

Milton-under-Wychwood Neighbourhood Plan 2031

BASIC CONDITIONS STATEMENT

August 2022

Prepared by:

Milton-under-Wychwood Neighbourhood Plan Steering Group

On behalf of Milton-under-Wychwood Parish Council

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Glossary of Abbreviations

AONB	Area of Outstanding Natural Beauty
CCB	Cotswold Conservation Board
DLUHC	Department for Levelling Up, Housing and Communities
ECHR	European Convention on Human Rights
EIA	Environmental Impact Assessment
EU	European Union
HRA	Habitats Regulations Assessment
MuWNP	Milton-under-Wychwood Neighbourhood Plan
NPPF	National Planning Policy Framework
PCPA	Planning and Compulsory Purchase Act
SEA	Strategic Environmental Assessment
TCPA	Town and Country Planning Act

1. Introduction

1.1 This Basic Conditions Statement has been prepared by Milton-under-Wychwood Parish Council to accompany its submission to West Oxfordshire District Council of the Milton-under-Wychwood Neighbourhood Plan (MuWNP) to demonstrate how the Plan meets the statutory requirements set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended).

1.2 The core basic conditions for Neighbourhood Plans are as follows:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State
- The making of the Neighbourhood Plan contributes to the achievement of sustainable development
- The making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority
- The making of the Neighbourhood Plan does not breach, and is otherwise compatible with retained EU obligations
- Prescribed conditions are met in relation to the Neighbourhood Plan and prescribed matters have been complied with in connection with the proposal for the Neighbourhood Plan.

1.3 The regulations require that a Neighbourhood Plan deals with planning matters (i.e. the use and development of land), is submitted by a qualifying body, covers a stated Plan period and identifies a designated Neighbourhood Area.

1.4 The remaining sections of this document set out how MuWNP complies with the basic conditions:

- Section 2 sets out how the MuWNP has regard to national policies in the National Planning Policy Framework (NPPF) and Planning Practice Guidance, the Town and Country Planning Act and the Localism Act
- Section 3 describes how the MuWNP contributes to sustainable development.
- Section 4 confirms how the MuWNP is in general conformity with strategic policies of the Local Plan.
- Section 5 establishes conformity with retained European Union obligations.

Table 1.1 Basic conditions and Department for Levelling Up, Housing and Communities explanatory [guidance](#)¹

Neighbourhood development plan ‘basic conditions’ according to Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.

Basic condition	DLUHC guidance
a) having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan.	The National Planning Policy Framework is the main document setting out the Government’s planning policies for England and how these are expected to be applied.
d) the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.	A qualifying body must demonstrate how its plan will contribute to improvements in environmental, economic and social conditions or that consideration has been given to how any potential adverse effects arising from the proposals may be prevented, reduced or offset (referred to as mitigation measures).
e) the making of the order (or neighbourhood 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).	<p>When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:</p> <ul style="list-style-type: none"> • whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with • the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy • whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy • the rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach. <p>Paragraph 20 of the National Planning Policy Framework sets out the strategic matters which are expected to be addressed through policies in local plans or spatial development strategies. The basic condition addresses strategic policies no matter where they appear in the development plan. Paragraph 21 sets an expectation that plans should make explicit which policies are strategic policies.</p>
f) the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.	<p>A neighbourhood plan or Order must be compatible with European Union obligations, as incorporated into UK law, in order to be legally compliant. There are four directives that may be of particular relevance to neighbourhood planning:</p> <ul style="list-style-type: none"> • Directive 2001/42/EC Strategic Environmental Assessment (SEA) Directive;

¹ Note: basic conditions b) and c) are omitted from this table as they relate to Neighbourhood Development Orders only and are not relevant for the MuWNP.

Table 1.1 Basic conditions and Department for Levelling Up, Housing and Communities explanatory [guidance](#)¹

Neighbourhood development plan ‘basic conditions’ according to Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.

Basic condition	DLUHC guidance
	<ul style="list-style-type: none"> • Directive 2011/92/EU Environmental Impact Assessment (EIA) Directive. (Only relevant to Orders); • Directive 92/43/EEC and Directive 2009/147/EC the Habitats and Wild Birds Directives respectively; • Other European directives, such as the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) or the Water Framework Directive (2000/60/EC) may apply to the particular circumstances of a draft neighbourhood plan or Order.
<p>g) prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).</p>	<p>Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) prescribe 2 basic conditions in addition to those set out in the primary legislation. These are:</p> <ul style="list-style-type: none"> • the making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017, which set out the habitat regulation assessment process for land use plans, including consideration of the effect on habitats sites. (See Schedule 2 to the Neighbourhood Planning (General) Regulations 2012 (as amended) in relation to the examination of neighbourhood development plans.) • having regard to all material considerations, it is appropriate that the Neighbourhood Development Order is made (see Schedule 3 to the Neighbourhood Planning (General) Regulations 2012 (as amended), where the development described in an order proposal is Environmental Impact Assessment development.

2. National policies and guidance

- 2.1 Table 2.1 sets out how the Milton-under-Wychwood Neighbourhood Plan has been prepared having regard to national policies set out in the National Planning Policy Framework (NPPF) and Planning Practice Guidance, the Town and Country Planning Act and the Localism Act.
- 2.2 Table 2.2 then sets out compliance of the MuWNP with specific legal requirements.

Table 2.1 Milton-under-Wychwood NP Policies having regard to the July 2021 National Planning Policy Framework (NPPF)			
MuWNP Policy Number	MuWNP Policy Title	NPPF Reference (paragraph)	Commentary
CH1	VILLAGE CHARACTER AND ENVIRONMENTALLY SENSITIVE DESIGN	8, 9, 28, 125, 127, 130, 176, 177, 190, 194, 195, 197, 199, 200, 201, 203, 204, 208	<p>These policies have regard to the following NPPF paragraphs:</p> <p>8 - Achieving sustainable development... [includes] an environmental objective – to protect and enhance our natural, built and historic environment.</p> <p>9 - Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.</p> <p>28 - Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.</p> <p>125 - Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places.</p>

			<p>127 - Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. 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, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.</p> <p>130 - Planning policies and decisions should ensure that developments ... are visually attractive as a result of good architecture, layout and appropriate and effective landscaping... sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities) [and] establish or maintain a strong sense of place.</p> <p>176 - Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas.</p> <p>177 - When considering applications for development within... Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of ... any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.</p> <p>190 - Plans should set out a positive strategy for the conservation and enjoyment of the historic environment... This strategy should take into account: a) the desirability of sustaining and enhancing the significance of heritage assets... the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place.</p>
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			<p>194 - In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.</p> <p>195 - Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset).</p> <p>197 - In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.</p> <p>199 - When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.</p> <p>200 - Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.</p> <p>201 - Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent.</p> <p>203 - The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application.</p> <p>204 - Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.</p>
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			<p>208 - Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.</p>
CH2	KEY VIEWS	8, 28, 130, 174, 176, 177	<p>These policies have regard to the following NPPF paragraphs:</p> <p>8- Achieving sustainable development... [includes] an environmental objective – to protect and enhance our natural, built and historic environment.</p> <p>28 - Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.</p> <p>130 - Planning policies and decisions should ensure that developments ... are visually attractive as a result of good architecture, layout and appropriate and effective landscaping... sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities) [and] establish or maintain a strong sense of place.</p> <p>174 - Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes... .</p> <p>176 - Great weight should be given to conserving and enhancing landscape and scenic beauty in... Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas.</p> <p>177 - When considering applications for development within... Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of ... any detrimental effect on the</p>

			environment, the landscape and recreational opportunities, and the extent to which that could be moderated.
CH3	NON-COALESCENCE OF MILTON-UNDER-WYCHWOOD WITH UPPER MILTON	8, 9, 28, 130, 174, 176, 177, 190	<p>These policies have regard to the following NPPF paragraphs:</p> <p>8- Achieving sustainable development... [includes] an environmental objective – to protect and enhance our natural, built and historic environment.</p> <p>9 - Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.</p> <p>28 - Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.</p> <p>130 - Planning policies and decisions should ensure that developments ... are visually attractive as a result of good architecture, layout and appropriate and effective landscaping... sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities) [and] establish or maintain a strong sense of place.</p> <p>174 - Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes... .</p> <p>176 - Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas.</p> <p>177 - When considering applications for development within... Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional</p>

