

South Oxfordshire District Council

DRAFT SCHEDULE OF MAIN MODIFICATIONS AS OF 6TH JULY 2020



Schedule of Draft Main Modifications

Introduction

1. This Schedule sets out the Draft Main Modifications to the Submission version of South Oxfordshire Local Plan. It consolidates and supersedes the main modifications previously set out in:
 - CSD13: Schedule of Proposed Modifications (March 2019);
 - PSD05: Schedule of Proposed Modifications (May 2020);
 - PSD06: South Oxfordshire District Council's suggested modifications to Local Plan Appendix Maps and Policies Map (April 2020); and
 - PSD25: Appendix 2 to Responses to IC1, IC2, IC4 - Modification to Appendix 16 – How Climate Change is addressed in the Local Plan
2. The Schedule sets out:
 - A Modification Number for each modification.
 - Where relevant, an appropriate cross reference to the Submission version of the Plan. Please note that page numbers refer to the page numbers in the hard copy version of the Submitted Plan.
 - The modification proposed. Deletions are ~~striketroughs~~ and additions are in **bold and underlined**
 - Where necessary, the reasoning for the proposed amendment
 - The stage at which the Modification was proposed e.g. at submission, in response to the Inspector's Questions or in response to the Inspectors' Matters and Issues. The previous Modification Number is also provided.
 - Confirmation of whether the Inspector has accepted the modification. Where the Inspector has identified further work is required, the Council has proposed amendments to the relevant modifications.

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
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CHAPTER - VISION/ OBJECTIVES/ STRATEGIC POLICIES

1	Through out			References to Plan end date of 2034: 2034 2035	Update to reflect the proposed new end date of the Plan. To ensure a 15 year end period from adoption	In response to matters and issues June 2020	
2		Objective 8.2	23	Minimise carbon emissions and other pollution such as water, air, noise and light, and increase our resilience to the likely impact of climate change, especially flooding. <u>Lower energy use and support an increase in renewable energy use.</u> <u>Support growth in locations that help reduce the need to travel</u>	Additions to this Objective to reflect the importance of climate change following the declared climate change emergency (detailed in PSD25)	With response to inspectors questions May 2020 (PSD05- N57)	
3	n/a	4.9	27	<u>Contribute to tackling climate change</u>	Addition of new bullet point under paragraph 4.9 to reflect the importance of climate change following the declared climate change emergency (slight word change from PSD25)	With response to inspectors questions May 2020 (PSD05-N58)	
4	n/a	4.1	28	<u>The spatial strategy supports growth in locations that help reduce the need to travel such as the focus at Science Vale, Towns and larger villages as well as allocations adjacent to the City of Oxford. Appendix 16 of the Local Plan highlights all elements of the Local Plan where the Plan helps to minimise carbon emissions, lower energy use and help to reduce the need to travel.</u>	New paragraph 4.11 to reflect the importance of climate change following the declared climate change emergency. Reference to new Appendix 16 in the Local Plan.	With response to inspectors questions May 2020 (PSD05-N59)	

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5	STRAT1	n/a	28	<p><u>Contributing to tackling climate change</u></p>	New bullet point to reflect a key outcome of the strategy which helps to reflect the importance of climate change following the declared climate change emergency (detailed in PSD25)	With response to inspectors questions May 2020 (PSD05-N60)	
6	STRAT2		35	<p>1. During the plan period, provision will be made to meet the following requirements</p> <p>2. Housing requirements</p> <ul style="list-style-type: none"> • <u>South Oxfordshire Housing Requirement- 18,600 between 1 April 2011 and 31 March 2034</u>South Oxfordshire Housing Requirement 775 homes per year (17,825 between 1 April 2011 and 31 March 2034) • <u>4,950 homes addressing Oxford's unmet housing need</u>Addressing Oxford's contribution to the Growth Deal 495 homes per year (4,950 between 1 April 2021 and 31 March 2031) • <u>Total housing requirement for the plan period 23,550 homes</u>Total housing requirement for the plan period 22,775 homes • <u>The annual requirement is as follows:</u> <ul style="list-style-type: none"> • <u>2011/12 to 2025/26- 900 homes per annum.</u> • <u>2026/27 to 2031/32-1,120 homes per annum</u> • <u>2032/33 to 2034/35- 1,130 homes per annum.</u> <p>3. Employment land requirements</p>	Modification to account for extend plan period up to year 2035 and update with stepped requirement, supporting text will be updated in accordance with this update.	With response to inspectors questions May 2020 (PSD05-N1) and further amended with Matters and issues June 2020	

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				<p>South Oxfordshire Employment Requirement 37.5 39.1 hectares between 1 April 2011 and 31 March 2035</p> <p>4.37 To plan for the economic growth forecast in the 2014 SHMA, the SOELRA forecasts that between 33.2 to 35.9 hectares of additional employment land is required in the District over the period 2011 to 2033. As this employment forecast ends at 2033, to account for the additional years in the plan period, an additional requirement of between 1.5 3 to 1.63 3.26 hectares is required. This results in an additional requirement of between 34.7 36.2 and 37.5 39.1 hectares of employment land in the district over the period 2011 to 20345.</p>			
7	STRAT3		39	<p>Policy STRAT3: Didcot Garden Town</p> <p>1. Proposals for development within the Didcot Garden Town Delivery Plan Area will be expected to demonstrate how they positively contribute to the achievement of the Didcot Garden Town Principles as set out in Appendix 6.</p> <p><u>Within the Didcot Garden Town masterplan area the Local Plan will:</u></p> <p><u>Promote Didcot as the gateway to Science Vale;</u></p> <p><u>Encourage Identify Didcot as the focus of sustainable major new development for Science Vale;</u></p> <p><u>Support and the delivery of ambitious Green Infrastructure provision and plan safe, healthy and active spaces, supported by Policy ENV5;</u></p>	To be amended to refer to the specific land use alignment between the Didcot Garden Town Delivery Plan and the Local Plan	With response to inspectors questions May 2020 (PSD05-N2) and further amended with Matters and issues June 2020	

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				<p><u>Focus on enhancing rail services to Didcot, complemented by measures to expand enhance Didcot Parkway station and improve access by all sustainable modes of transport;</u></p> <p><u>Strike a balance to provide for housing growth balanced with and economic growth in Didcot;</u></p> <p><u>Assist in having policies supporting the acquisition of significant funding investment from the Housing Infrastructure Fund and safeguarding land to implement infrastructure schemes;</u></p> <p><u>Enable flexibility and resilience to plan for future changes, including changing community needs, addressing climate change impacts, supporting technology and scientific advances in infrastructure provision;</u></p> <p><u>Deliver Require infrastructure to unlock the ability for potential future opportunities development in Didcot Town Centre, Didcot and the wider area;</u></p> <p><u>Continue to build out Support the continued delivery of development in the Science Vale and Didcot Enterprise Zones;</u></p> <p><u>To deliver Didcot Garden Town, housing allocations at Didcot are made in Policy H2 New Housing in Didcot.</u></p> <p><u>Significant infrastructure improvements are committed to under Policy TRANS1b Supporting Strategic Transport Investment. Infrastructure will need to be in place to enable sites allocated in the Local Plan in and around Didcot to be delivered.</u></p> <p><u>Provision is made for employment at identified employment sites across Didcot in line with Policy EMP1 The Amount and Distribution of New B-class Employment Land and EMP4 Employment Land in Didcot.</u></p> <p><u>Didcot's role as a major town centre is established in Policy TC2 Retail Hierarchy.</u></p>			

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				<p><u>Proposals for development within the Didcot Garden Town Masterplan Area, as defined on the Policies Map and shown by Appendix 6, will be expected to demonstrate how they positively contribute to the achievement of the Didcot Garden Town Masterplan Principles (Figure 1).</u></p> <p><u>Figure 1 Didcot Garden Town Principles</u></p> <p><u>Design - The Garden town will be characterised by design that adds value to Didcot and endures over time; it will encourage pioneering architecture of buildings and careful urban design of the spaces in between, prioritising green spaces over roads and car parks. All new proposals should show the application of the council's adopted Design Guide SPD and demonstrate best practice design standards.</u></p> <p><u>Local Character - The Garden town will establish a confident and unique identity, becoming a destination in itself that is distinctive from surrounding towns and villages whilst respecting and protecting their rural character and setting. Didcot's identity will champion science, natural beauty, and green living, in part delivered through strengthened physical connections and active public and private sector collaboration with the Science Vale.</u></p> <p><u>Density and tenure - The Garden town will incorporate a variety of densities, housing types and tenures to meet the needs of a diverse community. This will include high density development in suitable locations, such as in central Didcot and near sustainable transport hubs; higher density development will be balanced by good levels of public realm and accessible green space. Professionally managed homes for private rent (also known as build to rent) could play an important role in meeting housing need.</u></p>			

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				<p><u>Transport and movement - The Garden town will reduce reliance on motorised vehicles and will promote a step-change towards active and public transport through the creation of a highly legible, attractive and accessible movement network and the appropriate location of housing, employment and leisure facilities. The Garden town will seek to improve opportunities for access to sport and physical activities through Sport England's active Design Principles. Cycling and pedestrian links between the Garden town, its surrounding villages, natural assets and the strategic employment sites will be enhanced.</u></p> <p><u>Heritage - The Garden town will conserve and enhance heritage assets, both designated and non-designated, within and adjacent to the development area. This includes the Scheduled Monuments of the settlement sites north of Milton Park and east of Appleford and any archaeological remains and historic landscapes and/ or landscape features identified in the Oxfordshire Historic environment record, the Oxfordshire Historic Landscape character assessment, other sources and/or through further investigation and assessment.</u></p> <p><u>Landscape and Green Infrastructure - New development in the Garden town will enhance the natural environment, through enhancing green and blue infrastructure networks, creating ecological networks to support an increase (or where possible achieve a net gain) in biodiversity and supporting climate resilience through the use of adaptation and design measures. The Garden town will also seek to make effective use of natural resources including energy and water efficiency, as well as exploring opportunities for promoting new technology within developments. Innovative habitat planting and food growing zones will characterise the Garden town and, in turn, these measures will support quality of life and public health.</u></p>			

