

# DEDDINGTON PARISH NEIGHBOURHOOD PLAN

2020 - 2040

May 2023

## BASIC CONDITIONS STATEMENT

Published by Deddington Parish Council under the Neighbourhood Planning (General) Regulations 2012 (as amended)

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## 1.INTRODUCTION

1.1 This statement has been prepared by Deddington Parish Council (“the Parish Council”) to accompany its submission of the Deddington Parish Neighbourhood Plan (“the Neighbourhood Plan”) to the local planning authority, Cherwell District Council (“CDC”), under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).

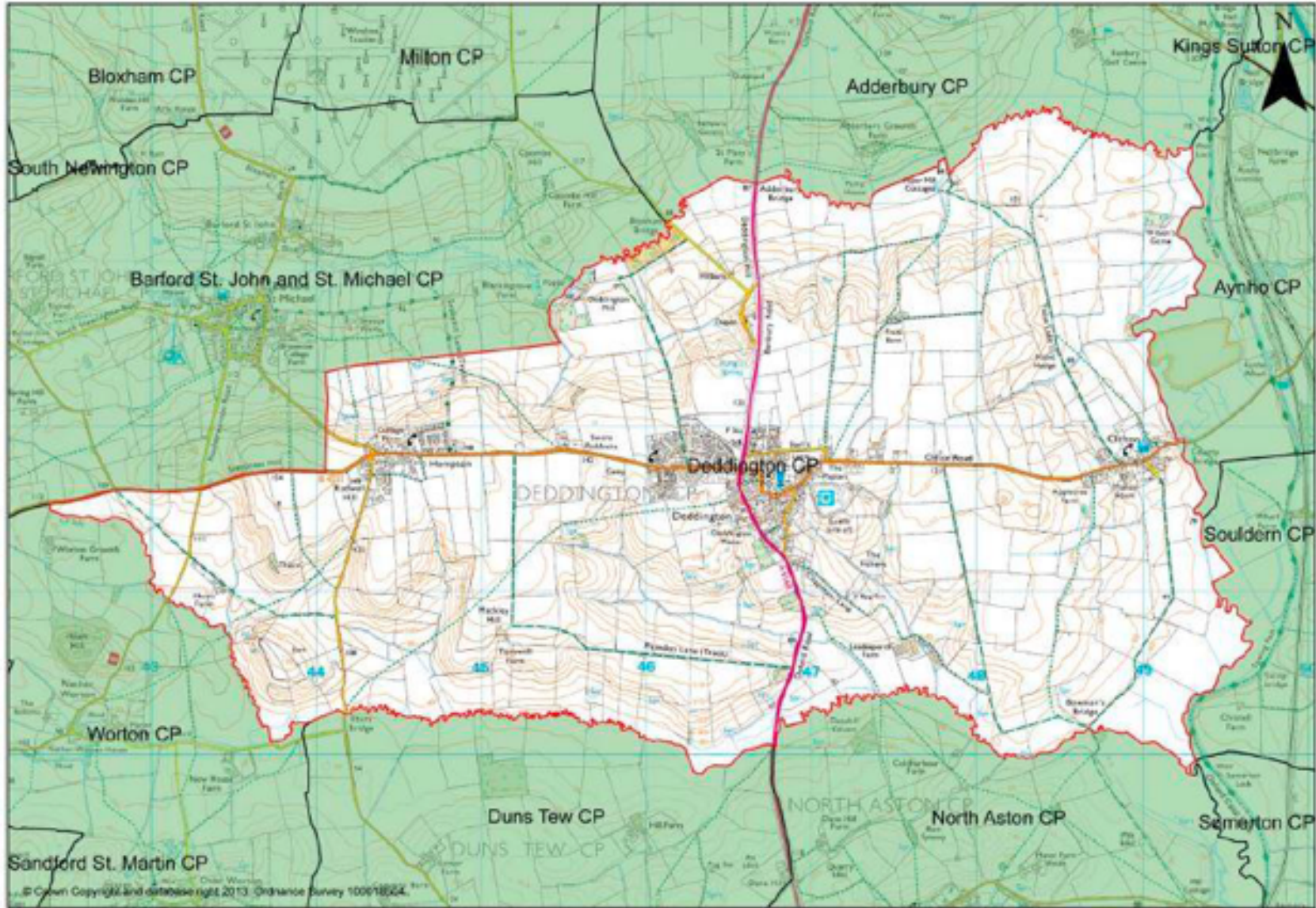
1.2 The Neighbourhood Plan has been prepared by the Parish Council, the ‘Qualifying Body’, for the Neighbourhood Area (“the Area”), which coincides with the boundary of the Parish of Deddington shown on Plan A below. CDC designated the Area on 2 December 2013.