			<p>circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of ... any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.</p> <p>190 - Plans should set out a positive strategy for the conservation and enjoyment of the historic environment.... This strategy should take into account... b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place</p>
CH4	SEPARATION OF MILTON-UNDER-WYCHWOOD AND SHIPTON-UNDER-WYCHWOOD	8, 9, 28, 130, 176, 177, 190	<p>These policies have regard to the following NPPF paragraphs:</p> <p>8- Achieving sustainable development... [includes] an environmental objective – to protect and enhance our natural, built and historic environment.</p> <p>9 - Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.</p> <p>28 - Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.</p> <p>130 - Planning policies and decisions should ensure that developments ... are visually attractive as a result of good architecture, layout and appropriate and effective landscaping... sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities) [and] establish or maintain a strong sense of place.</p>

			<p>176 - Great weight should be given to conserving and enhancing landscape and scenic beauty in... Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas.</p> <p>177 - When considering applications for development within... Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of ... any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.</p> <p>190 - Plans should set out a positive strategy for the conservation and enjoyment of the historic environment... This strategy should take into account... b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place</p>
E1	BLUE-GREEN CORRIDORS FOR BIODIVERSITY AND WILDLIFE MOVEMENT	8, 130, 153, 174, 175, 176, 177, 179, 180	<p>These policies have regard to the following NPPF paragraphs:</p> <p>8- Achieving sustainable development means that the planning system has three overarching objectives. [This includes] an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p> <p>130 - Planning policies and decisions should ensure that developments ... are visually attractive as a result of good architecture, layout and appropriate and effective landscaping... sympathetic to local character and history, including the surrounding built environment and landscape setting... .</p> <p>153 - Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures... .</p>

			<p>174 – Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate; 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; e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.</p> <p>175 - Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.</p> <p>176 - Great weight should be given to conserving and enhancing landscape and scenic beauty in... Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas.</p> <p>177 - When considering applications for development within... Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of ... any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.</p>
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			<p>179 - 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> <p>180 - When determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest; c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.</p>
E2	LOCAL GREEN SPACES	101, 102, 103, 149, 150	<p>These policies have regard to the following NPPF paragraphs:</p> <p>101 - The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.</p>

			<p>102 - The Local Green Space designation should only be used where the green space is: a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c) local in character and is not an extensive tract of land.</p> <p>103 - policies for managing development within a Local Green Space should be consistent with those for Green Belts.</p> <p>149 - a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are: a) buildings for agriculture and forestry; b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it; c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; e) limited infilling in villages; f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:– not have a greater impact on the openness of the Green Belt than the existing development; or– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.</p> <p>150 - Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are: a) mineral extraction; b) engineering operations; c) local transport infrastructure which can demonstrate a requirement for a Green Belt location; d) the re-use of buildings provided that the buildings are of permanent and substantial construction; e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.</p>
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<p>F1</p>	<p>FACILITIES FOR SMALL BUSINESSES AND HEALTHY WORKSPACES</p>	<p>8, 28, 84, 187</p>	<p>These policies have regard to the following NPPF paragraphs:</p> <p>8- Achieving sustainable development... [includes] an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity...</p> <p>28 - Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.</p> <p>84 - Planning policies and decisions should enable... the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.</p> <p>187 - Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs).</p>
<p>F2</p>	<p>RETAIL AND LOCAL SERVICES</p>	<p>8, 28, 84, 187</p>	<p>These policies have regard to the following NPPF paragraphs:</p> <p>8- Achieving sustainable development... [includes] an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity...</p> <p>28 - Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.</p>

			<p>84 - Planning policies and decisions should enable... the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.</p> <p>187 - Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs).</p>
F3	RECREATION AND PLAY	28, 84, 92, 93, 130, 187	<p>These policies have regard to the following NPPF paragraphs:</p> <p>28 - Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.</p> <p>84 - Planning policies and decisions should enable... the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.</p> <p>92 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places which... enable and support healthy lifestyles, especially where this would address identified local health and wellbeing needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.</p> <p>93 - To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; b) take into account and support the delivery of local strategies to improve health, social and cultural wellbeing for all sections of the community; c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs; d) ensure that</p>

			<p>established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community... .</p> <p>130 - Planning policies and decisions should ensure that developments... optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.</p> <p>187 - Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs).</p>
TM1	PUBLIC RIGHTS OF WAY AND WELLBEING	28, 92, 93, 104	<p>These policies have regard to the following NPPF paragraphs:</p> <p>28 - Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.</p> <p>92 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places which... enable and support healthy lifestyles, especially where this would address identified local health and wellbeing needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.</p> <p>93 - To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; b) take into account and support the delivery of local strategies to improve health, social and cultural wellbeing for all sections of the community; c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs; d) ensure that</p>

			<p>established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community... .</p> <p>104 - Transport issues should be considered from the earliest stages of plan-making and development proposals, so that... opportunities to promote walking, cycling and public transport use are identified and pursued... .</p>
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Table 2.2 Milton-under-Wychwood Neighbourhood Plan: conformity with legal requirements to fulfil the Basic Conditions

Requirements	Basis in law/regs	How the requirements are met in the NP	Reference
The policies relate to the development and use of land for a designated neighbourhood area	Section 38A of the 2004 PCPA, Para 8(1) of Schedule 4B TCPA 1990	The MuWNP policies relate to the development and use of land within the designated Neighbourhood Plan area.	MuWNP policies: CH1-CH4 E1-E2 F1-F3 TM1
The Plan specifies the period to which it has effect	Section 38B of the 2004 PCPA, Para 8(1) of Schedule 4B TCPA 1990	The Plan specifies the period to 2031, which aligns with the West Oxfordshire District Council Local Plan, 2031.	MuWNDP Title and introduction
The Plan does not include excluded development	Section 38B of the 2004 PCPA, Para 8(1) of Schedule 4B TCPA 1990	The Plan does not relate to minerals and waste related development, to any major development that requires an Environmental Impact Assessment, or to any nationally significant infrastructure project.	Basic Conditions Statement Section 2 All MuWNP policies
The Plan does not relate to more than one neighbourhood area	Section 38B of the 2004 PCPA, Para 8(1) of Schedule 4B TCPA 1990	The Plan relates to only one neighbourhood area.	MuWNP section 2.2
The Plan has been prepared for an area that has been designated	Section 61G of the Localism Act, Para 8(1) of Schedule 4B TCPA 1990	The area designation was approved by West Oxfordshire District Council on 1.3.2017.	Basic Conditions Statement Appendix 1

Table 2.2 Milton-under-Wychwood Neighbourhood Plan: conformity with legal requirements to fulfil the Basic Conditions

Requirements	Basis in law/regs	How the requirements are met in the NP	Reference
The Plan has been developed and submitted for examination by a qualifying body	Para 8(1) of Schedule 4B TCPA 1990	The Plan has been developed and submitted by Milton-under-Wychwood Parish Council.	MuWNP section 1
The Plan has regard to national policies and advice contained in guidance issued by the Secretary of State	Para 8(2) of Schedule 4B TCPA 1990	The Plan is in general conformity with the NPPF and Planning Practice Guidance.	Basic Conditions Statement Table 2.1
The Plan contributes to the achievement of sustainable development.	Para 8(2) of Schedule 4B TCPA 1990	Considerations of sustainability across a range of themes were central to the Plan’s development and its policies contribute to sustainable development.	Basic Conditions Statement Table 3.1
The Plan is in general conformity with the strategic policies of the development plan for the area	Para 8(2) of Schedule 4B TCPA 1990	The Plan is in conformity with West Oxfordshire District Council Local Plan 2031 .	Basic Conditions Statement Table 4.1
The Plan is compatible with EU obligations and human rights requirements.	Para 8(2) of Schedule 4B TCPA 1990, European Convention on Human Rights (ECHR), Para 8(2) TCPA 1993	The Plan does not impact on any of the rights enshrined in the ECHR. There has been full and adequate opportunity for all interested parties to take part in the preparation of the Plan.	Basic Conditions Statement Table 2.3 All MuWNP policies