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				<p><u>Social and community benefits - The planning of the Garden town will be community-focused, creating accessible and vibrant neighbourhoods around a strong town centre offer of cultural, recreational and commercial amenities that support well-being, social cohesion and vibrant communities. The Garden town will embrace community participation throughout its evolution. It will promote community ownership of land and longterm stewardship of assets where desirable.</u></p> <p>4.51 Additional planning policy for the Garden Town will complement and support the Local Plan. <u>Future</u> Garden Town policy is likely to come forward as an additional planning document for the Garden Town area: possibly as a Development Planning Document (such as within the next Local Plan) or as a Supplementary Planning Document. Because Didcot spans both the Vale of White Horse and South Oxfordshire District council areas, the Garden Town planning policy document will be developed through joint working and adopted by both councils.</p> <p><u>4.52 The Housing and Infrastructure fund awarded to Oxfordshire County Council of £218m will enable the delivery of infrastructure to support key sites in and around Didcot. This includes sites in Vale of White Horse District.</u></p>			

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		Chapter 12 Monitoring and Review	228	<table><tr><td>Policy</td><td>Indicator</td><td>Target</td></tr><tr><td><u>Policy STRAT3 Didcot Garden Town</u></td><td><u>Number of planning permission granted on major development sites contrary to Policy STRAT3</u></td><td><u>To ensure all relevant planning applications are granted in accordance with this policy</u></td></tr></table>	Policy	Indicator	Target	<u>Policy STRAT3 Didcot Garden Town</u>	<u>Number of planning permission granted on major development sites contrary to Policy STRAT3</u>	<u>To ensure all relevant planning applications are granted in accordance with this policy</u>	To account for modification in STRAT3	In response to matters and issues June 2020	
Policy	Indicator	Target											
<u>Policy STRAT3 Didcot Garden Town</u>	<u>Number of planning permission granted on major development sites contrary to Policy STRAT3</u>	<u>To ensure all relevant planning applications are granted in accordance with this policy</u>											
8	STRAT4	5	40	<u>ix. a statement on how the site / proposal contributes to low carbon development</u>	New bullet point under Section 5 of Policy STRAT4 to require consideration of development impacts on climate change to reflect the importance of climate change following the declared climate emergency. This applies only to Strategic allocations, but would be appropriate for all major development (see next modification)	With response to inspectors questions May 2020 (PSD05- N61)							

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
9	STRAT4	6(xi)	40	a statement on how the site / proposal contributes to low carbon development <u>including the incorporation of renewable energy on built development including solar energy schemes</u>	To strengthen the Plan's approach to climate change and specifically encourage the incorporation of renewable energy, including solar energy schemes at the strategic sites	In response to matters and issues June 2020	

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10	STRAT5	n/a	41	<p>1. Proposals for major residential development must should seek to optimise the density of development by achieving a achieve the following minimum-net densities within the following density ranges based on their location of the development in the District.</p> <table><tr><th>Location</th><th>Minimum Net density range (Dwellings per hectare)</th></tr><tr><td>Major centres and sustainable transport hubs</td><td></td></tr><tr><td>Didcot</td><td>50 to 70</td></tr><tr><td>Oxford</td><td>50 to 70</td></tr><tr><td>Reading</td><td>50 to 70</td></tr><tr><td>Market towns</td><td></td></tr><tr><td>Henley-on-Thames</td><td>45 to 50</td></tr><tr><td>Thame</td><td>45 to 50</td></tr><tr><td>Wallingford</td><td>45 to 50</td></tr><tr><td>Larger villages*</td><td>45 to 50</td></tr><tr><td>Smaller villages*</td><td>30 to 40</td></tr><tr><td>Other locations*</td><td>25 to 35</td></tr><tr><td>Strategic Allocations</td><td></td></tr><tr><td>Grenoble Road (STRAT11) and Northfield (STRAT12)</td><td>70</td></tr><tr><td>North of Bayswater Brook (STRAT13)</td><td>45</td></tr><tr><td>Berinsfield (STRAT10)</td><td>45</td></tr><tr><td>Chalgrove (STRAT7)</td><td>45</td></tr><tr><td>Culham (STRAT9)</td><td>45</td></tr><tr><td>Wheatley (STRAT14)</td><td>45</td></tr></table>	Location	Minimum Net density range (Dwellings per hectare)	Major centres and sustainable transport hubs		Didcot	50 to 70	Oxford	50 to 70	Reading	50 to 70	Market towns		Henley-on-Thames	45 to 50	Thame	45 to 50	Wallingford	45 to 50	Larger villages*	45 to 50	Smaller villages*	30 to 40	Other locations*	25 to 35	Strategic Allocations		Grenoble Road (STRAT11) and Northfield (STRAT12)	70	North of Bayswater Brook (STRAT13)	45	Berinsfield (STRAT10)	45	Chalgrove (STRAT7)	45	Culham (STRAT9)	45	Wheatley (STRAT14)	45	To ensure the policy is effective, has longevity and flexibility, and that the plan promotes a design-led approach that delivers the high quality of development possible.	In response to matters and issues June 2020 (superseding previous modifications PSD05-N3)	
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				<p><u>2. The appropriate density to be delivered within these ranges should be informed by:</u></p> <ul style="list-style-type: none"> <u>•The need to maximise the efficient use of land in accordance with Policy DES8: Efficient use of resources;</u> <u>•The need to achieve high quality design that respects local character;</u> <u>•Local circumstances and site constraints, including the required housing mix, and the need to protect the local environment, Areas of Outstanding Natural Beauty, heritage assets, and important landscape, habitats and townscape;</u> <u>•The site's current and future level of accessibility to local services and facilities by walking, cycling and public transport; and</u> <u>•The need to minimise detrimental impacts on the amenity of future and/or adjoining occupiers.</u> <p><u>3. Development proposals for these strategic allocations set out in policies STRAT7, STRAT9, STRAT10i, STRAT11, STRAT12, STRAT13 and STRAT14 should demonstrate they are maximising density without compromising the delivery of a high quality design.</u> this This should be set out as part of the comprehensive masterplan required by DES4: Masterplans for Allocated Sites and Major Development. <u>Given the size, function and location of the strategic allocations it may be more appropriate for these sites to create a new character rather than trying to reflect or scale up the existing local character</u></p>			

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				<p>2. 4. Where major development sites are subdivided to create separate development schemes, the site will be considered comprehensively, as a whole, and the Council will seek the appropriate density to be achieved across the entire site.</p> <p>3. 5. Proposals that do not <u>achieve meet a density standards within these ranges</u> will only be permitted where <u>they have been clearly justified. Applicants must demonstrate that a range of design solutions, including bespoke and innovative solutions, have been properly considered and discounted due to their adverse impact on local character or another one of the criteria set out at part 2 of this policy. Proposals seeking to deliver densities above the ranges set out will be permitted where they can demonstrate that a high quality design can be delivered that does not conflict with other policies in the plan or adversely impact the residential amenity of future and/or adjoining occupiers.</u></p> <p>4. 6. Proposals for minor residential development must demonstrate how they have achieved an efficient use of land. **These include policies in this plan relating to habitats sites (and those sites listed in paragraph 176 of the NPPF) and/or designated as Sites of Special Scientific Interest, an Area of Outstanding Natural Beauty; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63 of the NPPF); and areas at risk of flooding.</p>			

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
11	STRAT6	2	43	2. The Green Belt boundary has been altered to accommodate strategic allocations at STRAT8, STRAT9, STRAT10, STRAT11, STRAT12, STRAT13 and STRAT14, <u>where the development should deliver compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land, with measures supported by evidence of landscape, biodiversity or recreational needs and opportunities.</u> The boundaries of the reviewed Green Belt are identified on the proposed changes to the Green Belt boundary maps (see Appendix 4)."	In relation to strategic allocations, where a Green Belt boundary has been proposed to be altered, the Inspector in IC6 has asked for a draft wording alteration to require compensatory improvements. This will be applied to each relevant strategic policy. To correct the policy to refer to land that will have been removed from the green belt, reflecting the terminology that should apply following	In response to matters and issues June 2020	
		5	44	5. Where land is proposed to be <u>has been removed</u> from the Green Belt, new development should be carefully designed to minimise visual impact.			

