



**eynsham futures**  
creating a Neighbourhood Plan for Eynsham



# **Eynsham Neighbourhood Development Plan 2017 - 2031**

## **Statement of Conformity**

This Statement of Conformity outlines how the Eynsham Neighbourhood Plan meets Neighbourhood Planning (General) Regulations 2012 and, in particular, how it meets the requirements of Paragraph 8 of schedule 4B to the 1990 Town and Country Planning Act which relates to the 'basic conditions' to which a Neighbourhood Plan must conform.

**Draft for submission to West Oxfordshire  
District Council, July 2017.**

<b>Version</b>	<b>no.</b>	<b>date</b>	<b>Nature of change</b>	<b>Editor</b>	<b>Reviewers</b>
Draft	0.1	21/10/16	First formal release	RA	
	0.2	11/12/16	Pre-submission consultation.	RA	
	0.3	15/03/17	To WODC for comment	RA	
Subm'n	1.0	11/07/17	Changes after 'Health Check'	RA	

# The Eynsham Neighbourhood Plan 2031

has been prepared by Eynsham Futures Steering Group

on behalf of Eynsham Parish Council

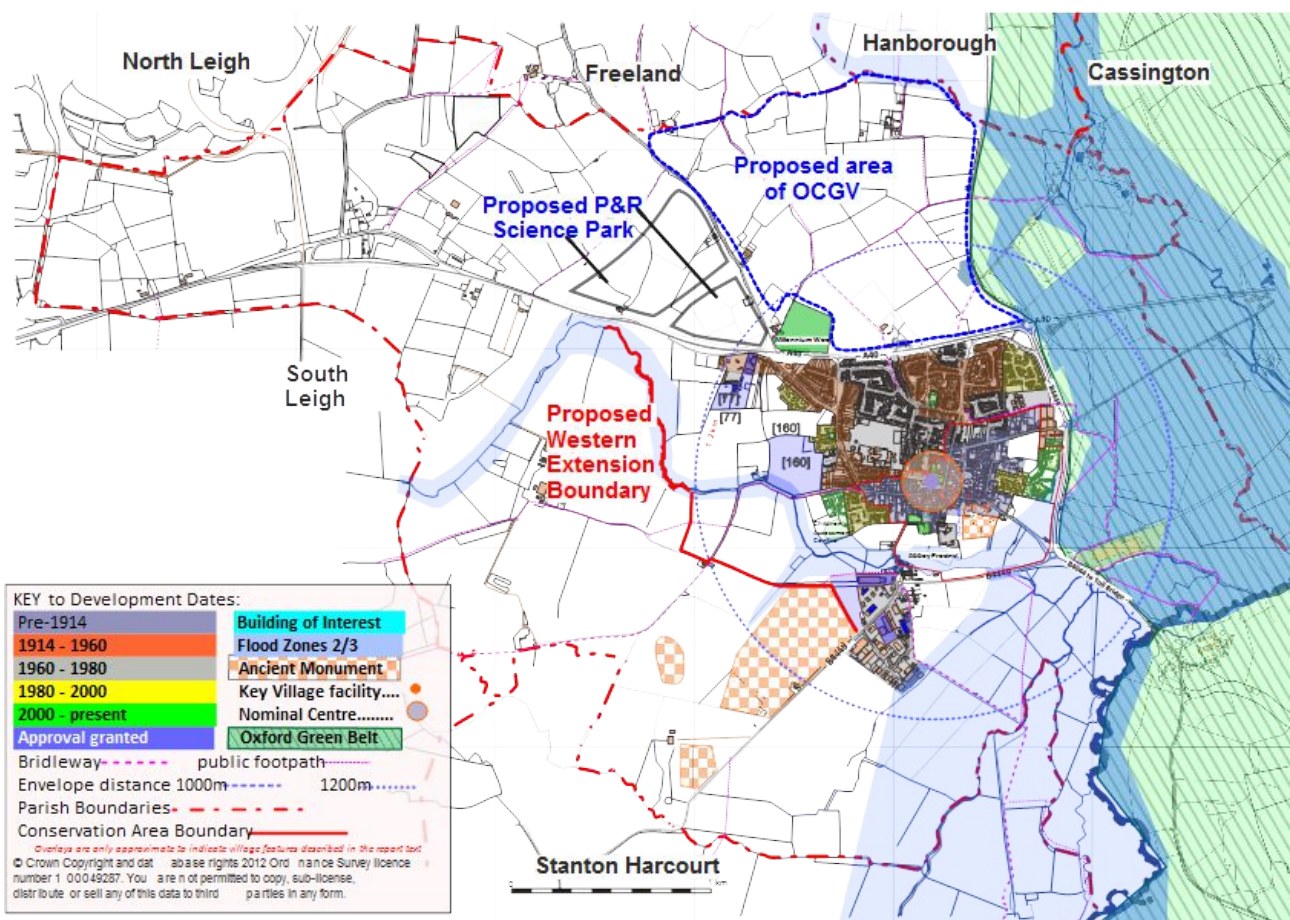
in accordance with

Town and Country Planning Act 1990

(as amended by the Localism Act 2011)

and the Neighbourhood Planning Regulations 2012

covering the Parish of Eynsham as outlined on the map below



1. The draft Plan is submitted by Eynsham Parish Council, which, as a qualifying body, is entitled to submit a Neighbourhood Plan for the parish. The Plan has been prepared by the Eynsham Futures Steering Group, which has been asked to prepare the Plan by Eynsham Parish Council.
2. The whole parish of Eynsham has been formally designated as a Neighbourhood Area through an application made following a resolution at the October 2014 Parish Council meeting, under the Neighbourhood Planning Regulations 2012 (part2 S6) and approved by West Oxfordshire District Council on December 2<sup>nd</sup>, 2014.
3. The draft Plan contains policies relating to the development and use of land within the Neighbourhood Area. Proposals relating to planning matters (the use and development of land) have been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.
4. The draft Plan identifies the period to which it relates as 2017 to 2031. The period has been chosen to align with the dates of the West Oxfordshire Local Plan 2011-2031.
5. The draft Plan does not deal with County matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.
6. The draft Plan relates only to the Parish of Eynsham. It does not relate to any other Neighbourhood Area and there are no other neighbourhood development plans in place within the Neighbourhood Area.
7. The Eynsham Neighbourhood Plan covers the period up to 2031 to conform to the West Oxfordshire Local Plan.