3. Sustainable development

- 3.1 Paragraphs 7 and 10 of the 2021 NPPF set out: 1- that the purpose of the planning system is to contribute to the achievement of sustainable development; and 2- that at the heart of the Framework is a presumption in favour of sustainable development.
- 3.2 Sustainable development has been integral to the Milton-under-Wychwood Neighbourhood Plan process, including positively supporting development while seeking protection and enhancement of the landscape setting, local character, community facilities etc. (where appropriate). The elements of sustainable development specified in the NPPF are listed in Table 3.1 below, with an explanation of how MuWNP contributes to each element

Table 3.1 How the Plan contributes to sustainable development	
Sustainable development definition: 2021 NPPF, para 8	How the Milton-under-Wychwood NP contributes to this element of sustainable development
Economic: to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.	<p>Policy F1: protects community facilities and services from unnecessary loss and encourages proposals to sustain and improve their viability.</p> <p>Policy F2: supports development which retains and, where possible, extends local retail and service provision.</p>
Social: to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing.	<p>Policy F3: supports development which retains and, where possible, extends local recreational activities, and seeks long-term sustainability of potential new community assets.</p> <p>Policy TM1: promotes health and wellbeing by supporting developments that extend the PROW network.</p>
Environmental: to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.	<p>Policies CH1-CH4: support development which maintains or enhances the character of the village; promotes environmentally sensitive design; promotes biodiversity; protects important views; seeks to prevent coalescence of MuW with Shipton-under Wychwood and of the main village of MuW with the hamlet of Upper Milton; seeks to maintain the dark skies of the parish by preventing light pollution; and ensures development is consistent with Cotswold AONB management and landscape plans.</p> <p>Policy E1: conserves and enhances biodiversity and seeks environmental improvements and protects local aquatic corridors from land use change.</p>

Table 3.1 How the Plan contributes to sustainable development	
Sustainable development definition: 2021 NPPF, para 8	How the Milton-under-Wychwood NP contributes to this element of sustainable development
	Policy E2: protects the natural environment by designating 4 areas as Local Green Spaces

3.3 In summary, the MuWNP contributes to the achievement of sustainable development by:

- positively supporting development to help meet current and future needs
- protecting and enhancing the built and historic environment by encouraging development that responds to the distinctive local character and landscape setting
- protecting and enhancing the natural assets of the parish, biodiversity, key views, green spaces, and watercourses
- protecting and enhancing community facilities, local retail, and services to help meet the needs of residents and foster a well-designed public realm that contributes to community wellbeing.

4. Strategic policies of the Local Plan

- 4.1 The MuWNP is in general conformity with the policies of the **West Oxfordshire District Council Local Plan, 2031**.
- 4.2 Table 4.1 below summarises an analysis of how each policy of the MuWNP is in general conformity with relevant policies in the Development Plan for West Oxfordshire.

Table 4.1 – General Conformity with the West Oxfordshire Development Plan

MuWNP Policy Number	MuWNP Policy	Commentary
<p>CH1</p>	<p>VILLAGE CHARACTER AND ENVIRONMENTALLY SENSITIVE DESIGN</p> <p>The design and location of any new buildings, alterations or extensions should take into account the potential impact of such development on the distinctive character of the particular area in which it is located within the parish of MuW, as described in the MuW Character Assessment (Appendix 1).</p> <p>This is to ensure that the particular character of the area in which any new development is located is conserved and enhanced and thus that the special character of the parish of MuW as a whole is conserved for current and future generations.</p> <p>In particular, applications for planning permission will only be supported if they contribute positively to the character of the Parish by conforming to the following guidelines:</p> <ul style="list-style-type: none"> Any new development, alteration or extension should conserve and enhance local character by way of their scale, massing, density, height, landscape design, layout and materials, following the guidelines contained in the MuW Character Assessment (Appendix 1) for the particular built area of the Parish in which they are located, and in conformity with the guidelines provided by the West Oxfordshire Design Guide Supplementary Planning Document. 	<p>This policy is in general conformity with the following:</p> <p>Policy EH1 - Cotswolds Area of Outstanding Natural Beauty In determining development proposals within the Cotswolds Area of Outstanding Natural Beauty (AONB) and proposals which would affect its setting, great weight will be given to conserving and enhancing the area’s natural beauty, landscape and countryside, including its wildlife and heritage. This will include consideration of any harm to the contribution that the settlement makes to the scenic beauty of the AONB.</p> <p>The Cotswolds Conservation Board’s Management Plan and guidance documents are material considerations in decision making relevant to the AONB.</p> <p>Major development will not be permitted within the AONB other than in exceptional circumstances, as required by national policy and guidance.</p> <p>Proposals that support the economy and social wellbeing of communities located in the AONB, including affordable housing schemes and small-scale renewable energy development, will be supported, provided they are consistent with the great weight that must be given to conserving and enhancing the landscape and natural scenic beauty of the area.</p> <p>POLICY EH2 - Landscape character The quality, character and distinctiveness of West Oxfordshire’s natural environment, including its landscape, cultural and historic value, tranquillity, geology, countryside, soil and biodiversity, will be conserved and enhanced.</p>