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		4.59	43	<p>The plan proposes alterations to the Green Belt to accommodate our strategic allocations at Culham, Berinsfield, Grenoble Road, Northfield and Land north of Bayswater brook, Wheatley. These proposals are included at Appendix 4. The individual sections within the plan which are relevant to each of these strategic allocations, provide specific detail on the approach for its release. <u>The Policy requires compensatory measures to be delivered to remediate for the removal of land from the Green Belt. This is required by the National Planning Policy Framework at paragraph 138. Each relevant strategic allocation policy where Green Belt has been altered sets out requirements for the site and some of these measures could be considered as compensatory measures. Evidence on landscape, biodiversity or recreational needs with site specific recommendations and opportunities will also provide recommendations for enhancements that would deliver compensatory improvements on remaining Green Belt. The compensatory gain would be expected to be demonstrated through the individual site masterplans and secured through developer contributions if these enhancements are outside of the red line boundary of a planning application.</u></p>	the local plans adoption.		
12	STRAT 7, STRAT 8, STRAT 9, STRAT 10.	n/a	46 - 77	<p>Proposals...will be expected to deliver: · <u>Low carbon elements</u></p>	Consistent addition to all proposed large strategic allocation policies to reflect the importance of climate change following the declared climate emergency.	With response to inspectors questions May 2020 (PSD05-N62)	

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13	STRAT7	n/a	46	<p>Policy STRAT7: Land at Chalgrove Airfield</p> <p>Site area: 255 hectares</p> <p>1. Land within the strategic allocation at Chalgrove Airfield will be developed to deliver approximately 3,000 new homes with at least 2025 2,105 to be delivered within the plan period, 5 hectares of employment land, 3 pitches for Gypsies and Travellers and supporting services and facilities</p>	To account for the modified trajectory (Appendix 1)]	With response to inspectors questions May 2020 (PSD05-N63)	
		2(ix)	47	<p>to deliver all necessary transport infrastructure as set out in referring to the Infrastructure Delivery Plan, which is likely to include:</p>	To change how the IDP is referred to as requested by Oxfordshire County Council.	In response to matters and issues June 2020	

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		3(vi)	48	vi) respects the setting of the Listed Buildings and the Registered Battlefield (Battle of Chalgrove 1643). (<u>addresses heritage assets and their settings in accordance with Policies ENV6 to ENV10 of this Plan and the NPPF.</u>)	Partly influenced by Regulation 19 responses from Historic England, and to reflect other policy provision in the Plan	Submission Schedule of Modifications March 2019 (CSD13- N10)	Inspector identified further work was needed on this modification, further work has now been completed as shown.
			49	New Criterion- <u>Appropriate biodiversity measures in accordance with the NPPF.</u>			
			229	Monitoring and Review Chapter: To permit approximately 3,000 homes and deliver a minimum of 2025- <u>2,105</u> in the plan period	Amendment to indicator necessary as a result of proposed modifications to policy	With response to inspectors questions May 2020 (PSD05-N79)	

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14	STRAT8	2	52	Add to paragraph 2 of policy: The exact siting and phasing of the employment development must be agreed through the master planning and subsequent planning application process <u>including addressing any heritage assets and their settings in accordance with Policy ENV6 and the NPPF</u> .	Partly influenced by Regulation 19 responses from Historic England, and to reflect other policy provision in the Plan	Submission Schedule of Modifications March 2019 (CSD13-N11)	Inspector identified further work was needed on this modification, further work has now been completed as shown.
			52	New Criterion- <u>Appropriate biodiversity measures in accordance with the NPPF.</u>			
15	STRAT9	n/a	52	<p>Policy STRAT9: Land Adjacent to Culham Science Centre</p> <p>Site Area: 220 hectares 1.</p> <p>1. Land within the strategic allocation adjacent to Culham Science Centre, will be developed to deliver approximately 3,500 new homes, with approximately 1,850 2,100 homes within the plan period, a net increase of 7.3 hectares of employment land in combination with the adjacent Science Centre, 3 pitches for Gypsies and Travellers and supporting services and facilities.</p>	To account for the modified trajectory (Appendix 1)]	With response to inspectors questions May 2020 (PSD05-N64)	

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		4(iii)	54	Add to criteria iii: This shall be based on a landscape character, including historic landscape characterization <u>considering the contribution of the site to the setting of Oxford</u> , that preserve and enhance the surrounding Green Belt Way and River Thames long distance footpaths;	Partly influenced by Regulation 19 responses from Historic England, and to reflect other policy provision in the Plan	Submission Schedule of Modifications March 2019 (CSD13-N13)	Accepted
		4 vi	54	layout that takes into account the mineral safeguarding area to the north of the site and the amenity of future residents.'	It is not considered appropriate for the layout to take account of the minerals safeguarded areas as the development would be seperated from potential future mineral extraction by the A415	In response to matters and issues June 2020	
		New criteria 6	55	<u>Proposals will need to take account of policy EP5: Minerals Safeguarding Areas. This policy encourages developers to extract minerals prior to non-mineral development taking place, where this is practical and environmentally feasible.</u>	To acknowledge the minerals safeguarding area within the site and highlight the requirement to comply with Policy EP5	In response to matters and issues June 2020	
			55	New Criterion- <u>Appropriate biodiversity measures in accordance with the NPPF.</u>			
			229	Monitoring and Review Chapter:	Amendment to indicator	With response to	

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				To permit approximately 3,500 homes and deliver approximately 1,850 2,100 homes in the plan period	necessary as a result of proposed modifications to policy	inspectors questions May 2020 (PSD05-N80)	
16	STRAT10	4.79	56	Given this, the exceptional circumstances for releasing land from the Green Belt at Berinsfield are as follows: • the tenure mix of housing in Berinsfield is more unbalanced than in other parts of the district, with higher levels of social rent. Releasing land for development will help to rebalance the mix as well as provide further opportunities for employment and service provision; and • for Oxfordshire, the village scores highly on the Indices of Deprivation (2019), particularly in the <u>following domains: area of barriers to housing and services; o income; o employment; o education, skills and training; employment; income; including adult skills; and children and young people; and o the proximity of local services. access to housing, including affordability.</u> Development in this specific location will help to address these matters.	To clarify the domains of deprivation that Berinsfield scores highly on in the most recent Indices of Deprivation (2019)	With response to inspectors questions May 2020	
		4.84	57	In order to deliver the regeneration package the plan needs to allow for a sufficient number of homes to be built at the village. The development will also need to make sure it can mitigate its impact on the infrastructure network and will need to make contributions to some expensive projects, including the new River Thames bridge at Culham, the Clifton Hampden bypass, improvements to Golden balls roundabout and a new secondary school on the strategic allocation at Culham	Repetition of paragraph 4.89	Submission Schedule of Modifications March 2019 (CSD13-N14)	Accepted
		2(ix)	59	Amend ix: be accompanied by an archaeological assessment that considers the areas of <u>known and potential</u> archaeological constraint <u>interest of the site</u> in accordance with Policy ENV9 <u>and informs the development layout and form.</u>	Partly influenced by Regulation 19 responses from Historic England, and to reflect other policy provision in the Plan	Submission Schedule of Modifications March 2019 (CSD13-N17)	Accepted

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
		n/a	n/a	<p><u>Policy STRAT10: Berinsfield Garden Village</u></p> <p><u>1. Berinsfield Garden Village is defined as the existing village and any future development that is contiguous to the existing village including land within the strategic allocation in Policy STRAT10i: Land at Berinsfield Garden Village.</u></p> <p><u>2. All development within the Berinsfield Garden Village will meet the Garden Village principles as set out by the Town and Country Planning Association (TCPA) and in accordance with the Berinsfield Garden Village principles below:</u></p> <p><u>i) stewardship and legacy – a cared for garden village of attractive built and natural environments, healthy and accessible nurseries and classrooms with residents involved in managing space and facilities</u></p> <p><u>ii) forward thinking – a resilient garden village, masterplanned at a human scale that incorporates sustainable energy, adaptable homes and smart street lighting that avoids night sky light pollution</u></p> <p><u>iii) landscape led – a green garden village with a minimum 38 per cent usable green space in built up areas, minimum 10 per cent biodiversity net gain and design that responds visually to topography and aspect, multi-functional blue-green infrastructure with integrated SUDS from rooftop to attenuation</u></p> <p><u>iv) strong sense of place – a connected garden village that creates attractive walking and cycling links between the existing village, new development and the surrounding countryside</u></p> <p><u>v) healthy, vibrant community – a healthy garden village with integrated open space that incorporates ‘edible landscape’, orchards, allotments, natural play, private and community gardens, space for healthy lifestyles and social mixing, tenure blind housing and full integration of mixed tenure homes</u></p>	To account for Berinsfield’s Garden Village status awarded in June 2019	With response to inspectors questions May 2020 (PSD05-N65)	

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				<p>vi) <u>Sustainable transport and access – an accessible garden village that prioritises walking and cycling, well designed parking solutions, integrated public transport, built in capacity in homes, businesses and public space to enable innovative transport solutions and safe neighbourhoods with natural surveillance and smart lighting</u></p> <p>vii) <u>Attention to detail – a legible garden village that people can find their way in, through landmarks, character areas and waymarked routes, detailed design to make local trips more attractive on foot or by bike and use of high-quality materials and design</u></p> <p><u>This policy contributes towards achieving objectives 1,2, 4, 5, 6, 7 & 8</u></p>			
		n/a	58-60	<p>Policy STRAT10i: Land at Berinsfield Garden Village</p> <p>1. Land within the strategic allocation at Berinsfield Garden Village, will be developed to provide around 1,700 new homes, with 1,600 expected within the plan period, around 5 hectares of additional employment land and supporting services and facilities. The number of new homes should demonstrably support the regeneration of Berinsfield and the delivery of the necessary social infrastructure</p> <p>2. The proposals to develop land at Berinsfield will be expected to deliver:</p> <p>i) <u>Development in accordance with Policy STRAT10</u></p> <p>ii) <u>the entire cost of the necessary regeneration package, as set out in referring to the Infrastructure Delivery Plan, which is likely to include the refurbishment and expansion of the Abbey sports centre and library to accommodate new community facilities in a 'community hub'. This may include new premises for an expanded health centre or alternatively premises for a new health centre will be provided within the new development</u> including social, environmental, recreation, housing and public services infrastructure;</p>	To clarify the requirements of the policy including the necessary regeneration package, in order to address concerns from Inspectors raised in examination document IC4 and to update the school provision required on site.	With response to inspectors questions May 2020 (PSD05-N4) and in response to June 2020 matters and issues	

