space and other open spaces can also adversely affect mental health. Policy SEL4 aims to provide opportunities important for health and wellbeing, as well as protecting areas of the landscape deemed as special by residents.



SEL5	Blue/green corridors	9.4.1–9.4.10; Fig 9.7	Policy CE7	The CNL Management Plan identifies that to allow our wildlife to flourish and adapt to climate change, we need to create a robust and resilient nature recovery network – a landscape rich in joined up and well managed habitats. The Cotswolds Nature Recovery Plan was adopted as Cotswolds National Landscape guidance in October 2021 Policy SEL5, including the areas of SSI are part of enabling this aim to be met by formally recognising areas of blue/green corridors.
SEL6	Biodiversity	9.5.1–9.5.7, 11.7.1–11.7.5	Policy CE7 P42 col 2 paras 2-3, pp43-44 Appendices 7, 8	CNL Policy CE7.2, states that policy and strategic documents that are likely to impact on the biodiversity of the National Landscape should have regard to the Cotswolds Nature Recovery Plan. This would include, but is not limited to, the following: ii. Neighbourhood Development Plans. Policy SEL6 fulfils this requirement. It also aims to make a positive contribution to CNL Outcome 9 – Biodiversity and nature recovery: There is concerted unified action for a widespread recovery of nature – conserving, restoring and enhancing a connected mosaic of distinctly Cotswolds habitats and species. CNL Appendix 8 sets out in detail why biodiversity in the CNL is important.

SEL7	Protecting footpaths	9.6.1–9.6.3	Policies UE1.1, UE2, esp UE2.1.1, UE.2 P22 Special qualities P80 Outcome 13	<p>Policy SEL7 endorses the aims of CNL policies UE1 and UE2 to provide walking routes and safe spaces within easy reach of communities; a safe, pleasant right of way network and protection of the natural beauty of the national landscape.</p> <p>CNL Outcome 13 states: The Cotswolds is (sic) recognised as a welcoming place, where barriers to access are being removed and everyone feels connected to the landscape. Policy SEL7 aims to protect this connection with aspirations to extend footpaths also covered within the Neighbourhood Plan.</p>
SEL8	Water quality, sustainable drainage systems (SuDS) and flood risk management	9.7.1–9.7.7	Policy CC5 (also p79 Outcome 2) P29 cols 2-3, p30 cols 1-2 Policy CE7.3 Policy CC4.1	<p>Policy SEL8 is consistent with CNL Policy CC5 which deals with improvement to water quality; adequate river flows, to natural flood management systems. CNL Policy CC5.2. Development (new and existing sites) addresses flood risk and sustainable drainage schemes and CNL Policy CC5.3 covers sewerage pollution are fully consistent with Policy SEL8.</p>

SEL9	Tranquillity and dark skies	9.8.1–9.8.2	P22 Special qualities Policies CE4, CE5 Appendix 9 col1 para 3 and col2 para 2	Policy SEL9 is consistent with CNL Policies CE4 and CE5. Policy CE4 requires the preservation of the tranquillity of the CNL by seeking to avoid/minimise noise pollution and other aural and visual disturbance. CNL Policy CE5 requires where possible, the avoidance/minimisation of light pollution; it also requires measures to increase the area of dark skies by removing or minimising existing sources of light pollution.
SHE1	Heritage and archaeology	10.2.1–10.2.4; Figs 10.2 and 10.3 Appendix D	P22 Special qualities P28 paras 1-2 Policies CE6, UE3.3 Pp40-41 P80 Outcome 8 Appendix 9	Stonesfield, in the Cotswolds National Landscape, has a wealth of heritage assets, both designated and non-designated, Scheduled Monuments and earthworks. The village survey recoded 92% of respondents viewed these assets as important to the village. This policy seeks to ensure development work of any kind protects and enhances the historic environment and cultural heritage of the parish consistent with CNL management policy CE6.1 to 6.7.

SHE2	Protecting non-designated heritage assets	10.3.1–10.3.3; Fig 10.3	Outcome 8 Policy CE6	In accordance with CNL Outcome 8, this policy will ensure the historic environment and cultural heritage of the National Landscape is better understood, conserved and enhanced. This policy seeks to conserve and enhance important non-designated heritage assets, recognizing their architectural and/or historical significance in contributing to the character of the village setting within the CNL for both visitors and residents.
SBD1	Locally appropriate design: Development and new buildings	11.2.3, 11.3.1 11.4.2–11.4.3; Fig 10.1	Outcome 3 Policy CE3, P36 cols 2-3 and p37col1	This policy aims to meet CNL Outcome 3 whereby the local distinctiveness of the National Landscape is valued, conserved and enhanced. The vernacular building materials of the older buildings in the conservation area are based on the underlying geology of the village. Consistent with CNL policy CE3. this policy seeks to ensure all development, including new builds, alterations and extensions should maintain and enhance the character of the village, not just in the conservation area.
SBD2	Locally appropriate design: Listed buildings, non-designated heritage assets and existing buildings	11.2.3, 11.3.1, 11.4.2–11.4.3; Fig 10.1	Policies CE3, CE6, UE 3.3 P36 cols 2-3 and p37col1	To ensure all new build projects, alterations and extensions positively enhance the character of Stonesfield through good design and use of appropriate materials to protect the villages position in the CNL, consistent with CNL Outcomes 3 and 8 and policies CE3 & CE6