	<ul style="list-style-type: none"> • New buildings should be set back from the building line, in keeping with this common feature throughout the parish, with adequate provision of front gardens to contribute to the continued “greening” of the street scene, and to minimise urbanisation of the village • Existing front garden space should be conserved where possible and its conversion or partial conversion to parking space is discouraged. Development which resists the loss of front garden space will be supported. • Any new development should retain natural features, mature trees, existing hedges, watercourses, and characteristic Cotswold stone boundaries to properties, leave buffers for planting and have edges that are visually “soft” as well as being permeable to wildlife to ensure biodiversity net gain • Any new development should ensure that settings are conserved in every sense - i.e. approach, frontage, proximity and orientation of adjoining properties, where settings are integral to the identity and architectural integrity of buildings potentially affected • Any new development should make a positive contribution to protecting and where possible enhancing the key views into and out of the built area of the parish, as described in detail under MuWNP Policy CH2 • The design and nature of any new developments should also be consistent with the policies of the Cotswolds AONB Management Plan and the Cotswolds AONB Landscape Strategy • In line with the respective CCB Position Statement on Dark Skies and Artificial Light adopted in March 2019, 	<p>New development should conserve and, where possible, enhance the intrinsic character, quality and distinctive natural and man-made features of the local landscape, including individual or groups of features and their settings, such as stone walls, trees, hedges, woodlands, rivers, streams and ponds. Conditions may be imposed on development proposals to ensure every opportunity is made to retain such features and ensure their long-term survival through appropriate management and restoration.</p> <p>Proposals which would result in the loss of features, important for their visual, amenity, or historic value will not be permitted unless the loss can be justified by appropriate mitigation and/or compensatory measures which can be secured to the satisfaction of the Council.</p> <p>Proposed development should avoid causing pollution, especially noise and light, which has an adverse impact upon landscape character and should incorporate measures to maintain or improve the existing level of tranquillity and dark-sky quality, reversing existing pollution where possible. Special attention and protection will be given to the landscape and biodiversity of the Lower Windrush Valley Project, the Windrush in Witney Project Area and the Wychwood Project Area.</p> <p>Policy EH9 - Historic Environment</p> <p>All development proposals should conserve and/ or enhance the special character, appearance and distinctiveness of West Oxfordshire’s historic environment, including the significance of the District’s heritage assets, in a manner appropriate to their historic character and significance and in a viable use that is consistent with their conservation, in accordance with national legislation, policy and guidance for the historic environment....</p> <p>Significant weight will also be given to the local and regional value of non-designated heritage assets, including non-listed vernacular buildings (such as traditional agricultural buildings, chapels and mills), together with</p>
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	<p>street lighting should be minimised and low height where possible, to avoid disturbance to residents, disorientation of nocturnal wildlife and urbanisation of the village character</p> <ul style="list-style-type: none"> • The Village Green must be preserved as an open and public green space within the heart of the village, together with its seamless visual connection to the wider Wychwood landscape. 	<p>archaeological monuments that make a significant contribution to the District’s historic environment... .</p> <p>POLICY EH11: Listed buildings</p> <p>Proposals for additions or alterations to, or change of use of, a Listed Building (including partial demolition) or for development within the curtilage of, or affecting the setting of, a Listed Building, will be permitted where it can be shown to:</p> <ul style="list-style-type: none"> • conserve or enhance the special architectural or historic interest of the building’s fabric, detailed features, appearance or character and setting; • respect the building’s historic curtilage or context or its value within a group and/or its setting, including its historic landscape or townscape context; and • retain the special interest that justifies its designation through appropriate design that is sympathetic both to the Listed Building and its setting and that of any adjacent heritage assets in terms of siting, size, scale, height, alignment, materials and finishes (including colour and texture), design and form. <p>Policy EH12 - Traditional Buildings</p> <p>In determining applications that involve the conversion, extension or alteration of traditional buildings, proposals will not normally be permitted where this would:</p> <ul style="list-style-type: none"> • extensively alter the existing structure or remove features of interest • include extensions or alterations which would obscure or compromise the form or character of the original building. <p>Policy EH13 - Historic Landscape Character</p> <p>In determining applications that affect the historic character of the landscape or townscape, particular attention will be paid to the following:</p> <ul style="list-style-type: none"> • the age, distinctiveness, rarity, sensitivity and capacity of the particular historic landscape or townscape characteristics affected
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		<ul style="list-style-type: none"> • the extent to which key historic features resonant of the area’s character, such as hedgerows, watercourses and woodland, will be retained or replicated • the degree to which the form and layout of the development will respect and build on the pre-existing historic character (including e.g. street and building layouts) • the degree to which the form, scale, massing, density, height, layout, landscaping, use, alignment and external appearance of the development conserves or enhances the special historic character of its surroundings. <p>Policy EH16 - Non-designated Heritage Assets When considering proposals that would affect, directly or indirectly, non-listed buildings, non-scheduled, non-nationally important archaeological remains or non-Registered Historic Parks and Gardens, as such assets are also irreplaceable, the presumption will be in favour of the avoidance of harm or loss. A balanced judgement will be made having regard to this presumption, the significance of the heritage asset, the scale of any harm or loss, and the benefits of the development. Proposals will be assessed using the principles set out for listed buildings, scheduled monuments and Registered Historic Parks and Gardens in Policies EH11, EH15 and EH14.</p> <p>Policy OS2 - Locating Development in the Right Places [...] The villages are suitable for limited development which respects the village character and local distinctiveness and would help to maintain the vitality of these communities.</p> <p>Policy OS4 - High Quality Design High design quality is central to the strategy for West Oxfordshire. New development should respect the historic, architectural and landscape character of the locality, contribute to local distinctiveness and, where possible, enhance the character and quality of the surroundings and should:</p>
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		<ul style="list-style-type: none"> • demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant, convenient and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced; and • not harm the use or enjoyment of land and buildings nearby including living conditions in residential properties; and • demonstrate resilience to future climate change, particularly increasing temperatures and flood risk, and the use of water conservation and management measures; and • conserve or enhance areas, buildings and features of historic, architectural and environmental significance, including both designated and non-designated heritage assets and habitats of biodiversity value; and • enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate.
CH2	<p>KEY VIEWS</p> <p>Any new development or land use change will be expected to make a positive contribution to protecting and where possible enhancing the key views identified at Figure 11 and more fully described in Appendix 8.</p> <p>In particular, the design of any new development should respect the landscape and architecture along the sight lines that define the key views set out at Figure 11 and ensure that the key historic features resonant of the area’s landscape character and heritage, such as hedgerows, watercourses and woodland that are part of these key views are retained.</p>	<p>This policy is in general conformity with the following:</p> <p>Policy EH1 - Cotswolds Area of Outstanding Natural Beauty</p> <p>In determining development proposals within the Cotswolds Area of Outstanding Natural Beauty (AONB) and proposals which would affect its setting, great weight will be given to conserving and enhancing the area’s natural beauty, landscape and countryside, including its wildlife and heritage. This will include consideration of any harm to the contribution that the settlement makes to the scenic beauty of the AONB.</p> <p>The Cotswolds Conservation Board’s Management Plan and guidance documents are material considerations in decision making relevant to the AONB.</p>

		<p>Major development will not be permitted within the AONB other than in exceptional circumstances, as required by national policy and guidance.</p> <p>Proposals that support the economy and social wellbeing of communities located in the AONB, including affordable housing schemes and small-scale renewable energy development, will be supported, provided they are consistent with the great weight that must be given to conserving and enhancing the landscape and natural scenic beauty of the area.</p> <p>POLICY EH2 - Landscape character</p> <p>The quality, character and distinctiveness of West Oxfordshire’s natural environment, including its landscape, cultural and historic value, tranquillity, geology, countryside, soil and biodiversity, will be conserved and enhanced.</p> <p>New development should conserve and, where possible, enhance the intrinsic character, quality and distinctive natural and man-made features of the local landscape, including individual or groups of features and their settings, such as stone walls, trees, hedges, woodlands, rivers, streams and ponds. Conditions may be imposed on development proposals to ensure every opportunity is made to retain such features and ensure their long-term survival through appropriate management and restoration.</p> <p>Proposals which would result in the loss of features, important for their visual, amenity, or historic value will not be permitted unless the loss can be justified by appropriate mitigation and/or compensatory measures which can be secured to the satisfaction of the Council.</p> <p>Proposed development should avoid causing pollution, especially noise and light, which has an adverse impact upon landscape character and should incorporate measures to maintain or improve the existing level of tranquillity and dark-sky quality, reversing existing pollution where possible. Special attention and protection will be given to the landscape and biodiversity of the Lower Windrush Valley Project, the Windrush in Witney Project Area and the Wychwood Project Area.</p>
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		<p>Policy EH13 - Historic Landscape Character In determining applications that affect the historic character of the landscape or townscape, particular attention will be paid to the following:</p> <ul style="list-style-type: none"> • the age, distinctiveness, rarity, sensitivity and capacity of the particular historic landscape or townscape characteristics affected • the extent to which key historic features resonant of the area’s character, such as hedgerows, watercourses and woodland, will be retained or replicated • the degree to which the form and layout of the development will respect and build on the pre-existing historic character (including e.g. street and building layouts) • the degree to which the form, scale, massing, density, height, layout, landscaping, use, alignment and external appearance of the development conserves or enhances the special historic character of its surroundings. <p>Policy OS2 - Locating Development in the Right Places [...] The villages are suitable for limited development which respects the village character and local distinctiveness and would help to maintain the vitality of these communities.</p> <p>Policy OS4 - High Quality Design High design quality is central to the strategy for West Oxfordshire. New development should respect the historic, architectural and landscape character of the locality, contribute to local distinctiveness and, where possible, enhance the character and quality of the surroundings and should:</p> <ul style="list-style-type: none"> • demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant, convenient and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced; and • not harm the use or enjoyment of land and buildings nearby including living conditions in residential properties; and
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		<ul style="list-style-type: none"> • demonstrate resilience to future climate change, particularly increasing temperatures and flood risk, and the use of water conservation and management measures; and • conserve or enhance areas, buildings and features of historic, architectural and environmental significance, including both designated and non-designated heritage assets and habitats of biodiversity value; and • enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate.
<p>CH3</p>	<p>NON-COALESCENCE OF MILTON-UNDER-WYCHWOOD WITH UPPER MILTON</p> <p>Development proposals which would result in the coalescence and loss of the separate identities of the village of MuW and the hamlet of Upper Milton will not be supported.</p> <p>This is to ensure that they remain two unique and distinct settlements and that the village and landscape character as well as the wildlife and heritage of this part of the Cotswolds AONB is conserved.</p> <p>This approach supports Policy CH2 which aims to protect a number of key views (2a and 2b, 7 and 10) by providing additional protection for the openness of views from the west and northwest.</p> <p>It also provides vital support for the development of an emerging larger biodiversity corridor that stretches from the western parish boundary with Bruern to the eastern parish</p>	<p>This policy is in general conformity with the following:</p> <p>Policy EH1 - Cotswolds Area of Outstanding Natural Beauty</p> <p>In determining development proposals within the Cotswolds Area of Outstanding Natural Beauty (AONB) and proposals which would affect its setting, great weight will be given to conserving and enhancing the area's natural beauty, landscape and countryside, including its wildlife and heritage. This will include consideration of any harm to the contribution that the settlement makes to the scenic beauty of the AONB.</p> <p>The Cotswolds Conservation Board's Management Plan and guidance documents are material considerations in decision making relevant to the AONB.</p> <p>Major development will not be permitted within the AONB other than in exceptional circumstances, as required by national policy and guidance.</p> <p>Proposals that support the economy and social wellbeing of communities located in the AONB, including affordable housing schemes and small-scale renewable energy development, will be supported, provided they are</p>