1.3 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Area only. They do not relate to ‘excluded development’, as defined by the Regulations. The plan period of the Neighbourhood Plan is from 2020 to 2040, the end date of which corresponds with the proposed plan period of the emerging Cherwell Local Plan (“the emerging Local Plan”).

1.4 The statement addresses each of the four ‘Basic Conditions’, which are relevant to this plan, required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

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

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



*Plan A: Deddington Designated Neighbourhood Area*

1.6 The responsibility for determining if a Neighbourhood Plan meets these conditions is shared between the qualifying body, the local planning authority and the independent examiner (Planning Practice Guidance §41-070 and §410-074). Case law, established in the Tattenhall Neighbourhood Plan in 2014 (see §82 of EWHC 1470) but endorsed by the Courts on a number of occasions since, makes clear that:

*“... the only statutory requirement imposed by Condition (e) is that the Neighbourhood Plan as a whole should be in general conformity with the adopted Development Plan as a whole ... any tension between one policy in the Neighbourhood Plan and one element of the ... Local Plan (is) not a matter for the Examiner to determine.”*

1.7 The case acknowledged that there will often be tensions between different strategic policies when considered against the non-strategic policies of a specific local area covered by a Neighbourhood Plan. It sensibly concluded that such tensions can only be resolved by the qualifying body using its planning judgement to strike an appropriate balance across the plan as a whole. The examination tests the extent to which the qualifying body as exercised its judgement in a reasonable way.

## 2.BACKGROUND

2.1 The decision to proceed with a Neighbourhood Plan was made by the Parish Council in May 2013. The key driver of this decision was a sense of wanting to plan positively for the future of the parish, which comprises the large village of Deddington at its centre and the smaller villages of Clifton and Hempton to its east and west respectively. It was considered the Neighbourhood Plan presented an opportunity to shape how the Parish should evolve in the coming years at a time of strategic policy uncertainty.

2.2 A steering group was formed comprising the residents and Parish Council representatives. The group has been delegated authority by the Parish Council to make day-to-day decisions on the preparation of the Neighbourhood Plan. However, as the qualifying body, the Parish Council approved the publication of the Pre-Submission and Submission Plans.

2.3 The Parish Council has consulted local communities extensively over the duration of the project. It has also sought to work closely with CDC officers to collate and examine the evidence base, to design and iterate policy proposals and to define the proper relationship between the Neighbourhood Plan and the adopted and emerging Local Plans. The first outcome of that work was the submission and examination of the Neighbourhood Plan in 2018/19. Although the examiner recommended that the Plan could proceed to referendum, the Parish Council was not content with the nature and scale of the modifications that he recommended, with which CDC was minded to agree. The plan was therefore withdrawn, and the Parish Council agreed to consider bringing forward a new version in anticipation of the review of the adopted Local Plan that CDC had embarked upon.

2.4 The Parish Council secured independent professional advice from specialist neighbourhood planning consultancy, O'Neill Homer Ltd, through the Neighbourhood Plan Support Programme. It assisted in reviewing the draft policies in the light of the examiner's recommendations and the Parish Council has continued to liaise with CDC. The conclusion of that exercise was that whilst some of the policies were fit for purpose with some modifications, there were some important policy gaps, most notably in respect of meeting local housing need and climate change. The steering group approved a new scope and project brief in March 2020, which included the intention of the new Plan to allocate land for housing development and to adopt a plan period to match the emerging Local Plan (to 2040). The project was significantly delayed by the Covid pandemic in 2020/21 but regathered its momentum through 2022, with another informal community engagement exercise in the summer and the publication of the new Pre Submission Plan in January/February 2023.