SBD3	Locally appropriate design: Natural environment	11.2.3, 11.3.1 11.4.2–11.4.3; Fig 10.1	Policies CE3, UE3.3 P36 cols 2-3 and p37col1	To ensure all new build projects, alterations and extensions positively enhance the character of Stonesfield through good design. Developments in the parish will not be permitted if they detract from the surrounding landscape. The policy is compatible with CNL policies CE3 & 6.
SBD4	Environmental design standards: New developments and refurbishments	11.6.1–11.6.2	Policy CE3, P36 cols 2-3 and p37col1	In accord with CNL policy CE3, this policy seeks to ensure all new developments, alterations and extensions positively enhance the character of Stonesfield through good design. New developments will be expected to meet Passivhaus or BREAM standards, including water efficiency.
SBD5	Environmental design standards: Listed buildings, non-designated heritage assets and existing buildings	11.6.1–11.6.2	Policies CE3, CE6	This policy reflects the importance of the climate emergency, recognized by WODC, in seeking that all new development in the village should apply the highest standards of environmental design. The policy is compatible with CNL policies CE3 & 6.

### 3.5 Compatibility with EU obligations

3.5.1 A screening report on SEA and HRA assessment of the draft Stonesfield Neighbourhood Plan, prepared for West Oxfordshire District Council (May 2025)<sup>i</sup>, assessed the likely significance of effects on the environment in respect of the characteristics of the plan itself and the characteristics of the effects and of the area likely to be affected by the Plan.

3.5.2 The screening report concluded that the NP is unlikely to have significant environmental effects and thus does not require a Strategic Environmental Assessment (SEA), for the following reasons:

- The likely significant effects on the environment in the NP area were identified at an early stage of plan development during initial investigations for strategic options for the Local Plan – all subject to Sustainability Appraisal (SA) incorporating SEA. Mitigation measures for negative effects have been embedded in the Local Plan to 2031 (adopted September 2018) through the Burford-Charlbury sub-area strategy. Further mitigation measures are provided through other Local Plan Policies such as H1, EH1, EH2, EH9 and OS4 - ensuring that there will be no residual significant negative effects. The SNP does not propose to allocate any sites for development projects.
- There will be no significant negative effects on the nationally designated and locally important environmental and cultural heritage assets and settings of the village.
- Likely significant effects have been previously assessed through SA incorporating SEA and therefore, further SEA of the SNP is not required.
- There will not be any adverse effects on the integrity of European sites designated for nature conservation due to the limited size and extent of any likely development in Stonesfield and the distance from and/or absence of identified environmental pathways to any designated sites.

3.5.3 Stonesfield Neighbourhood Plan is designed to promote sustainable development in line with guidance contained in the National Planning Policy Framework 2024.

3.5.4 In consideration of the small geographical area of the Stonesfield NP, and its distance from European sites outside the Stonesfield NP and Local Plan boundaries, the HRA screening report considers that the NP is not likely to have significant effects

on EU designated sites, either alone or in combination with other plans and projects. The implications of effects from planned development on the integrity of European sites has been previously tested through HRA of the Local Plan 2031 and will be tested again through HRA of the new Local Plan to 2041. The HRA of the Local Plan remains valid and there is no new material and relevant information that should be considered.

3.5.5 The screening report was sent to the statutory environmental bodies (Environment Agency, Historic England, Natural England) for the formal five weeks consultation (end March to 5 May 2025) to demonstrate that due processes have been undertaken to screen the draft Stonesfield Neighbourhood Plan 2041 (March 2025) with regard to HRA and SEA. No comments were received from Historic England or the Environment Agency. Natural England advised, on the basis of the material supplied with the consultation, that significant effects on statutorily designated nature conservation sites or landscapes are unlikely; and significant effects on Habitats sites, either alone or in combination, are unlikely.

3.5.6 The Plan is fully compatible with Convention rights contained in the Human Rights Act 1988. There has been full and adequate opportunity for all interested parties to take part in the preparation of the Plan and to make their comments known.

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<sup>i</sup> Stonesfield Neighbourhood Plan (SNP) 2041: Pre-Submission Consultation Draft March 2025  
Strategic Environmental Assessment (SEA) & Habitats Regulations Assessment (HRA) Screening Report  
March & updated May 2025