	<p>boundary with Shipton-under-Wychwood. (see Policy E1 – Blue Green Corridors for Biodiversity and Wildlife Movement).</p>	<p>consistent with the great weight that must be given to conserving and enhancing the landscape and natural scenic beauty of the area.</p> <p>POLICY EH2 - Landscape character The quality, character and distinctiveness of West Oxfordshire’s natural environment, including its landscape, cultural and historic value, tranquillity, geology, countryside, soil and biodiversity, will be conserved and enhanced.</p> <p>New development should conserve and, where possible, enhance the intrinsic character, quality and distinctive natural and man-made features of the local landscape, including individual or groups of features and their settings, such as stone walls, trees, hedges, woodlands, rivers, streams and ponds. Conditions may be imposed on development proposals to ensure every opportunity is made to retain such features and ensure their long-term survival through appropriate management and restoration.</p> <p>Proposals which would result in the loss of features, important for their visual, amenity, or historic value will not be permitted unless the loss can be justified by appropriate mitigation and/or compensatory measures which can be secured to the satisfaction of the Council.</p> <p>Proposed development should avoid causing pollution, especially noise and light, which has an adverse impact upon landscape character and should incorporate measures to maintain or improve the existing level of tranquillity and dark-sky quality, reversing existing pollution where possible. Special attention and protection will be given to the landscape and biodiversity of the Lower Windrush Valley Project, the Windrush in Witney Project Area and the Wychwood Project Area.</p> <p>Policy EH13 - Historic Landscape Character In determining applications that affect the historic character of the landscape or townscape, particular attention will be paid to the following:</p> <ul style="list-style-type: none"> • the age, distinctiveness, rarity, sensitivity and capacity of the particular historic landscape or townscape characteristics affected
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		<ul style="list-style-type: none"> • the extent to which key historic features resonant of the area’s character, such as hedgerows, watercourses and woodland, will be retained or replicated • the degree to which the form and layout of the development will respect and build on the pre-existing historic character (including e.g. street and building layouts) • the degree to which the form, scale, massing, density, height, layout, landscaping, use, alignment and external appearance of the development conserves or enhances the special historic character of its surroundings. <p>Policy OS2 - Locating Development in the Right Places [...] The villages are suitable for limited development which respects the village character and local distinctiveness and would help to maintain the vitality of these communities.</p> <p>Policy OS4 - High Quality Design High design quality is central to the strategy for West Oxfordshire. New development should respect the historic, architectural and landscape character of the locality, contribute to local distinctiveness and, where possible, enhance the character and quality of the surroundings and should:</p> <ul style="list-style-type: none"> • demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant, convenient and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced; and • not harm the use or enjoyment of land and buildings nearby including living conditions in residential properties; and • demonstrate resilience to future climate change, particularly increasing temperatures and flood risk, and the use of water conservation and management measures; and • conserve or enhance areas, buildings and features of historic, architectural and environmental significance, including both
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		<p>designated and non-designated heritage assets and habitats of biodiversity value; and</p> <ul style="list-style-type: none"> • enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate.
<p>CH4</p>	<p>SEPARATION OF MILTON-UNDER-WYCHWOOD AND SHIPTON-UNDER-WYCHWOOD</p> <p>Proposals for development on the land identified by the Environment Agency as having a high risk of flooding between the main settlements of MuW and Shipton-under-Wychwood and on the land identified as a blue-green corridor between these two settlements will not be supported.</p> <p>This is in order to avoid the risk of flooding, to maintain the integrity of this important wildlife area, and to ensure that the distinct and separate historic character, landscape character, and identity of these two settlements is conserved.</p> <p>This is consistent with Policy OS2 of the West Oxfordshire Local Plan and with conserving the biodiversity and heritage of the Cotswolds AONB.</p>	<p>This policy is in general conformity with the following:</p> <p>Policy EH1 - Cotswolds Area of Outstanding Natural Beauty In determining development proposals within the Cotswolds Area of Outstanding Natural Beauty (AONB) and proposals which would affect its setting, great weight will be given to conserving and enhancing the area’s natural beauty, landscape and countryside, including its wildlife and heritage. This will include consideration of any harm to the contribution that the settlement makes to the scenic beauty of the AONB.</p> <p>The Cotswolds Conservation Board’s Management Plan and guidance documents are material considerations in decision making relevant to the AONB.</p> <p>Major development will not be permitted within the AONB other than in exceptional circumstances, as required by national policy and guidance.</p> <p>Proposals that support the economy and social wellbeing of communities located in the AONB, including affordable housing schemes and small-scale renewable energy development, will be supported, provided they are consistent with the great weight that must be given to conserving and enhancing the landscape and natural scenic beauty of the area.</p> <p>POLICY EH2 - Landscape character The quality, character and distinctiveness of West Oxfordshire’s natural environment, including its landscape, cultural and historic value, tranquillity, geology, countryside, soil and biodiversity, will be conserved and enhanced.</p>