Eynsham Parish Council is satisfied that the draft Plan complies with the following legislation -

- Basic Conditions set out in Paragraph 8 (2) of Schedule 4B to the *Town & Country Planning Act (as amended)* (1990)
- European Convention on Human Rights (1998) and European Union (EU) Obligations
- Sections 38A and 38B of the *Planning and Compulsory Purchase Act 2004* concerning Neighbourhood Development Plans

The Eynsham Neighbourhood Plan (ENP) expected to rely on the SEA that will be presented in support of the West Oxfordshire emerging Local Development Plan 2031 (WODC LDP 2031). As this plan is currently, at the time of presenting the ENP for formal consultation, still going through its examination, WODC have concluded that an SA/SEA is required despite the fact that sites are not allocated by the plan. This is presented in the form of the [ENP Sustainability Report](#).

A copy of the [Screening Report prepared for WODC](#) is available from the Eynsham Parish Council website. *Note that the report refers to the Garden Village as Tilgarsley when referring to the West Oxfordshire local Plan policies.*

In offering our plan for formal adoption we have not allocated sites. This is because the WODC Local Plan 2031 is not yet made and has been considerably changed by the 'duty to cooperate' in addressing Oxford City's unmet housing need, currently set as 15,000 homes (2750 contributed by WODC) by 2031 which WODC propose to do through a new Garden Village style settlement, currently known as Oxfordshire

Cotswold Garden Village (OCGV), and a 50% increase in the size of Eynsham Village itself, all within the Neighbourhood Plan area.

The need to improve the A40 has been recognised and a first round of funding agreed but the next stage is as yet unfunded. This latter project would see the A40 significantly improved, making the prospect of housing development north of the existing A40 route (along the northern edge of Eynsham) much easier to achieve; indeed the development should contribute funding to the A40 improvement.

As the WODC LDP 2031 is not yet made and given the fast-changing planning context currently affecting the Parish of Eynsham, we do not consider that site allocation by the Neighbourhood Plan is practical.

The Eynsham Neighbourhood Plan therefore comprises the following primary documents

[Eynsham Neighbourhood Plan](#) supported by

[ENP Site Assessments.](#)

[ENP Sustainability Assessment Scoping Report.](#)

[ENP Consultation Statement.](#)

[ENP Sustainability Report.](#)

together with documents referenced from them

Although a Neighbourhood Plan is required to make a choice between options and present only agreed sites for allocation, we do not feel able to make any definite site allocations.

We consider that offering a local assessment of potential sites, all of which are in the proposed WODC LDP 2031, in the light of the proposed Eynsham Neighbourhood Plan, supports a viable and acceptable plan which focusses on how sustainable and locally acceptable development should be conducted on whichever sites the LPA finally determines.

#### **Appendix A. Additional Requirements**

There are a number of 'additional requirements' which we understand are currently being enforced by the Planning Inspectorate which we have considered in relation to our plan:

- “All development is sustainable development” - this statement is true for Eynsham in the sense that all the necessary services to sustain new properties and new residents can be delivered in this locality. Indeed the ENP aims to ensure this will be the case.
- “No additional technical requirements” are permitted<sup>1</sup> to be applied to houses which are allocated to meet the requirements of the Local Development Plan – we accept this must be a temporary measure as the Climate Change Act 2008 is still law, the NPPF still requires us to facilitate a 'transition to a low carbon future' and the current Government has recently signed the Paris Climate Change agreement. The ENP includes standards (using those currently in force in Scotland as a basis) beyond those currently enforceable in England to ensure that the ENP has appropriate standards to facilitate the low carbon transition in place against the time when national policy changes. It is fully understandable that development should not be prevented by standards which make building unviable although this is not a likely outcome with the high house prices of Eynsham. Aware that the ENP needs to comply with CCA 2008 and NPPF obligations, developers are asked to present the costed case to the LPA where they consider features to ensure compatibility with a low carbon future would make development unviable, to ensure that unscrupulous developers do not undercut those who take seriously their responsibilities towards creating that low carbon future.
- “The LPA must have a demonstrable 5 year land supply before any NP can be accepted within the LPA area” - we understand that WODC does not have such a land supply currently. However our Neighbourhood Plan area has currently 250 homes **already approved** but not yet started compared

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<sup>1</sup> These derive from a [Written Ministerial Statement dated 25 March 2015](#)

to our estimate, based on extrapolation of current WODC figures, of only 150 needed to cover the next 5 years within the Eynsham Neighbourhood Plan area. This issue will need to be reconsidered at the time the ENP is submitted to the LPA as it is outside of our control.

- “Plans must include reserve sites in case some proposed sites cannot be delivered” - Eynsham Parish Council is very concerned that WODC has not included any reserve sites within its emerging LDP for our sub-area. The Eynsham Neighbourhood Plan strongly advocates, as the Parish Council did in its submission to the WODC LDP 2031 consultation, an approach that would ensure a significant reserve is available within the Eynsham Neighbourhood Plan area to properly cover for this eventuality (See ENP 14.11).

We have endeavoured to comply with all the above requirements.