2.5 The new Neighbourhood Plan bears little resemblance to the 2018 version. It contains 16 land use policies (DEDD1 – DEDD16), which are defined on the Policies Map where they apply to a specific part of the Area. The Plan has deliberately avoided containing policies that duplicate saved or forthcoming development plan policies or national policies that are already or will be used to determine planning applications. The policies are therefore covering development management matters that seek to refine and/or update existing policies.

### **3. CONDITION (A): REGARD TO NATIONAL PLANNING POLICY**

3.1 The Neighbourhood Plan has been prepared with full regard to national policies as set out in the National Planning Policy Framework (NPPF) and is mindful of the Planning Practice Guidance (PPG) in respect of formulating Neighbourhood Plans. The NPPF has been modified three times since the project started and is under further review at the time of this submission, alongside Parliamentary scrutiny of the Levelling Up & Regeneration Bill. In addition, provisions of the Environment Act 2021 are gradually being enacted and may be operational by the time the Neighbourhood Plan is made, notably in relation to Biodiversity Net Gain, Local Nature Recovery and the replacement of Strategic Environmental Assessment with Environmental Outcome Reports. The timing of the completion of the Neighbourhood Plan has meant that whilst account has been taken of these national policy shifts to the extent they are relevant the Parish Council cannot presume that outstanding proposals will be confirmed in their draft form.

3.2 In overall terms, there are four paragraphs of the current 2021 version of the NPPF that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded:

#### General Paragraphs

3.3 The Parish Council believes the Neighbourhood Plan “support(s) the delivery of strategic policies contained in (the) local plan ... and ... shape(s) and direct(s) development that is outside of these strategic policies” (§13), although such policies are now almost a decade old. It considers the Neighbourhood Plan contains only non-strategic policy proposals or proposals that refine strategic policy to fit the circumstances of the Area without undermining the purpose and intent of those strategic policies (§18). It considers that the Neighbourhood Plan sets out more “detailed policies for specific areas” including “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” (§28).

3.4 The Parish Council considers that its Neighbourhood Plan has provided its community with the power to develop a shared vision for the Area that will shape, direct, and help to deliver sustainable development by influencing local planning decisions as part of the development plan. The Neighbourhood Plan contains no policies that will result in less development than set out in the strategic policies for the area (§29).

Specific Paragraphs

3.5 Each policy engages one or more specific paragraphs of the NPPF. Those that are considered to be of the most relevance and substance are identified in Table A below; but this is not intended to be an exhaustive list of every possible relevant national policy.

<b>Table A: Neighbourhood Plan &amp; NPPF Conformity Summary</b>			
<b>No.</b>	<b>Policy Title</b>	<b>NPPF Ref.</b>	<b>Commentary</b>
DEDD1	Village Boundaries	15, 16(d), 28, 29, 66/67, 78	The policy defines village boundaries at Deddington, Hempton and Clifton, which separates the built-up area from the surrounding countryside. Its purpose is to bring clarity (§16) as to how to apply policies to proposals located inside and outside the ‘built up limits’ (per the Local Plan) and it is the very essence of the plan-led system (§15). As CDC has not operated this policy mechanism in its own plans, past planning decisions at Deddington have shown how ambiguity in relying on a worded definition can lead to proposals being approved that would not have been the intention of the Local Plan makers. This is now corrected in a way that is consistent with the broader principles of promoting sustainable development in rural areas (§78) and in acknowledging the environmental constraints in doing so. CDC accepts that this approach is consistent with its relevant strategic policies (per its making of the Adderbury Neighbourhood Plan in 2018), to which there have been no material changes. As a non-strategic policy (§28) it therefore sets out more detailed policy for this specific neighbourhood plan area. Importantly, the boundary at Deddington has been imposed after the consideration, and planning for, of opportunities to grow the village in line with emerging strategic policy in a way that is consistent with adopted strategic policy in terms of the settlement hierarchy and meeting local housing needs (§29). The boundary therefore makes provision for the land to be allocated by Policy DEDD2, which is all that is required for at least the first few years of the plan period (per §66/67). Clifton and Hempton are unsustainable locations for outward growth but there may be possibilities