		<p>New development should conserve and, where possible, enhance the intrinsic character, quality and distinctive natural and man-made features of the local landscape, including individual or groups of features and their settings, such as stone walls, trees, hedges, woodlands, rivers, streams and ponds. Conditions may be imposed on development proposals to ensure every opportunity is made to retain such features and ensure their long-term survival through appropriate management and restoration.</p> <p>Proposals which would result in the loss of features, important for their visual, amenity, or historic value will not be permitted unless the loss can be justified by appropriate mitigation and/or compensatory measures which can be secured to the satisfaction of the Council.</p> <p>Proposed development should avoid causing pollution, especially noise and light, which has an adverse impact upon landscape character and should incorporate measures to maintain or improve the existing level of tranquillity and dark-sky quality, reversing existing pollution where possible. Special attention and protection will be given to the landscape and biodiversity of the Lower Windrush Valley Project, the Windrush in Witney Project Area and the Wychwood Project Area.</p> <p>POLICY EH7: Flood risk Flood risk will be managed using the sequential, risk-based approach, set out in the National Planning Policy Framework, of avoiding flood risk to people and property where possible and managing any residual risk (taking account of the impacts of climate change)... .</p> <p>Policy EH13 - Historic Landscape Character In determining applications that affect the historic character of the landscape or townscape, particular attention will be paid to the following:</p> <ul style="list-style-type: none"> • the age, distinctiveness, rarity, sensitivity and capacity of the particular historic landscape or townscape characteristics affected
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		<ul style="list-style-type: none"> • the extent to which key historic features resonant of the area’s character, such as hedgerows, watercourses and woodland, will be retained or replicated • the degree to which the form and layout of the development will respect and build on the pre-existing historic character (including e.g. street and building layouts) • the degree to which the form, scale, massing, density, height, layout, landscaping, use, alignment and external appearance of the development conserves or enhances the special historic character of its surroundings. <p>Policy OS2 - Locating Development in the Right Places [...] The villages are suitable for limited development which respects the village character and local distinctiveness and would help to maintain the vitality of these communities.</p> <p>Policy OS4 - High Quality Design High design quality is central to the strategy for West Oxfordshire. New development should respect the historic, architectural and landscape character of the locality, contribute to local distinctiveness and, where possible, enhance the character and quality of the surroundings and should:</p> <ul style="list-style-type: none"> • demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant, convenient and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced; and • not harm the use or enjoyment of land and buildings nearby including living conditions in residential properties; and • demonstrate resilience to future climate change, particularly increasing temperatures and flood risk, and the use of water conservation and management measures; and • conserve or enhance areas, buildings and features of historic, architectural and environmental significance, including both
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		<p>designated and non-designated heritage assets and habitats of biodiversity value; and</p> <ul style="list-style-type: none"> • enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate.
<p>E1</p>	<p>BLUE-GREEN CORRIDORS FOR BIODIVERSITY AND WILDLIFE MOVEMENT</p> <p>The four Blue-Green Corridors identified in this Plan, comprising duly mapped corridors that provide vital connections along hedgerows and between woodlands, open spaces, farmland and the aquatic corridors that they mostly enclose, are important for biodiversity conservation and enhancement and the free movement of wildlife.</p> <p>It is also important for the River Evenlode and its tributaries to be protected by uncultivated buffer margins to farmland.</p> <p>Land use change and/or development within the Blue-Green Corridors which would threaten aquatic buffer margins, conservation of biodiversity and free movement of wildlife, that cannot be satisfactorily mitigated, will not be supported.</p> <p>In addition, as historically the Parish was situated within the environs of the ancient Forest of Wychwood, it will be a priority to ensure that long established natural features such as woodland, hedgerows, trees, watercourses and other habitats are enhanced and protected from development.</p>	<p>This policy is in general conformity with the following:</p> <p>POLICY EH2 - Landscape character</p> <p>The quality, character and distinctiveness of West Oxfordshire’s natural environment, including its landscape, cultural and historic value, tranquillity, geology, countryside, soil and biodiversity, will be conserved and enhanced.</p> <p>New development should conserve and, where possible, enhance the intrinsic character, quality and distinctive natural and man-made features of the local landscape, including individual or groups of features and their settings, such as stone walls, trees, hedges, woodlands, rivers, streams and ponds. Conditions may be imposed on development proposals to ensure every opportunity is made to retain such features and ensure their long-term survival through appropriate management and restoration.</p> <p>Proposals which would result in the loss of features, important for their visual, amenity, or historic value will not be permitted unless the loss can be justified by appropriate mitigation and/or compensatory measures which can be secured to the satisfaction of the Council.</p> <p>Proposed development should avoid causing pollution, especially noise and light, which has an adverse impact upon landscape character and should incorporate measures to maintain or improve the existing level of tranquillity and dark-sky quality, reversing existing pollution where possible.</p> <p>Special attention and protection will be given to the landscape and biodiversity of the Lower Windrush Valley Project, the Windrush in Witney Project Area and the Wychwood Project Area.</p>

		<p>Policy EH4 - Public realm and green infrastructure</p> <p>The existing areas of public space and green infrastructure of West Oxfordshire will be protected and enhanced for their multi-functional role, including their biodiversity, recreational, accessibility, health and landscape value and for the contribution they make towards combating climate change.</p> <p>Public realm and publicly accessible green infrastructure network considerations should be integral to the planning of new development.</p> <p>New development should:</p> <ul style="list-style-type: none"> • avoid the loss, fragmentation loss of functionality of the existing green infrastructure network, including within the built environment, such as access to waterways, unless it can be demonstrated that replacement provision can be provided which will improve the green infrastructure network in terms of its quantity, quality, accessibility and management arrangements • 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 • maximise opportunities for urban greening such as through appropriate landscaping schemes and the planting of street trees • provide opportunities for improvements to the District’s multi-functional network of green infrastructure (including Conservation Target Areas) and open space, (through for example extending spaces and connections and/or better management), particularly in areas of new development and/or where stakeholder/partnership projects already exist or are emerging, in accordance with the Council’s Green Infrastructure Plan, its Open Spaces Strategy, Playing Pitch Strategy, Living Landscape Schemes, locally identified Nature Improvement Areas and any future relevant plans (such as Neighbourhood Plans) and programmes as appropriate
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		<ul style="list-style-type: none"> • consider the integration of green infrastructure into proposals as an alternative or to complement 'grey infrastructure' (such as manmade ditches and detention ponds and new roads) • demonstrate how lighting will not adversely impact on green infrastructure that functions as nocturnal wildlife movement and foraging corridors. <p>Contributions towards local green infrastructure projects will be sought where appropriate. If providing green infrastructure as part of a development, applicants should demonstrate how it will be maintained in the long term.</p> <p>POLICY EH8 - Environmental protection Proposals which are likely to cause pollution or result in exposure to sources of pollution or risk to safety, will only be permitted if measures can be implemented to minimise pollution and risk to a level that provides a high standard of protection for health, environmental quality and amenity. The following issues require particular attention...</p> <p>Water resources Proposals for development will only be acceptable provided there is no adverse impact on water bodies and groundwater resources, in terms of their quantity, quality and important ecological features.</p>
E2	<p>LOCAL GREEN SPACES</p> <p>The following green spaces are designated as Local Green Spaces (LGS), as shown in Figures 22 and 23 of the NP:</p> <ul style="list-style-type: none"> • LGS1: Manor Farm Wetland Open Space and Nature Reserve • LGS2: Mactaggart and Mickel/ Manor Farm Supplementary Ecological Wetland Space • LGS4: St Jude's Meadow Green Space and Footpath 	<p>This policy is in general conformity with the following:</p> <p>POLICY EH2: Landscape character The quality, character and distinctiveness of West Oxfordshire's natural environment, including its landscape, cultural and historic value, tranquillity, geology, countryside, soil and biodiversity, will be conserved and enhanced.</p> <p>New development should conserve and, where possible, enhance the intrinsic character, quality and distinctive natural and man-made features of the local landscape, including individual or groups of features and their settings, such as</p>