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				<p>iii) affordable housing provision and mix in accordance with Policy H9 <u>and a mix informed by robust local evidence that seeks to address existing local need as well as rebalance the mix of housing tenures across the Garden Village;</u></p> <p>iv) development densities in accordance with Policy STRAT5;</p> <p>iv) provide sufficient education capacity, which is likely to require one additional primary school provided on site, contributions to the enhancement of Abbey Woods Primary School, and contributions to <u>to be a total of two primary schools on site and a contribution to a new secondary school and Special Education Needs (SEN) provided off site;</u></p> <p>vi) provision of convenience floorspace that meets the day-today needs of the local community only without impacting on the vitality and viability of existing centres in accordance with Policy TC2 – Retail Hierarchy;</p> <p>vii) all necessary transport infrastructure as set out in the Infrastructure Delivery Plan, which is likely to include <u>the following as set out in the Infrastructure Delivery Plan:</u></p> <p>a. a new junction and access onto the A4074,</p> <p>b. upgrades to the existing A4074/A415 junction,</p> <p>c. contributions towards upgrading the A4074/B4015 junction at Golden Balls, the Clifton Hampden bypass, and the Thames road <u>River</u> crossing between Culham and Didcot Garden Town</p> <p>d. provision for excellent public transport facilities <u>including pump priming a scheduled bus service, with a minimum of two buses per hour between Berinsfield, Culham and Abingdon, with options to extend or vary services to Chalgrove and Didcot</u></p>			

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				<p>e. <u>high quality infrastructure to encourage cycling and walking, and provide links through the site and to adjacent employment and into the village of Berinsfield and to other surrounding locations including Culham; specifically (but not limited to) improving the existing pedestrian / cyclist infrastructure along the A415 from Berinsfield to Culham, and providing for a cycle route from Berinsfield to Oxford</u></p> <p>viii) provide an integrated network of green infrastructure that links locally important wildlife sites and the enhancement of ecologically important habitats including areas of woodland and open space provision as set out in the Infrastructure Delivery Plan;</p> <p>viii) be accompanied by <u>an accompanying</u> minerals assessment that considers if minerals can be extracted and used in accordance with Policy EP5; and</p> <p>ix) be accompanied by <u>an accompanying</u> archaeological assessment <u>evaluation</u> that considers the areas of known and potential archaeological interest of the site in accordance with Policy ENV9 and informs the development layout and form.</p> <p>3. The proposed development at Berinsfield will deliver a scheme in accordance with an agreed comprehensive masterplan taking into consideration the concept plan. The masterplan must be prepared in collaboration and agreed with the Local Planning Authority. The proposals will be expected to deliver a masterplan that demonstrates:</p> <p>i) appropriate landscaping throughout the site, including a new permanent defensible landscaped edge to protect the Oxford Green Belt, while still maintaining a sense of permanent openness between Berinsfield and Drayton St Leonard, and maintaining key views to the Chiltern Hills and Wittenham Clumps;</p>			

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				<p><u>ii)</u> no greater land-take of greenfield land than is necessary to deliver the required regeneration and other relevant policy requirements. Any part of the developable greenfield area that is not required for housing or related infrastructure should provide green infrastructure including planting to contain the settlement edge</p> <p><u>iii)</u> That it has taken account of the archaeological desk-based assessment-evaluation and identified an appropriate scheme of mitigation, including the physical preservation of significant archaeological features and their setting, where appropriate</p> <p>4. The number and phasing of homes to be permitted and the timing of the housing delivery linked to the planned infrastructure needs to be informed by further evidence as per the requirements of other policies in the plan including Policy TRANS4. This will be agreed (and potentially conditioned) through the planning application process, in consultation with the relevant statutory authority.</p> <p>5. Land at Berinsfield is proposed to be removed from the Green Belt and inset as a Garden Village settlement as shown on the Green Belt Inset Plan (Appendix 4) and specifically to enable this development to be brought forward.</p>			
			60	New Criterion- <u>Appropriate biodiversity measures in accordance with the NPPF.</u>			

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
17	STRAT11	4.96	61	There will be some Green belt harm from releasing this site for development. However, the exceptional circumstances for releasing this land justify this harm. These include: (a) •The development of this site will help to provide for Oxford City's unmet housing need, including affordable housing need, close to where that need arises;	To ensure that the role of the Grenoble Road site in providing for Oxford City's unmet housing need, is recognised as a local level exceptional circumstance.	In response to matters and issues June 2020	
		4.96	61	Policy Strat11 includes mitigation measures to require the creation of <u>maintain a sense of openness between</u> the site and surrounding villages.	This proposed modification will clarify the relationship of the supporting text and Part 3 ii) of Policy STRAT11.	In response to matters and issues June 2020	
		n/a	63	1. Land within the strategic allocation at Grenoble Road will be developed to deliver approximately 3000 new homes, 1700 <u>2,480</u> within this Plan period, provide approximately 10 hectares of employment land extending the Oxford Science Park, a Park and Ride site adjacent to the A4074 and supporting services and facilities. vii) sufficient education capacity, likely to be on-site primary school provision of two <u>one 2-form 3-form</u> entry primary schools, 10.55 hectares for a secondary school with an initial capacity of 600 students and this should have the capability to expand to meet future needs and appropriate contributions towards Special Education Needs (SEN);	To account for the modified trajectory (Appendix 1) [PSD24] and the updated to the Education Topic Paper [PSD9] the Council would recommend a modification to STRAT11 and the reference to STRAT11 in the Local Plan monitoring and review	With response to inspectors questions May 2020 (PSD05-N67)	
		2(vii)	64	Amend vii: sufficient education capacity, likely to be on-site primary school provision of two 2-form entry primary schools, 10.55 hectares for a <u>one new 8 form entry</u> secondary school with an initial capacity of 600 students and this should have the capability to expand to meet future needs sixth form and appropriate contributions towards Special Education Needs (SEN);	To reflect IDP	Submission Schedule of Modifications March 2019 (CSD13-N20)	Accepted

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
		2(ix)	64	Add new criteria c: <u>improvements to highway infrastructure in the vicinity of the site</u>	To reflect IDP and consistency with other STRAT policies	Submission Schedule of Modifications March 2019 CSD13-N21)	Accepted
		3	64	The masterplan must be prepared in collaboration and agreed with the Local Planning Authority <u>and Oxford City Council</u> .	In order to ensure that the policy is effective so links to the City can be agreed in consultation	In response to matters and issues June 2020	
		3(ii)	64	a landscaped urban edge can be created to the south of the site to provide a transition into the wider landscape through woodland planting. The landscape planting s h o u l d create a strong and defensible edge to Oxford, and create a permanent sense of openness between the site and Nuneham Courtenay, Marsh Baldon, Toot Baldon and Garsington <u>and green infrastructure only should be provided on land to the south of Minchery Farmhouse to respect the setting of the Grade II* listed farmhouse;</u>	Partly influenced by Regulation 19 responses from Historic England, and to explain the indicative concept plans provisions more clearly	Submission Schedule of Modifications March 2019 CSD13-N22)	Accepted
			65	New Criterion- <u>Appropriate biodiversity measures in accordance with the NPPF.</u>			
			230	To permit approximately 3000 homes and deliver approximately 1700 2,480 homes in the plan period.	Amendment To STRAT11 to reflect new site capacity.	With response to inspectors questions May 2020 (PSD05-N82)	

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
18	STRAT12	4.103	65	An urban extension on the southern edge of Oxford will promote a sustainable form of development that will in part, assist the city in addressing its housing commitments of the Oxfordshire Growth Deal.- <u>Northfield is well located for access to employment and services within walking and cycling ranges and the B480 is an existing public transport corridor. There are opportunities to provide improved transport links.</u>	In order to provide additional information about this site from a transport point of view and highlight the opportunity for good transport links the site presents. The supporting text currently has no reference to the transport advantages of allocating this site, and therefore these modifications will ensure the policy is both effective and consistent with other proposed allocations.	In response to matters and issues June 2020	
		4.105	65	Delete last sentence of 4.105 In line with the concept Plan below	Unnecessary reference	Submission Schedule of Modifications March 2019 (CSD13-N23)	Accepted

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
		4.106	65	The development would be required to mitigate its impact on the local infrastructure as per the policy requirements below. Developer funding would be expected to contribute towards enabling primary healthcare services to deal with patient growth associated with development and local upgrades to the existing water network and water supply infrastructure <u>as well as a range of other matters such as transport.</u>	In order to provide additional information about this site from a transport point of view and highlight the opportunity for good transport links the site presents. The supporting text currently has no	In response to matters and issues June 2020	
		2(iii)	66	Amend 2(iii) sufficient educational capacity likely to be a new 3-form entry primary school and appropriate contributions towards an other or off-site secondary school and Special Education Needs (SEN);	Clarity	Submission Schedule of Modifications March 2019 (CSD13-N24)	Accepted
		vi		all necessary transport improvements through direct mitigation or contributions to new and improved infrastructure, as set out in <u>referring to</u> the Infrastructure Delivery Plan, which is likely to include	To change how the IDP is referred to as requested by Oxfordshire County Council.	in response to matters and issues June 2020	
		(vi)a		provision and contribution towards cycling and walking infrastructure <u>and the public rights of way</u> network on and off site ensuring the site is well connected to Oxford City, and appropriate surrounding villages	To ensure good connectivity	in response to matters and issues June 2020	