			<p>within their respective boundaries for suitable infill or plot redevelopment that is consistent with their design guidance. In each case, the boundaries have been defined using the conventions for doing so by those LPAs that have operated this mechanism for many years. See also Policy DEDD13 below.</p>
DEDD2	Deddington Village site allocation	14, 62, 66/67, 79, 93, 95, 174(d), 179(a)	<p>The policy allocates land for a scheme of 80 dwellings, for a comprehensive residential, nursery and public development. The allocation is informed by the housing requirement in the emerging Local Plan of 43 homes. Although CDC is yet to publish the Local Plan (beyond its January 2023 committee report), and respecting that it may change before the Local Plan is adopted, it is considered to be as helpful as it can be in forming a valid 'indicative housing requirement' (§66/67). In any event, the allocation provides for a number of homes that well exceeds that number, giving room for it to change (upwards). It is therefore expected that there will be no need for the emerging Local Plan to make any additional housing site allocations for the plan period. The developable land is limited to the 'approximate development area' defined by Policies Map Inset.</p> <p>The policy provides net gains for biodiversity (§174d) and 'safeguards components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity...' (§179a). The policy includes a number of mitigating requirements in accordance with these NPPF measures.</p> <p>Furthermore, the 'size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies' (§62). The evidence gathered during the preparation of the Review indicates that there is an imbalance in Deddington's housing stock.</p> <p>The requirement to deliver a new nursery and a new car park at Earl's Lane will deliver significant community benefits to meet existing and future demand as the village grows (§93 and §95). The future of the nursery has</p>

			<p>been in doubt for some time, but it was not thought the Plan could resolve the matter until final negotiations with the land interest here resulted in the offer to provide for a new facility being accepted. Similarly, there have been traffic problems on the narrow Earl's Lane at peak times with the school, health centre, local houses competing for road and parking space on a road that has increased in its levels of traffic use in recent years. The new car park will make a big difference to alleviating these problems.</p> <p>By demonstrating that the site can deliver a suitable scheme it is considered that, on balance, this allocation, with its specific mitigation measures set out as requirements has had proper regard to the NPPF as a whole and will deliver sustainable development.</p>
DEDD3	Housing Mix	61, 62	This policy reflects §62 by determining the size, type and tenure of housing needed in the Parish in order to contribute to a mixed and balanced communities, which based on available evidence was established to be accessible and more affordable 1-, 2- and/or 3-bedroom homes. It is evidenced by the Housing Needs Assessment for the Plan (§61).
DEDD4	Design Quality in Deddington	127, 128, 190	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' (§127). The policies seek to bring 'clarity about design expectations' within the villages of Deddington, Hempton and Clifton and the wider Parish (§128). The specific matters included in the policies 'provide a framework for creating distinctive places' to deliver a 'consistent and high quality standard of design'. Given there are three conservation areas in the town, the code also incorporates character assessment and design guidance covering the historic environment (§190).
DEDD5	Design Quality in Hempton		
DEDD6	Design Quality in Clifton		
DEDD7	Landscape Character & Key Views	174	The Parish does not lie within a designated landscape, but, as shown in its evidence base, there are some demonstrable physical attributes within the surrounding landscape that are special in framing views between, from and to the settlements that are above the norm in defining its intrinsic character