	<ul style="list-style-type: none"> • LGS5: Green Lane Paddocks and Footpaths <p>Change of use and/or development within these spaces which would reduce their landscape beauty and/or tranquillity, undermine MuW's efforts to promote a healthy inclusive community, threaten the existing wild flora, fauna and biodiversity or threaten free wild animal movement across them, that cannot be satisfactorily mitigated, will not be supported.</p>	<p>stone walls, trees, hedges, woodlands, rivers, streams and ponds. Conditions may be imposed on development proposals to ensure every opportunity is made to retain such features and ensure their long-term survival through appropriate management and restoration.</p> <p>Proposals which would result in the loss of features, important for their visual, amenity, or historic value will not be permitted unless the loss can be justified by appropriate mitigation and/or compensatory measures which can be secured to the satisfaction of the Council.</p> <p>Proposed development should avoid causing pollution, especially noise and light, which has an adverse impact upon landscape character and should incorporate measures to maintain or improve the existing level of tranquillity and dark-sky quality, reversing existing pollution where possible.</p> <p>Special attention and protection will be given to the landscape and biodiversity of the Lower Windrush Valley Project, the Windrush in Witney Project Area and the Wychwood Project Area.</p> <p>Policy EH4 - Public realm and green infrastructure</p> <p>The existing areas of public space and green infrastructure of West Oxfordshire will be protected and enhanced for their multi-functional role, including their biodiversity, recreational, accessibility, health and landscape value and for the contribution they make towards combating climate change.</p> <p>Public realm and publicly accessible green infrastructure network considerations should be integral to the planning of new development.</p> <p>New development should:</p> <ul style="list-style-type: none"> • avoid the loss, fragmentation, loss of functionality of the existing green infrastructure network, including within the built environment, such as access to waterways, unless it can be demonstrated that replacement provision can be provided which will improve the green
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		<p>infrastructure network in terms of its quantity, quality, accessibility and management arrangements</p> <ul style="list-style-type: none"> • 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 • maximise opportunities for urban greening such as through appropriate landscaping schemes and the planting of street trees • provide opportunities for improvements to the District’s multi-functional network of green infrastructure (including Conservation Target Areas) and open space, (through for example extending spaces and connections and/or better management), particularly in areas of new development and/or where stakeholder/partnership projects already exist or are emerging, in accordance with the Council’s Green Infrastructure Plan, its Open Spaces Strategy, Playing Pitch Strategy, Living Landscape Schemes, locally identified Nature Improvement Areas and any future relevant plans (such as Neighbourhood Plans) and programmes as appropriate • consider the integration of green infrastructure into proposals as an alternative or to complement ‘grey infrastructure’ (such as manmade ditches and detention ponds and new roads) • demonstrate how lighting will not adversely impact on green infrastructure that functions as nocturnal wildlife movement and foraging corridors. <p>Contributions towards local green infrastructure projects will be sought where appropriate. If providing green infrastructure as part of a development, applicants should demonstrate how it will be maintained in the long term.</p>
F1	FACILITIES FOR SMALL BUSINESSES AND HEALTHY WORKPLACES	<p>This policy is in general conformity with the following:</p> <p>Policy BC1 – Burford-Charlbury Sub-Area Strategy Burford and Charlbury are relatively constrained by their AONB location and are suitable for a modest level of development in accordance with Policy OS2.</p>

<p>Where planning permission is required, the change of use or loss of buildings and areas currently designated for small businesses and/or shared workspaces will not be supported.</p> <p>The retention of the village’s central area known as ‘Grove’s business park’ as an area for small businesses and/or shared workspaces is supported, as will be any new action taken by WODC to provide regulated protection of this dedicated work area to succeed the protection under the Article 4 Direction expiring in 2022.</p> <p>In addition, proposals that would adapt, in a manner consistent with their heritage and the surrounding buildings, under-utilised existing farm buildings into premises suitable for small businesses, shared workspaces or other community shared spaces will also be supported.</p> <p>Where proposals for competing uses arise, support for business use will be prioritised over adaptation into residential accommodation.</p> <p>Recognizing the growing need, especially in a COVID-19 environment, to provide firstly, facilities that enable working at or close to home; secondly, the environmental benefits of reducing the need for travel to and from work; and thirdly, the benefits to mental health of facilities that allow for social interaction and encourage collaboration, proposals that provide for shared workspaces will be particularly supported.</p>	<p>Development elsewhere will be limited to meeting local housing, community and business needs and will be steered towards the larger villages.</p> <p>Policy E1 - Land for employment Non-employment uses on employment sites will be refused except in the following circumstances:</p> <ul style="list-style-type: none"> • where it can be demonstrated that the site or premises are not reasonably capable of being used or redeveloped for employment purposes; or • where the site or premises are considered unsuitable on amenity, environmental or highway safety grounds for employment uses; or • where the proposed use includes community, leisure, or retail uses which are complementary and compatible to the functioning of the employment site and the local community, and conform with Policy E6: Town Centres; or • where substantial community benefits would be achieved by allowing alternative forms of development. <p>Policy E2 – Supporting the Rural Economy New small employment sites in or adjacent to Service Centres and the Villages as listed in Table 4b will be supported where they are commensurate with the scale of the settlement and the character of the area.</p> <p>Elsewhere new and replacement buildings will be allowed where required for diversification proposals which are fully integrated with an existing farm business or where they meet a specific business need which cannot otherwise be met in a more sustainable location.</p> <p>Development proposals which are necessary for agricultural production or which make a positive contribution to farm or country estate diversification will be supported where they:</p> <ul style="list-style-type: none"> • are supported by or operate as part of and will continue to add value to a viable core farm/estate business; and
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		<ul style="list-style-type: none"> • remain compatible and consistent in scale with the farm/estate operation and a countryside location; and • re-use existing buildings where feasible in accordance with Policy E3. Any new building(s) must be suitably located for the scale and type of the proposed use and have regard to the level of accessibility to settlements, facilities and services and impact on the character and amenity of the area. <p>Farm shops will be permitted where they form part of a diversification scheme to sell produce from the farm or farms in the immediate vicinity and do not demonstrably undermine the viability and vitality of shopping provision in existing villages. Conditions will be imposed to limit the proportion of goods from other sources.</p> <p>Development proposals for new or replacement buildings may be subject to a condition to safeguard their use in the interests of the local economy.</p> <p>The Council will seek to secure access to superfast broadband and improved mobile telecommunications in rural areas and subject to compliance with other relevant policies, will adopt a positive approach to well-designed proposals to facilitate homeworking and flexible working practices (such as live-work units) which maintain the amenity of existing residents. All new development will be required to demonstrate that the necessary infrastructure is in place or will be provided to enable access to superfast broadband.</p> <p>Policy E4 - Sustainable Tourism</p> <p>Tourism and leisure development which utilises and enriches the natural and built environment and existing attractions of West Oxfordshire to the benefit of visitors and local communities will be supported.</p> <p>New tourist and visitor facilities should be located within or close to Service Centres and Villages and reuse appropriate existing buildings wherever possible... .</p>
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		Proposals in the Cotswolds AONB should conserve and enhance the landscape quality and biodiversity of the area and support the objectives of the Cotswolds AONB Management Plan and Sustainable Tourism Strategy.
F2	<p>RETAIL AND LOCAL SERVICES</p> <p>In order to ensure the ongoing vitality and viability of the village, development proposals which would help to retain and where possible enhance existing retail and other local service provision and prevent such uses from being lost to other uses will be positively supported.</p>	<p>This policy is in general conformity with the following:</p> <p>Policy BC1 – Burford-Charlbury Sub-Area Strategy Burford and Charlbury are relatively constrained by their AONB location and are suitable for a modest level of development in accordance with Policy OS2. Development elsewhere will be limited to meeting local housing, community and business needs and will be steered towards the larger villages</p> <p>Policy E2 – Supporting the Rural Economy New small employment sites in or adjacent to Service Centres and the Villages as listed in Table 4b will be supported where they are commensurate with the scale of the settlement and the character of the area.</p> <p>Elsewhere new and replacement buildings will be allowed where required for diversification proposals which are fully integrated with an existing farm business or where they meet a specific business need which cannot otherwise be met in a more sustainable location.</p> <p>Development proposals which are necessary for agricultural production or which make a positive contribution to farm or country estate diversification will be supported where they:</p> <ul style="list-style-type: none"> • are supported by or operate as part of and will continue to add value to a viable core farm/estate business; and • remain compatible and consistent in scale with the farm/estate operation and a countryside location; and • re-use existing buildings where feasible in accordance with Policy E3. Any new building(s) must be suitably located for the scale and type of the proposed use and have regard to the level of accessibility to