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
		2(vi) b	67	contributions towards the financial costs of the engineering works to a scheme to improve the B480 route towards Cowley for buses, <u>pedestrians and cyclists</u> ;	These are proposed following agreement in discussions during preparation of a statement of common ground with Oxfordshire County Council, which is to follow. The modification ensures the information in the Policy regarding transport improvements is accurate thus ensuring the policy is effective and sound.	In response to matters and issues June 2020	
		2(vi) c	67	provision of infrastructure/financial support for Eastern Arc-Culham-Science Vale bus service (assumed access point near Oxford Rd/Watlington Road junction);	The access point for this site will be determined at the planning application stage, therefore are proposing to remove this reference.	In response to matters and issues June 2020	

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
		2(vi)	67	Add criteria e: <u>upgrades to the existing junctions on the Oxford Eastern bypass (A4142), including Cowley junction.</u>	These are proposed following agreement in discussions during preparation of a statement of common ground with Oxfordshire County Council, which is to follow. The modification ensures the information in the Policy regarding transport improvements is accurate thus ensuring the policy is effective and sound.	In response to matters and issues June 2020	
		3	67	The masterplan must be prepared in collaboration and agreed with the Local Planning Authority <u>and Oxford City Council.</u>	In order to ensure that the policy is effective so links to the City can be agreed in consultation	In response to matters and issues June 2020	
			68	New Criterion- <u>Appropriate biodiversity measures in accordance with the NPPF.</u>			

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
19	STRAT13	4	68	<u>Archaeological evaluation will need to be undertaken ahead of the determination of any planning application in order to assess the significance of deposits in line with the NPPF (2019). A scheme of appropriate mitigation will be required following this evaluation including the physical preservation of significant archaeological features and their setting where appropriate.</u>	This modification is proposed to reflect the archaeological potential on site, and thus ensure the policy is sound	In response to matters and issues June 2020	
		4.110	69	A designated Oxford view cone lie directly to the west of the site. This area is safeguarded <u>identified</u> for access only and is not proposed to be inset from the Green Belt.	To clarify that terminology should not be confused with formal safeguarding	Submission Schedule of Modifications March 2019 (CSD13-N26)	Accepted
		4.111	69	Sidlings copse and college Pond SSSI and Wick copse ancient Woodland are located directly to the north of the site. These are fragile sites comprising rare habitats which could suffer under increased visitor pressure. Other potential indirect impacts of development, such as impacts on hydrology and air pollution and nutrient deposition, also need to be considered and managed. <u>The masterplanning of any development here should take into account the recommendations of the Council's Ecological Assessment and a detailed hydrological assessment to understand the developments effects on the SSSI must be completed prior to masterplanning.</u>	To add reference in the supporting text to important evidence that has recommendations referred to in the Policy.	With response to inspectors questions May 2020 (PSD05-N68)	
		4.115	69	Road capacity to the east of Oxford is already under significant pressure, particularly along the A40 and the Headington roundabout. There is currently insufficient road capacity to support new, direct road access between the site and the A40 west of the Barton Park site. <u>Therefore, it is anticipated that the main access for the site will come via a remodelling of the Marston interchange with an additional access onto Bayswater Road which will be improved so that the access is safe.</u>	To make the need for an access point at the Marston interchange clear and to help address OCC's concerns regarding access	In response to matters and issues June 2020	

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
		2	71	iii) sufficient educational capacity likely to be a 2-form 1.5-form entry primary school including early years provision, appropriate contributions towards an off-site secondary school and Special Educational Needs (SEN);	To account for updates to the Education topic paper [PSD9]	With response to inspectors questions May 2020 (PSD05-N69)	
		2(vi)(a)	71	a. provision of high quality pedestrian, cycle and public transport access and connectivity to Oxford City Centre and other major employment locations, particularly the John Radcliffe Hospital hospitals and Oxford Science and Business Parks	For accuracy and clarity	In response to matters and issues June 2020	
		2(ix)	72	<u>ix) appropriate air quality mitigation measures to minimise impacts on the Oxford AQMA as demonstrated through an appropriate Air Quality Screening Assessment</u>	To ensure consistency with other edge of Oxford allocations and address any potential issues with air quality in the vicinity to the Oxford AQMA	In response to matters and issues June 2020	
		3	72	The masterplan must be prepared in collaboration and agreed with the Local Planning Authority and Oxford City Council .	In order to ensure that the policy is effective so links to the City can be agreed in consultation	In response to matters and issues June 2020	

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
		3(ii)	72	Proposals will be required-expected to deliver a masterplan that has been informed by detailed landscape, visual, heritage and ecological impact assessments and demonstrates an appropriate scale, layout and form that:... ii) <u>includes a landscape buffer between the development and Wick Farm, as well as incorporating high quality design to</u> conserves <u>preserves</u> or enhance s the significance of listed buildings and <u>their settings, both</u> structures within and surrounding the site, and the appreciation of that significance, and preserves or enhances their settings <u>in accordance with Policy ENV7</u> ”.	In order to strengthen the approach to mitigate issues regarding listed buildings and so that so that the recommendations of the HIA [BHE03.1] are fully addressed.	Submission Schedule of Modifications March 2019 (CSD13-N29)	Inspector identified further work was needed on this modification, further work has now been completed as shown.
		3(ix) d	73	retains and incorporates existing public rights of way, <u>improves and extends public rights of way where appropriate</u> , and supports movement through the site and into adjoining areas by walking and cycling	To ensure good connectivity	In response to matters and issues June 2020	

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
		4	73	An archaeological assessment will need to be <u>evaluation was</u> undertaken <u>during 2020</u> before the <u>preparation of the masterplan</u> . determination of any planning application for this site. Following this assessment, a <u>A</u> scheme of appropriate mitigation should be established, to include the physical preservation of significant archaeological features and their setting where appropriate .	To reflect evidence required for this site. An amendment to section 4 of STRAT13 which deals with archaeology to reflect the latest information as agreed through the SOCG with OCC *a previous amendment (CSD13-N30)	In response to matters and issues June 2020 (superseding CSD13-N30)	Accepted *
			73	New Criterion- <u>Appropriate biodiversity measures in accordance with the NPPF.</u>			
20	STRAT14	4.119	73	Wheatley is the only Larger Village which is inset from the Green Belt where a Neighbourhood Development Plan is being prepared. According to current national planning guidance, a NDP can make detailed amendments to the Green Belt boundary where the Local Planning authority sets the need. <u>The preparation of the Wheatley NDP (2019-2034) overtook the production of this Local Plan so has been examined in advanced of this Local Plan. This meant that the NDP (2019-2034) was unable to make detailed amendments to the Green Belt. The council is committed to supporting Wheatley and their ambitions for a review of their Neighbourhood Development Plan, The Wheatley Neighbourhood Plan will be reviewed within two year of the adoption of the Local Plan to release land from the Green Belt, to enable the allocation of land for mixed use development.</u>	Modifications the the supporting text to clarify the position of the Wheatley NDP.	With response to inspectors questions May 2020 (PSD05-N70)and further amended June 2020	

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
		4.123	74	The site was granted outline planning permission for up to 500 dwellings. Additional Housing on this site could help sustain current bus service provision on the A40/Oxford corridor and other village facilities. The A40 is a potential barrier to movement by sustainable modes; there will be a need for good cycle and There are limited opportunities to redevelop existing land within the inset boundary walking links to the village centre and primary school to encourage active and healthy travel. Improved cycle links to Oxford City will also be needed to encourage travel to employment, further education and other services by sustainable modes.	Modifications to the supporting text to respond to IC5 (May 2020) to better reflect the terms of the recent planning permission on site.	With response to inspectors questions May 2020	
		4.125	75	The north -western, undeveloped part of the site is particularly sensitive in landscape and heritage terms. There is a scheduled monument within this part of the site. The open parkland is a particularly important part of the setting to surrounding listed buildings, notably the former deer park to Holton Park. There are trees within the site directly connected to its historic parkland use, a high number of which are the subject of a tree preservation order. It is also possible that archaeological deposits may survive within the less disturbed parts of the site. Built development should therefore focus on the less sensitive, eastern part of the site.	Modifications to the policy text to better reflect the terms of the recent planning permission on site.	With response to inspectors questions May 2020 and further amended in response to IC9	
		4.126	75	The development capacity of the site is constrained by primary education capacity in Wheatley. There is limited potential for primary school provision to be extended at present. Therefore, taking into consideration new homes that are likely to be delivered through the Wheatley Neighbourhood Development Plan, the number of new homes to come forward on the Wheatley Campus site will need to reflect available primary education capacity.	Modifications to the supporting text to respond to IC5 (May 2020) to better reflect the terms of the recent planning permission on site.	With response to inspectors questions May 2020	

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
		1	76	1. Land within the strategic allocation at Wheatley Campus will be developed to deliver at least 300 approximately 500 new homes within the plan period. Development should be focused on the previously developed and eastern and central parts of the site. <u>Development on the undeveloped north-western part of the site will not be considered appropriate.</u> In general, development on the undeveloped, western part of the site will not be considered appropriate with the exception of an access route and functional green space (including playing pitches) where their layout and design is sensitive to heritage assets, landscape and protected trees.	Modifications to the policy text to better reflect the terms of the recent planning permission on site	With response to inspectors questions May 2020 and further amended in response to IC9	
		2	76	iv) all necessary transport infrastructure as set out in the Infrastructure Delivery Plan, which is likely to include: a. cycling and walking links to the centres of Holton and Wheatley and to the primary school; b. cycle link improvements to Oxford City, to ensure the route is a safe and attractive travel option; c. pedestrian and vehicular access to the east, with at least emergency, pedestrian, cycle and bus access to the west; d. Support for accessible and well-connected bus services through the site; accessible green infrastructure and open space provision as set out in the IDP; v) a programme of archaeological evaluation and mitigation to be undertaken ahead of the preparation of the masterplan any development; and	Modifications to the policy text to better reflect the terms of the recent planning permission on site	With response to inspectors questions May 2020 and further amended with Matters and issues June 2020. (superseding CSD13 mod number 31 and 32)	
		2(v)	77	Amend 2(v) a programme of archaeological evaluation and mitigation to be undertaken ahead of <u>the preparation of the masterplan</u> any development; and	In response to OCC Regulation 19 response	Submission Schedule of Modifications March 2019	Accepted
			77	New Criterion- <u>Appropriate biodiversity measures in accordance with the NPPF.</u>			