			and beauty of parts of the area's countryside (§174). In recognising the local status of the policy, it does not seek to prevent any development as a matter of principle, but rather requires development proposals to avoid unnecessary harm by way of their height, massing or obstructive location.
DEDD8	Travel Planning	104, 106	The policy requires that transport issues are considered from the earliest stages of development proposals so that opportunities to promote walking, cycling and public transport use are identified and pursued (§104). It also seeks to improve the use of public rights of way to encourage walking in the Parish, as per §106.
DEDD9	Green Infrastructure Network	153, 174, 179	The policy defines the green infrastructure network as one means of ensuring the future resilience to climate change impacts and to support nature recovery (§153 and §174). The policy contributes to and enhances the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures through identifying, mapping, and safeguarding these components. It is therefore consistent with the aims of §174 and §179 in these respects.
DEDD10	Satin Lane Allotments Local Green Space	99, 100, 102	This policy designates a Local Green Space in accordance with §101. The designated Local Green Space meets the criteria specified in §102.
DEDD11	Community Facilities	93	This policy seeks to plan positively for the provision and use of community facilities and other local services to enhance the sustainability of these rural communities (§93).
DEDD12	Deddington Village Centre	84, 86	This policy seeks to support the role that the historic village centre plays at the heart of the village and Parish (§86), by taking a positive approach to its growth, management and adaptation within the limitations of permitted development and the Use Class Order (although many of its buildings are listed and it lies wholly within the Conservation Area, so these limitations are fewer). It seeks to retain and develop accessible local services and

			community facilities, such as local shops, meeting places, cultural buildings, public houses and places of worship with its focus on the village centre to secure its vitality and viability (§84). and §93.
DEDD13	Local Business	84	This policy seeks to promote the retention and growth of existing employment land with a main focus on Deddington village as the most accessible and sustainable location for this type of use, of which it has a critical mass (§84). However, it also recognises that sites to meet local business and community needs in this area may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. The policy allows for such development at existing locations beyond the village boundaries as there are a number of such established uses (§85), rather than allowing for the extension of a village boundary in any location. This will ensure that new development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport. It is therefore consistent with Policy DEDD1 in seeking to prevent instances in the past where such economic development outside the observed Deddington village boundary has led to unplanned housing development.
DEDD14	Home Working	84	This policy encourages the conversion of existing buildings and well-designed new buildings to promote home working, which increases local employment options and reduces the need to commute (§84).
DEDD15	Broadband and Mobile Communications	114	This policy supports the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections in this rural area, which suffers from poor access in many places (§114).

DEDD16	Zero Carbon Buildings	56, 152, 154	<p>This policy is a local response to a global challenge, the local community being convinced by the international evidence that encouraging zero carbon building performance (for example through the PassivHaus standard) is the most simple and cost-effective approach to take. Its basis is in ensuring that developers deliver buildings that meet the energy performance measures proposed in the application. Too often, what is built does not deliver the intended performance, which only becomes clear once a building is occupied (due to changes in changes in specification and poor building quality), the correction of which the occupier must then fund. Post occupancy evaluation of the energy performance of commercial buildings has been established in development management for many years through the imposition of a planning condition (§56), and there is no reason why this same ‘check and balance’ cannot be extended to cover residential buildings. This is now not just a climate change matter (given the high proportion of carbon generated by new builds) (§152) but also an energy cost matter, with households facing much higher long term energy bills. The policy then recognises that PassivHaus (or equivalent) standard buildings cannot fail in this way (per their certification process), which it hopes will incentivise its use and offers further encouragement in terms of allowing for some flexibility in design (in building orientation for example) within the principles established in policies DEDD4-6. The supporting text makes it clear that the policy does not require zero carbon standards are met, no matter how important a proposal that would be, as there remains too much ambiguity and confusion in national planning policy to support such an approach at present.</p>
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3.6 It is considered that all of the policies have had full regard to national policy, with no incidence of two or more national policies being in tension, nor of the Parish Council having to strike a balance between them. As a result, the Neighbourhood Plan, as a whole, meets Condition (a).

## 4. CONDITION (D): CONTRIBUTING TO ACHIEVING SUSTAINABLE DEVELOPMENT

4.1 Given the intended scope of the Neighbourhood Plan, the Parish and District Councils agreed that a Strategic Environmental Assessment (SEA) would be necessary as a matter of principle. The District Council provided formal screening opinion confirming the need for an SEA in June 2020. The Parish Council proceeded to appoint specialist consultants AECOM, also through the Neighbourhood Plan Support Programme, to prepare a draft and final SEA reports during the Pre-Submission stage (November 2022 and January 2023) and Submission stage. The separate SEA Report sets out the sustainability effects of the policies of the Neighbourhood Plan.