		<p>settlements, facilities and services and impact on the character and amenity of the area.</p> <p>Farm shops will be permitted where they form part of a diversification scheme to sell produce from the farm or farms in the immediate vicinity and do not demonstrably undermine the viability and vitality of shopping provision in existing villages. Conditions will be imposed to limit the proportion of goods from other sources.</p> <p>Development proposals for new or replacement buildings may be subject to a condition to safeguard their use in the interests of the local economy.</p> <p>The Council will seek to secure access to superfast broadband and improved mobile telecommunications in rural areas and subject to compliance with other relevant policies, will adopt a positive approach to well-designed proposals to facilitate homeworking and flexible working practices (such as live-work units) which maintain the amenity of existing residents. All new development will be required to demonstrate that the necessary infrastructure is in place or will be provided to enable access to superfast broadband.</p> <p>Policy E4 - Sustainable Tourism</p> <p>Tourism and leisure development which utilises and enriches the natural and built environment and existing attractions of West Oxfordshire to the benefit of visitors and local communities will be supported.</p> <p>New tourist and visitor facilities should be located within or close to Service Centres and Villages and reuse appropriate existing buildings wherever possible... .</p> <p>Proposals in the Cotswolds AONB should conserve and enhance the landscape quality and biodiversity of the area and support the objectives of the Cotswolds AONB Management Plan and Sustainable Tourism Strategy.</p>
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		<p>Policy E5 - Local Services and Community Facilities The Council 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.</p> <p>Development proposals that would result in the loss of community facilities and services will only be supported where it can be clearly shown that:</p> <ul style="list-style-type: none"> • appropriate alternative provision of at least equivalent suitability and accessibility, particularly by foot, will remain, and; • in the case of pubs, shops and other commercially run services and facilities, the existing use is no longer viable and is incapable of being made viable or adapted to retain a viable service or facility including as a community run enterprise. A robust marketing exercise will be required to demonstrate that the use or premises is unviable in accordance with separate guidance published by the Council. <p>In considering development proposals for the loss of local services and community facilities, the Council will have regard to whether a site or facility is registered as an Asset of Community Value</p>
<p>F3</p>	<p>RECREATION AND PLAY</p> <p>The maintenance and improvement, including changes designed to facilitate use by people with a disability, of existing clubs and facilities will be supported.</p> <p>Changes of use or loss of buildings and areas currently designated for recreation and play will not be supported.</p> <p>Proposals to create additional and new recreational facilities that are compatible with the existing village character and form, and support a more inclusive community, will also be</p>	<p>This policy is in general conformity with the following:</p> <p>Policy BC1 – Burford-Charlbury Sub-Area Strategy Burford and Charlbury are relatively constrained by their AONB location and are suitable for a modest level of development in accordance with Policy OS2. Development elsewhere will be limited to meeting local housing, community and business needs and will be steered towards the larger villages</p> <p>Policy E5 - Local Services and Community Facilities The Council 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.</p>

	<p>supported in principle with priority to be given to the re-use of suitable, existing buildings.</p> <p>New areas of open space for recreation and play but also for public access to nature will be subject to long term stewardship arrangements with an appropriate body.</p>	<p>Development proposals that would result in the loss of community facilities and services will only be supported where it can be clearly shown that:</p> <ul style="list-style-type: none"> • appropriate alternative provision of at least equivalent suitability and accessibility, particularly by foot, will remain, and; • in the case of pubs, shops and other commercially run services and facilities, the existing use is no longer viable and is incapable of being made viable or adapted to retain a viable service or facility including as a community run enterprise. A robust marketing exercise will be required to demonstrate that the use of premises is unviable in accordance with separate guidance published by the Council. <p>In considering development proposals for the loss of local services and community facilities, the Council will have regard to whether a site or facility is registered as an Asset of Community Value</p> <p>Policy OS5 - Supporting Infrastructure New development will be required to deliver, or contribute towards, the timely provision of essential supporting infrastructure either directly as part of the development, or through an appropriate financial contribution</p>
<p>TM1</p>	<p>PUBLIC RIGHTS OF WAY AND WELLBEING</p> <p>New development should preserve, improve and extend where feasible the circular interconnection, accessibility and appeal of public rights of way and unadopted and/or permissive paths in traditional public use for increased movement, outdoor recreation, health and wellbeing of all generations of the community.</p> <p>New development path creation will take into account the needs of all groups in the community including wheelchair users and others with disabilities, and parents/carers with child buggies.</p>	<p>This policy is in general conformity with the following:</p> <p>Policy T3 - Public transport, walking and cycling All new development will be located and designed to maximise opportunities for walking, cycling and the use of public transport.</p> <p>Where opportunities for walking, cycling and using public transport are more limited, other measures will be sought to help reduce car use as appropriate (e.g. measures to promote home working or the opportunity for linked trips e.g. through mixed-use development).</p> <p>New development will be expected to contribute towards the provision of new and/or enhanced public transport, walking and cycling infrastructure to help</p>

		<p>encourage modal shift and promote healthier lifestyles with particular regard to be given to safe and convenient routes to school. Development that fails to make adequate provision of measures to encourage the use of non-car modes of transport will not be favourably considered.</p> <p>West Oxfordshire District Council will continue to work in partnership with the highway authority, developers, local councils, bus and rail operators and other voluntary and community sector organisations, to:</p> <ul style="list-style-type: none"> • Increase the use of bus, rail and community transport through the provision of improved services, facilities and information including specific schemes identified in the Local Transport Plan (Connecting Oxfordshire) and IDP; and • Provide safe and convenient travel within and between the network of towns and villages in West Oxfordshire, particularly for pedestrians, cyclists and other vulnerable road users, users of public and community transport including specific schemes identified in the Local Transport Plan and IDP. <p>Policy OS5 - Supporting Infrastructure New development will be required to deliver, or contribute towards, the timely provision of essential supporting infrastructure either directly as part of the development, or through an appropriate financial contribution.</p>
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5. EU obligations

- 5.1 A screening report prepared for West Oxfordshire District Council (October 2021) concluded that a Strategic Environmental Assessment (SEA) is **not required** for the Milton-under-Wychwood Neighbourhood Development Plan.
- 5.2 The MuWNP does not influence the development of other Plans. It is designed to promote sustainable development in line with guidance contained in the National Planning Policy Framework.
- 5.3 The October 2021 screening report also concluded that a Habitats Regulation Assessment (HRA) is **not required** for the MuWNP.
- 5.4 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. The MuWNP does not breach and is compatible with European obligations; and it is not likely to have a significant effect on a European site.

Appendix 1: Area designation letter



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West Oxfordshire District Council Decision Notice

Submission from Milton Under Wychwood Parish Council for Milton Under Wychwood Parish to be designated as a Neighbourhood Area

In order for a community to prepare a neighbourhood development plan, neighbourhood development order or community right to build order, a neighbourhood area has to be designated by the Local Planning Authority (1990 Act 61G (1) (2)).

The information that should be submitted to the LPA is:

1. A map identifying the area
2. Statement explaining why it is considered an appropriate neighbourhood area
3. Statement that the organisation making the application is a relevant body.

Milton Under Wychwood Parish Council submitted to West Oxfordshire District Council a letter on 7th February 2017, advising that the Parish Council seeks to designate its parish boundaries as a neighbourhood area, accompanied by a map. From this letter it is clear what area the parish would like to designate, that the area is the parish boundary [and therefore an acceptable boundary to designate], and that the parish council is a relevant body.

As of the 1st October 2016, the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016 came into effect. Section 5A of this regulation holds that where a designation is sought by a parish council, for its parish boundaries, the proposal will no longer be subject to consultation and decision, but will instead be 'automatically' designated upon a simple validation check by the LPA.

As the submission from Milton Under Wychwood fits this definition, and has passed validation checks, it is therefore designated from the date of this notice.

Christine Gore
Strategic Director

West Oxfordshire District Council

1st March 2017