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
21	HEN1			<p>1. The Council will support development proposals that:</p> <p>i) are in accordance with the Joint Henley-on-Thames and Harpsden Neighbourhood Development Plan or any subsequent made replacement of that Plan; <u>deliver homes in accordance with Policy H3;</u></p> <p>ii) strengthen the retail offer within Henley Town Centre;</p> <p>iii) enhance the town's environment and conserve and enhance the town's heritage</p> <p>iv) strengthen and improve the attraction of Henley-on-Thames for visitors and</p> <p>v) improve accessibility, car parking in the Town Centre, and pedestrian and cycle</p> <p>vi) improve employment opportunities at existing employment sites and identify</p> <p>vii) address air quality issues; viii) support Henley College and Gillotts School to meet their accommodation needs.</p>	In order to address concerns from Inspectors raised in examination document IC4	With response to inspectors questions May 2020 (PSD05-N5)	
		4.132		<p>4.132 The joint Henley-on-Thames and Harpsden Neighbourhood Development Plan was made in April 2016 and sets out planning policies for the town, including housing allocations. <u>It forms part of the Development Plan for South Oxfordshire. The Council encourages landowners to discuss development proposals with the Town Council and neighbourhood planning group to attain support for the scheme, if possible, prior to submitting a planning application.</u></p>	In order to address concerns from Inspectors raised in examination document IC4	With response to inspectors questions May 2020 (PSD05-N6)	
22	TH1			<p>The Council will support development proposals that:</p> <p>i) are in accordance with the Thame Neighbourhood Development Plan or any subsequent made replacement of that Plan; <u>deliver homes in accordance with Policy H3;</u></p> <p>ii) strengthen the retail offer within Thame Town Centre;</p> <p>iii) improve the attraction of Thame for visitors and businesses;</p> <p>iv) improve accessibility, car parking, pedestrian and cycle links;</p> <p>v) support schemes that enhance the quality of the town's environment and conserve and enhance the town's heritage assets;</p>	In order to address concerns from Inspectors raised in examination document IC4	With response to inspectors questions May 2020 (PSD05-N7)	

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				vi) provide new employment opportunities and improve the stock of existing vii) provide new, or enhanced community facilities that meet an identified need.			
		4.136		4.136 Thame was one of the first places in the country to have a Neighbourhood Development Plan, with their plan was made in July 2013 <u>and sets out planning policies for the town including housing allocations. It forms part of the Development Plan for South Oxfordshire. The Council encourages landowners to discuss development proposals with the Town Council and neighbourhood planning group to attain support for the scheme, if possible, prior to submitting a planning application.</u>	In order to address concerns from Inspectors raised in examination document IC4	With response to inspectors questions May 2020 (PSD05-N8)	
23	WAL1			<p>1. The Council will support development proposals that:</p> <p>i) that have regard to a Wallingford Neighbourhood Development Plan appropriate to its stage in the plan making process; <u>deliver homes in accordance with Policy H3;</u></p> <p>ii) support measures that improve the attraction of Wallingford for visitors with emphasis on the River Thames and the towns' heritage;</p> <p>iii) support the market place as a focal hub;</p> <p>iv) improve accessibility, car parking in the town centre, pedestrian and cycle links;</p> <p>v) provide new employment opportunities and improve the stock of existing</p> <p>vi) support schemes that enhance the town's natural and historic environment and conserve and enhance the town's heritage assets;</p> <p>vii) address air quality issues in the town centre.</p>	In order to address concerns from Inspectors raised in examination document IC4	With response to inspectors questions May 2020 (PSD05-N9)	

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
		4.14		<p>4.140 Members of Wallingford community are in the process of preparing a The Wallingford Neighbourhood Development Plan is currently under preparation and that will contain planning policies for the town including possibly allocating sites for housing. Like all planning policy documents, the Neighbourhood Development Plan will gather increasing weight as a material consideration the further it gets through the process. Full weight can be given to the plan wWhen it is made,,- This also applies to a review of the Neighbourhood Development Plan. <u>it will form part of the Development Plan for South Oxfordshire. The Council encourages landowners to discuss development proposals with the Town Council and neighbourhood planning group to attain support for the scheme, if possible, prior to submitting a planning application</u></p>	In order to address concerns from Inspectors raised in examination document IC4	With response to inspectors questions May 2020 (PSD05-N10)	

CHAPTER DELIVERING NEW HOMES

Ref	Policy No.	Para No./Section	Page No.	Main Modification			Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod																																																
24		Table 5b	85		<table><tr><th>Neighbourhood Development Plan</th><th>Net number of dwellings</th></tr><tr><td>Towns</td><td></td></tr><tr><td>Henley-on-Thames</td><td>500</td></tr><tr><td>Thame</td><td>775</td></tr><tr><td>Larger Villages</td><td></td></tr><tr><td>Benson</td><td>561 541</td></tr><tr><td><u>Chalgrove</u></td><td><u>320</u></td></tr><tr><td>Chinnor</td><td>0</td></tr><tr><td><u>Cholsey</u></td><td><u>189</u> 0</td></tr><tr><td><u>Goring</u></td><td><u>94 (+10 to 16)*</u></td></tr><tr><td>Sonning Common</td><td>195 (+34)*</td></tr><tr><td>Watlington</td><td>260</td></tr><tr><td>Woodcote</td><td>76</td></tr><tr><td>Smaller Villages</td><td>-</td></tr><tr><td><u>Brightwell-cum-Sotwell</u></td><td>67</td></tr><tr><td>Dorchester-on-Thames</td><td>0</td></tr><tr><td><u>East Hagbourne</u></td><td><u>0</u></td></tr><tr><td><u>Little Milton</u></td><td><u>0</u></td></tr><tr><td><u>Long Wittenham</u></td><td>0</td></tr><tr><td><u>The Baldons</u></td><td>15</td></tr><tr><td><u>Warborough and Shillingford</u></td><td>29</td></tr><tr><td>Other Villages</td><td></td></tr><tr><td><u>Berrick Salome</u></td><td><u>0</u></td></tr><tr><td><u>Pyrton</u></td><td><u>0</u></td></tr></table>	Neighbourhood Development Plan	Net number of dwellings	Towns		Henley-on-Thames	500	Thame	775	Larger Villages		Benson	561 541	<u>Chalgrove</u>	<u>320</u>	Chinnor	0	<u>Cholsey</u>	<u>189</u> 0	<u>Goring</u>	<u>94 (+10 to 16)*</u>	Sonning Common	195 (+34)*	Watlington	260	Woodcote	76	Smaller Villages	-	<u>Brightwell-cum-Sotwell</u>	67	Dorchester-on-Thames	0	<u>East Hagbourne</u>	<u>0</u>	<u>Little Milton</u>	<u>0</u>	<u>Long Wittenham</u>	0	<u>The Baldons</u>	15	<u>Warborough and Shillingford</u>	29	Other Villages		<u>Berrick Salome</u>	<u>0</u>	<u>Pyrton</u>	<u>0</u>		Update the table with NP adopted since submission and relevant allocation numbers, supporting text will be updated in accordance with this update	In response to matters and issues June 2020	
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Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
25	H1	n/a	86	<p>1. Housing Residential development (including general market housing and affordable housing within land use class C3, institutional accommodation for older people within land use class C2, and residential caravan and mobile home development) where need is demonstrated will be permitted at strategic allocations, smaller sites allocated or carried forward in by this Plan and on sites that are allocated by Neighbourhood Development Plans. Where Neighbourhood Development Plans are not progressed in larger villages and market towns, planning applications will be considered against the housing delivery targets for the towns and larger villages set out as identified in Policies H3 and H4 of this in this Plan.</p> <p>2. The Development Plan contains a range of site types and sizes that will be developed with different time scales and that are dependent on different infrastructure. The Council has developed a detailed development trajectory (shown at Appendix 8) that will provide the annual delivery targets for this plan period.</p> <p>3. Housing Residential development on sites not allocated in the development plan will only be permitted where:</p> <ul style="list-style-type: none"> i. it is for affordable housing on a rural exception site in accordance with Policy H10; or ii. it is appropriate infilling development within the existing built up areas of towns and larger villages as defined in the settlement hierarchy (shown in Appendix 7); or iii. infilling and brownfield sites within smaller and other villages as defined in the settlement hierarchy; or iv. it is brought forward through a community right to build order; or 	<p>Inspector's recommendations for the policies IC2. An additional clause is also proposed to bring the policy into accordance with NPPF Para 79e.</p> <p>Officer modification is the addition of Boat Dwellers.</p>	With response to inspectors questions May 2020 (PSD05-N11)	Inspector identified further work was needed on this modification, further work has now been completed as shown.