4.2 The scope of the SEA was broadened to cover some social and economic objectives to result in an assessment that appears more as a Sustainability Appraisal. In which case, it is well suited in demonstrating how the neighbourhood plan has met this basic condition. The Report concludes:

*9.1 Long-term significant positive effects are anticipated for the population and community SEA topic. This is given the spatial strategy and policy framework of the DNP include the delivery of an appropriate mix of new homes to meet the neighbourhood area's identified housing need, protection of existing community facilities, and the growth of new and existing employment uses.*

*9.2 Minor positive effects are predicted for the biodiversity and geodiversity, climate change, and health and wellbeing SEA topics. Regarding the biodiversity and geodiversity SEA topic, whilst policy provisions, alongside biodiversity net gain, may bring minor positive effects for biodiversity, these are not anticipated to be significant. Regarding the climate change SEA topic, by recognising growth will occur with or without the DNP, the increase in the built footprint of the neighbourhood area and absolute emissions are not considered a consequence of the DNP. Moreover, it is considered that positive effects will arise as a result of policy DEDD16 (Zero Carbon Buildings) which seeks to limit carbon emissions from new development in the neighbourhood area. Finally, regarding the health and wellbeing SEA topic, positive effects are anticipated largely due to the DNP's allocation of sites in Deddington, where the healthcare centre is located, as well as the protection provided to existing green spaces through policies.*

*9.3 Broadly neutral effects are also concluded for the transportation SEA topic. Whilst the neighbourhood area has a range of services and facilities, these are relatively limited, and therefore it is likely that residents will continue to travel further afield to access some key services and facilities, as well as employment opportunities. Whilst relatively good bus services serve the town, there is likely to be continued reliance on the private car to access some services, facilities and opportunities.*

*9.4 Uncertainty is noted for the historic environment SEA topic. Whilst sites are allocated in locations with limited potential to impact existing heritage assets, and the policy framework seeks to mitigate any impacts of development on the historic environment where possible, more detailed heritage and archaeological assessments should be undertaken at the planning application stage to ensure harm to the significance of heritage assets is avoided.*

*9.5 Minor negative effects are anticipated for the landscape and land, soil and water resources SEA topics. Regarding the landscape SEA topic, whilst the proposed greenfield development and settlement expansion is considered likely to lead to minor negative effects, site design and layout will influence the overall impact of development on the local landscape. Regarding the land, soil and water resources SEA topic, this is because of the loss of BMV/ greenfield land. However, it is noted that the loss of BMV/ greenfield land is largely unavoidable given the limited availability of brownfield land in the neighbourhood area.*

## 5. CONDITION (E): GENERAL CONFORMITY WITH THE STRATEGIC POLICIES OF THE DEVELOPMENT PLAN

5.1 The Neighbourhood Plan has been prepared to ensure its general conformity with the strategic policies of Cherwell District, that is the adopted Cherwell Local Plan 2011 – 2031 (CLP) and saved policies from the Cherwell Local Plan adopted in 1996, taken as a whole. Together, the strategic development plan policies provide a clear basis for settlement and countryside planning in Deddington Parish.

5.2 The Draft Cherwell Local Plan 2040 may be published for its Regulation 18 consultation in spring/summer 2023. A draft version of the document was presented to a CDC committee in January 2023 and so its policy proposals have been in the public domain in time for the Neighbourhood Plan to take into account of its housing target of 43 new dwellings for Deddington (after taking into account planning consents since 2019). In effect, that number forms the ‘housing requirement figure’ for the Parish, as per NPPF §66. Separately, the earlier (2021) Housing Needs Assessment produced for the Neighbourhood Plan by consultants AECOM indicated that the Parish may need to supply 76 homes up to 2040, taking into account the 50 homes built or committed on three developments on the edge of the village. There are other development plans – waste and minerals for example – that apply in the Parish, but none are considered relevant in the preparation of this Neighbourhood Plan.