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				<p>v. there are other specific exceptions/circumstances defined in a Neighbourhood Development Plan and/or Neighbourhood Development Orders; or</p> <p>vi. it is a proposal involving the sensitive, adaptive re-use of vacant or redundant building(s). Provided that the building(s) in question are proven to not be in a viable use as required by other policies of this Plan. <u>It would bring redundant or disused buildings into residential use and would enhance its immediate surroundings; or</u></p> <p>vii. <u>The design is outstanding or innovative and of exceptional quality and would significantly enhance its immediate setting.</u></p> <p>4. On sites that are not allocated in the development plan, housing development and Conversions of vacant or redundant buildings to dwellings residential use and the residential development of will be permitted on previously developed land will be permitted where the proposed development that is within and or adjacent to the existing built up areas of towns, larger villages and smaller villages provided that it does not conflict with other policies in the Development Plan. In other locations, the potential to develop previously developed land will be balanced considered alongside against other policies of the Development Plan, particularly with reference to safe and sustainable access to services and facilities and safeguarding the natural and historic environment. <u>The residential development of previously developed land will be permitted within and adjacent to the existing built up areas of towns, larger villages and smaller villages. The Council will also support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.</u></p> <p>5. Proposals that will bring empty housing back into residential use will also be encouraged.</p>			

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				<p>6. The Council will support development which provides for the residential needs of for all parts of our community, including Gypsies, Travellers, Travelling Showpeople and caravan dwellers <u>and boat dwellers</u>. Proposals for new residential caravan and mobile home sites <u>to accommodate people who do not meet the planning definition for Gypsies and Travellers set out in Planning Policy for Traveller Sites 2015, or legacy definition</u>, will be considered in accordance with <u>this policy</u> the housing policies of the Development Plan. Planning permission for single residential caravans or mobile homes will only be given in exceptional circumstances and on a temporary and personal basis.</p>			

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod																								
26		5.11 table 5c	86	<p><i>/Table 5c: Expected sources of housing supply</i></p> <table><tr><td>Supply of new homes to come forward</td><td>Net number of dwellings to 2034 2035</td></tr><tr><td>Committed components of housing supply</td><td>15,726 16,280</td></tr><tr><td>Completions</td><td>4,364 7,178</td></tr><tr><td>Commitments (as at 30-September-2018 1 April 2020)</td><td>11,362</td></tr><tr><td>Sites under construction, with planning permission and allocations carried forward from the Local Plan 2011 and Core Strategy</td><td>9,102</td></tr><tr><td>New components of housing supply</td><td>12,739 13,696</td></tr><tr><td>New strategic allocations delivering in the plan period</td><td>10,375 11,785</td></tr><tr><td>Outstanding Market Town allocations to be made through Neighbourhood development plans</td><td>519 454</td></tr><tr><td>Outstanding Larger Village allocations to be made through Neighbourhood Development Plans</td><td>499 211</td></tr><tr><td>Nettlebed allocations</td><td>46</td></tr><tr><td>Windfall allowance</td><td>1300 1,200</td></tr><tr><td>Total</td><td>28,465 29,976</td></tr></table>	Supply of new homes to come forward	Net number of dwellings to 2034 2035	Committed components of housing supply	15,726 16,280	Completions	4,364 7,178	Commitments (as at 30-September-2018 1 April 2020)	11,362	Sites under construction, with planning permission and allocations carried forward from the Local Plan 2011 and Core Strategy	9,102	New components of housing supply	12,739 13,696	New strategic allocations delivering in the plan period	10,375 11,785	Outstanding Market Town allocations to be made through Neighbourhood development plans	519 454	Outstanding Larger Village allocations to be made through Neighbourhood Development Plans	499 211	Nettlebed allocations	46	Windfall allowance	1300 1,200	Total	28,465 29,976	Table updated as housing trajectories updated, supporting text will be updated in accordance with this update	In response to matters and issues June 2020 (superseding PSD05-N91)	
Supply of new homes to come forward	Net number of dwellings to 2034 2035																														
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Total	28,465 29,976																														
27	H2		88	<p>Policy H2: New Housing in Didcot</p> <p>1. At Didcot, provision will be made for around 6,500* 6,399 new homes between 2011 and 20342035. This provision will be at:</p> <table><tr><td>Location</td><td>Indicative Dwelling Capacity</td></tr><tr><td>Ladygrove East (saved from the Local Plan 2011) (H2a)</td><td>642</td></tr><tr><td>Didcot North East (saved from the Core Strategy) (H2b)</td><td>2030</td></tr><tr><td>Great Western Park (saved from the Local Plan 2011 (H2c)</td><td>2587</td></tr></table>	Location	Indicative Dwelling Capacity	Ladygrove East (saved from the Local Plan 2011) (H2a)	642	Didcot North East (saved from the Core Strategy) (H2b)	2030	Great Western Park (saved from the Local Plan 2011 (H2c)	2587	To take into account of planning permissions granted in Didcot for 166 homes, planning applications number P16/S3609/O and P18/S0719/RM	With response to inspectors questions May 2020 (PSD05-N12) and amended June 2020 with matters and issues																	
Location	Indicative Dwelling Capacity																														
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				<p>Vauxhall Barracks (saved from the Core Strategy) (H2d) 300</p> <p>Orchard Centre Phase 2 remaining site (saved from the Core Strategy) (H2e) 300</p> <p>New: Didcot A (H2f) 270</p> <p>New: Didcot Gateway (H2g) 300</p> <p>New: Land South of A4130 (H2i) 166</p> <p>New: Hadden Hill (H2h) 74</p> <p>Total 6,503 6,399</p> <p>5.13 the supply of sites to deliver 6,500 around 6,670 homes at Didcot is shown in Policy H2. as outlined in Policy Strat3, all. All development will be expected to be delivered following the Masterplan Principles of the Didcot Garden Town set out in Policy STRAT3 and figure 1. Some of the sites in the centre of Didcot have the potential to deliver at a higher density than shown here – and hence these are indicative numbers of homes – but this will be further explored through the work on the delivery of the Garden Town where opportunity sites around Orchard Centre Phase II, Rich’s Sidings, Broadway the Jubilee Roundabout and Didcot Gateway are expected to be developed.</p>			

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
		n/a	88	<p>Add new paragraph 2:</p> <p><u>Land within the allocation at Ladygrove East will be developed to deliver approximately 642 new homes. Proposals will be expected to deliver a network of public urban spaces and public greenspaces (not less than 8 hectares) with the largest greenspace comprising a local park (not less than 6 hectares) containing an equipped children's play area, open grassland, woodland, wetland, ponds and watercourses located in the southwestern part of the allocated area. Other greenspaces will comprise green corridors in the movement network and buffer zones, containing open grassland, earth mounding and woodland. The buffer zones will be of sufficient width to protect homes from noise generated on major distributor roads and to protect road users from the Hadden Hill golf course.</u></p>	<p>Site specific elements of these policies will need to remain in place. This modification incorporates one of the sites in Didcot (Ladygrove East). Comments were received during the Publication Consultation of the Local Plan that questioned why these housing sites (which do not yet benefit fully from detailed planning permission) no longer featured explicitly in the Local Plan.</p>	<p>Submission Schedule of Modifications March 2019 (CSD13-N35)</p>	<p>Accepted</p>

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod																
28	H3	Table 5d	90	<p>Table 5d: Provision of homes at Market Towns</p> <table><tr><th>Town</th><th>Core Strategy + 15% growth</th><th>Completions and commitments*</th><th>Outstanding requirement for NDP</th></tr><tr><td>Henley on Thames</td><td>1,285</td><td>1,170 1,129</td><td>115 156</td></tr><tr><td>Thame</td><td>1,518</td><td>1,179 1,179</td><td>339 363</td></tr><tr><td>Wallingford</td><td>1,070</td><td>1,435 1,431</td><td>0</td></tr></table>	Town	Core Strategy + 15% growth	Completions and commitments*	Outstanding requirement for NDP	Henley on Thames	1,285	1,170 1,129	115 156	Thame	1,518	1,179 1,179	339 363	Wallingford	1,070	1,435 1,431	0	Updated with new housing nubmers, supporting text will be updated in accordance with this update	In response to matters and issues June 2020 - (superseded PSD05-N14)	
		Town	Core Strategy + 15% growth	Completions and commitments*	Outstanding requirement for NDP																		
Henley on Thames	1,285	1,170 1,129	115 156																				
Thame	1,518	1,179 1,179	339 363																				
Wallingford	1,070	1,435 1,431	0																				
			90	<p>1 A housing requirement of 3,873 homes will be collectively delivered in the towns of Henley-on-Thames, Thame and Wallingford as follows:</p> <p>i) Henley-on-Thames: 1,285 homes (1,561 115 remain to be allocated through a Neighbourhood Development Plan)</p> <p>ii) Thame: 1,518 homes (363 339 remain to be allocated through a Neighbourhood Development Plan)</p> <p>iii) <u>Wallingford; 1,070 homes (0 remain to be allocated through a Neighbourhood Development Plan)</u></p> <p>2 If a Neighbourhood Development Plan has not adequately progressed with allocating sites* to meet these requirements within 12 months of adoption of this Local Plan, planning applications for housing in that market town will be supported provided that proposals comply with the Development Plan.</p>	In order to address concerns from Inspectors raised in examination document IC4 in relation to WAL1	In responses to matters and issues June 2020 superseding (PSD05-N13)																	