5.3 A summary of how the Neighbourhood Plan policies meet this basic condition is set out in Table B below.

<b>Table B: Neighbourhood Plan &amp; Development Plan Conformity Summary</b>		
<b>No.</b>	<b>Policy Title &amp; Refs</b>	<b>Commentary</b>
DEDD1	Deddington Village Settlement Boundary	This policy is in line with CLP Policies Villages 1 and Villages 2 by identifying the ‘built up limits’ of the three villages in the Parish to ensure that applicants, the local community and CDC are all clear on when settlement or countryside policies should apply to development proposals. Policy Villages 1 and §C254 of its supporting text are clear in requiring development to be within those ‘limits’ but without defining them on the Policies Map. As noted above, the principle of doing so is now established in the CDC area (via another made Neighbourhood Plan). Its encouragement of suitable infill and redevelopment within the boundaries is consistent with CLP Policy BSC2 on making use of brownfield land. Its accommodation of the Policy DEDD2 allocation is broadly consistent with type of development proposed for such villages in Policy Villages 1 but its 80 homes are greater than the NPPF definition of ‘minor development’. With the emerging Local Plan indicating that strategic policy will require more than ‘minor development’ in a settlement of Deddington’s type, and with Policy Villages 1 being out of date in any event – it is considered that this scale of development is more forward-looking but does not undermine its type of village status. Conversely, the boundaries at Clifton and Hempton (‘Category B Satellite Villages’) are drawn around the existing observed built up limits, with the policy allowing for minor development, infilling and conversions per



		Villages 1. The housing supply provisions of Policy Villages 2 have been met and are deemed out of date until replaced by a combination of the new Local Plan and neighbourhood plans. However, its criteria for identifying suitable land to allocate new housing development have been used to inform Policy DEDD2 (see below).
DEDD2	Deddington Village Site Allocation	The policy allocation will make a contribution to meeting housing needs in the District, as informed by the reasoning and evidence (and draft policy proposals) of the emerging Local Plan. It does so by supplementing the provisions of CLP Policy BSC1 on housing supply – now out of date in any event – in a manner that is consistent with the position of Deddington in the settlement hierarchy (defined as a ‘Category A Service Village’ in Policy Villages 1). CLP Policy Villages 2 sets out eleven criteria for identifying sites for housing development. It is considered that all but two are met by this allocation, namely brownfield land (it is not) and BMV agricultural land (it is on Grade 3 land but then all of the village edges are of the same category). Its provision of a new nursery to relocate the existing facility in the village pursues CLP Policy BSC7 in meeting education needs, especially in its close proximity to the village’s primary school on the edge of the village centre to encourage and enable walking trips. Its provision of a car park extension for the primary benefit of the Earl’s Lane health centre is pursuant to CLP Policy BSC8 in bolstering the value of the village health centre and in seeking to retain the facility for the longer term. Its onsite open space and recreation provision meets the requirements of CLP Policies BSC10 and BSC11 in this regard. In each of these regards, the policy requirements to deliver these benefits/supporting infrastructure are consistent with the approach set out in CLP Policy INF1.
DEDD3	Housing Mix	The policy refines CLP Policy BSC 3 and BSC 4 through encouraging an emphasis on smaller and affordable homes as the evidence shows that there is a lack of smaller and affordable dwellings in the parish. The policy does not exclude the provision of larger dwellings and therefore continues to seek a mix of dwelling types and size.
DEDD4	Design Quality in Deddington	These policies refine CLP Policies ESD 13 and ESD15 by identifying local context and specific design features of the villages to bring greater clarity on how the general provisions of those policies should be met in specific locations in the Parish.
DEDD5	Design Quality in Hempton	
DEDD6	Design Quality in Clifton	
DEDD7	Landscape Character & Key Views	This policy seeks to protect distinctive and valued aspects of the local landscape in the Parish in refining CLP Policy ESD 13 by defining key features of the landscape and key views on the Policies Map.
DEDD8	Travel Planning	The policy refines CLP Policy SLE 4 by encouraging new development to mitigate transport impacts, enables sustainable modes of transport and provides off-road car parkin in line with the recommendations in the Oxfordshire County Council Residential Road Design Guide Second Edition.

DEDD9	Green Infrastructure Network	This policy seeks to protect and enhance the identified existing green infrastructure in the Parish in refining CLP Policies ESD 10 and ESD17 by defining the network on the Policies Map..
DEDD10	Satin Lane Allotments Local Green Space	There are no strategic policies relating to Local Green Spaces. However, the policy is consistent with the aims of CLP Policy BSC 10, in seeking to protect a valued open space within the Parish from harmful development.
DEDD11	Community Facilities	This policy refines CLP Policy BSC 12 in defining those existing community facilities in the Parish to which the policy apply.
DEDD12	Deddington Village Centre	There are no strategic policies in relation to the importance of Deddington village centre has in serving the local community – its Policy SLE2 does not extend to cover established and vital villages centres like that at Deddington. However, this policy is considered consistent with the CLP Vision in ensuring that the continued access to shops and services is a priority and in its tourism and heritage objectives and policies (e.g. ESD15).
DEDD13	Local Business	This policy refines CLP Policy SLE 1 in specifying that proposals should be located at established employment locations if they are beyond the boundary in order to prevent in particular any further extension outwards from Deddington village of such uses. This ‘creep’ along Clifton Road over the last few years – prompted by the permissiveness and lack of cumulative control inherent in part seven of SLE1 in conjunction with Policy Villages 1 – has now led to new housing development which is well beyond the main village settlement but which has benefited from this inadequate, incremental approach. Policy DEDD13 will work instead with DEDD1 to prevent the harmful continuation of this effect, whilst still allowing for employment development that meet the other criteria of SLE1.
DEDD14	Home Working	There are no strategic policies on home working specifically, however, this policy supports the aim of CLP policy PSD 1 in minimising the need to travel and addressing climate change.
DEDD15	Broadband and Mobile Communications	This policy supports CLP Policy BSC 9 by ensuring that all new homes and business premises in the Parish are provided with superfast broadband connection.
DEDD16	Zero Carbon Buildings	This policy supplements CLP Policies ESD1 – ESD3 in mitigating climate change in the design and specification of new building stock by being clearer about how proposals will be expected to deliver on their intended energy performance once occupied.

5.4 It is considered that all of the policies are in general conformity with the strategic policies of the adopted development plan, with no incidence of two or more strategic policies being in tension, nor of the Parish Council having to strike a balance between them. As a result, the Neighbourhood Plan, as a whole, meets Condition (e).

## **6. CONDITION (F): COMPATABILITY WITH EU-DERIVED LEGISLATION**

6.1 CDC confirmed that it agreed with the screening opinion produced in June 2020 and consulted on with statutory bodies by the Parish Council that determined that a Strategic Environmental Assessment is required, as per Regulation 9 of the Environmental Assessments of Plans and Programmes Regulations 2004 (as amended). A copy of the opinion is published separately.

6.2 As set out in Section 4 the Parish Council has met its obligations to the Regulations in respect of assessing the potential for significant environmental effects of the policies of the Neighbourhood Plan. The Final SEA Report is published as a separate document for submission and examination.

6.3 The Parish Council has also met its obligations in relation to the habitats provisions of the Conservation of Habitats and Species Regulations 2017 (as amended). In this regard, the Parish Council provided CDC with all the necessary information it required for the purposes of determining whether an Appropriate Assessment was required. The CDC's Habitats Regulations Screening Assessment (see Appendix 2 of the SEA Screening Opinion of March 2023) concludes (in its §43) that the making of the Neighbourhood Plan is not likely to have a significant effect on a European site (as defined in the 2017 Regulations) either alone or in combination with other plans or projects.

6.4 The Parish Council has been mindful of the fundamental rights and freedoms guaranteed under the European Convention on Human Rights in process of preparing the Neighbourhood Plan and considers that it complies with the Human Rights Act. The Neighbourhood Plan has been subject to extensive engagement with those people local to the area who could be affected by its policies and their views have been taken into account in finalising the Plan.