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				* the plan has reached submission stage and has allocated sufficient housing sites.			
		n/a	90	<p>Add new paragraph 3: <u>Land within the allocation at West of Wallingford will be developed to deliver approximately 555 new homes. Proposals will be expected to deliver:</u></p> <p><u>i. Access from the western bypass, with no vehicular access provided through Queen's Avenue and the discouragement of traffic from entering the Wallingford AQMA;</u></p> <p><u>ii. The western and southern boundaries are reinforced with significant landscape buffers, with no built development along the western boundary adjacent to the bypass;</u></p>	A site previously allocated in the old Local Plan will need to be carried over to the new Local Plan as site specific elements of that policy will need to remain in place. This modification incorporates the site to the West of Wallingford (known locally as "Site B"). Comments were received during the Publication Consultation of the Local Plan that questioned why this housing site (which do not yet benefit fully from detailed planning permission) no longer featured explicitly in the Local Plan.	Submission Schedule of Modifications March 2019 (CSD13-N38)	Accepted

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod																																																																
29	H4	Table 5f	93	<table><tr><td></td><td>Core strategy + 15% growth</td><td>Completions and Commitments*</td><td>Outstanding requirement for NDP</td></tr><tr><td colspan="4">Larger Village</td></tr><tr><td colspan="4">Villages without allocations in this Local Plan</td></tr><tr><td>Benson</td><td>383</td><td>831-854</td><td></td></tr><tr><td>Chinnor</td><td>594</td><td>947-796</td><td></td></tr><tr><td>Cholsey</td><td>612</td><td>689-585</td><td>27-</td></tr><tr><td>Crowmarsh Gifford</td><td>312</td><td>571-570</td><td></td></tr><tr><td>Goring-on-Thames</td><td>329</td><td>100-96</td><td>233-</td></tr><tr><td>Sonning Common</td><td>377</td><td>281-269</td><td>96-108</td></tr><tr><td>Watlington</td><td>262</td><td>363-305</td><td></td></tr><tr><td>Woodcote</td><td>225</td><td>110-94</td><td>115-131</td></tr><tr><td colspan="4">Villages with allocations in this Local Plan</td></tr><tr><td>Berinsfield</td><td>274</td><td>48-7</td><td></td></tr><tr><td>Chalgrove</td><td>248</td><td>334-339</td><td></td></tr><tr><td>Nettlebed</td><td>70</td><td>19-15</td><td></td></tr><tr><td>Wheatley</td><td>305</td><td>138-129</td><td></td></tr></table>		Core strategy + 15% growth	Completions and Commitments*	Outstanding requirement for NDP	Larger Village				Villages without allocations in this Local Plan				Benson	383	831-854		Chinnor	594	947-796		Cholsey	612	689-585	27-	Crowmarsh Gifford	312	571-570		Goring-on-Thames	329	100-96	233-	Sonning Common	377	281-269	96-108	Watlington	262	363-305		Woodcote	225	110-94	115-131	Villages with allocations in this Local Plan				Berinsfield	274	48-7		Chalgrove	248	334-339		Nettlebed	70	19-15		Wheatley	305	138-129		Updated with new housing numbers, supporting text will be updated in accordance with this update	In response to matters and issues June 2020	
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		1.00	94	A housing requirement of 257 499 homes will be collectively delivered through Neighbourhood Development Plans and Local Plan site allocations at the Larger Villages as follows: <ul style="list-style-type: none">•27 homes at Cholsey•233 homes at Goring-on-Thames•46 homes at Nettlebed•96108 homes at Sonning Common•115131 homes at Woodcote	Update to the housing requirement and allocations to larger villages, supporting text will be updated in accordance with this update	In response to matters and issues June 2020																																																																	
30	H9	n/a	99	The Council will seek affordable housing contributions in accordance with the criteria set out below:	In response to examination document	In response to matters and issues	Accepted*																																																																

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				<ul style="list-style-type: none"> 40% affordable housing on all sites with a net gain of 10 or more dwellings (Use Class C3) or a combined gross floorspace of more than 1000sqm (internal area) where the site has an area of 0.5 hectares or more. 40% affordable housing in respect of all developments within Use Class C2 where the site is delivering a net gain of 10 or more self-contained units Within the Areas of Outstanding Natural Beauty (AONB): 40% affordable housing on all sites with a net gain of five or more dwellings or a combined gross floorspace of more than 1000sqm (internal area) or where the site has an area of 0.5 hectares or more. <p>For proposals of less than 10 homes in the AONB, this will be sought as a financial contribution.</p> <ul style="list-style-type: none"> On sites adjacent to Oxford City: 50% affordable housing on all sites with a net gain of 10 or more dwellings or a combined gross floorspace of more than 1000sqm (gross internal area) or where the site has an area of 0.5 hectares or more 	IC2. So that the definition of major residential development accords with the NPPF. To clarify when C2 provision needs to contribute affordable housing. *Previously accepted by inspector in (PSD05-N15). Further amended to provide clarity on what level of provision we would seek from use class C2 developments and to confirm that level is 40%	June 2020 (superseding (PSD05-N15))	
		5.46	100	<p><u>In regard to accommodation classified as C2, or housing developments that seek to address the needs of the elderly, the Council will seek affordable housing contributions from developments that provide for 10 or more self-contained units. The Council defines a self-contained unit in accordance with the government's definition³, which states "Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use." Developments that consist of single bedroom units, such as traditional care or nursing homes, will not be required to provide a contribution towards affordable housing.</u></p>	To reflect modification to Policy H9 above.	With response to inspectors questions May 2020 (PSD05-N16)	Accepted
31	H10	n/a	101	Policy H10: Exception Sites and Entry Level Housing Schemes	In order to address	With response to	Inspector

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				<p>1. In exceptional circumstances, Small-scale affordable housing schemes may <u>will be permitted within or adjoining villages outside settlements</u>, provided that:</p> <p>i) it can be demonstrated that all the proposed dwellings meet a particular local need that cannot be accommodated in any other way;</p> <p>ii) there are satisfactory arrangements to ensure that the benefits of affordable housing remain in perpetuity and that the dwellings remain available for local people;</p> <p>iii) there are no overriding amenity, environmental, design or highway objections <u>they have no unacceptable impact on amenity, character and appearance, environment or highways</u>; and</p> <p>iv) they do not form an isolated development and have access to <u>there are adequate local services and facilities in the settlement.</u></p> <p><u>2. Planning obligations will be sought before planning permission is issued to ensure that the above conditions are met.</u></p> <p><u>3. Small-scale entry-level housing schemes will be permitted adjacent to existing settlements when the need for such homes is not already being met within the district provided that they are:</u></p> <p>i) <u>suitable for first time buyers or those looking to rent their first home;</u></p> <p>ii) <u>proportionate in scale to the settlement, cumulatively no larger than 1 hectare in size or exceeding 5% of the size of the existing settlement;</u></p> <p>iii) <u>generating no unacceptable impact on amenity, Character and appearance, environment or highways</u></p> <p>iv) <u>located outside Areas of Outstanding Natural Beauty or land designated</u></p>	concerns from Inspectors in examination document IC2	inspectors questions May 2020 (PSD05-N17)	identified further work was needed on this modification, further work has now been completed as shown.
			232	<u>Policy H10; Exception Sites;</u>	Additional indicator	With response to	

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				<u>Indicator</u> Site size and number of units permissioned for entry level exception sites by <u>Target</u> To ensure cumulative impact of development doesn't exceed the policy threshold.	necessary as a result of proposed modifications to policy	inspectors questions May 2020 (PSD05-N81)	
		Glossary – Appendix 1	243	<u>Entry-level exception site</u> A site that provides entry-level homes suitable for first time buyers (or equivalent, for those looking to rent), in line with paragraph 71 of the NPPF.	In order to address concerns from Inspectors in examination document IC2 as it related to Policy H10 modifications above.	With response to inspectors questions May 2020 (PSD05-N56)	
32	H11	n/a	103	1. A mix of dwelling types and sizes to meet the needs of current and future households will be sought on all new residential developments. 2. All affordable housing and at least 15% of market housing on sites of 11 dwellings or more should be designed to meet the standards of Part M (4) Category 2: accessible and adaptable dwellings (or any replacement standards). 3. At least 5% of affordable housing dwellings should be designed to the standards of Part M (4) Category 3: wheelchair accessible dwellings.	To be consistent with the NPPF to address concerns from Inspectors raised in examination document IC2.	With response to inspectors questions May 2020 (PSD05-N18)	Accepted

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				<p>4. On sites of 100 dwellings or more plots should be set aside to allow for at least 3% of market housing dwellings to be designed to the standards of Part M (4) Category 3: wheelchair accessible dwellings (or any replacement standards). The exact requirement should be based on evidence regarding current demand. The plots should be marketed to an acceptable level for a period of 12 months to identify an appropriate buyer.</p> <p>4. All affordable housing and 1 and 2 bed market housing dwellings should be designed to meet the Nationally Described Space Standards.</p> <p>6. The mix of housing <i>should have regard to</i> shall be in general conformity with the Council's latest evidence* and Neighbourhood Development Plan evidence where applicable for the relevant area.</p> <p>*The latest evidence is in the Oxfordshire SHMA 2014, but The Council's housing mix evidence will be updated and published periodically.</p>			
		n/a	103	<p>2. All affordable housing and at least 15% of market housing on sites of 101 dwellings or more should be designed to meet the standards of Part M (4) Category 2: accessible and adaptable dwellings (or any replacement standards).</p>	For reasons of consistency. Please note: modifications shown here take account of the inspector modifications proposed above.	With response to inspectors questions May 2020 (PSD05-N72)	

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
		5.51	104	5.51 One of the Local Plan's objectives is to deliver a wide choice of high quality homes, highlighting the need to plan for a mix of housing based on current and future needs. Policy H11 provides that a mix of dwelling types and sizes to meet the needs of current and future households will be sought on all new residential developments. <u>In order to meet the needs of current and future households, the mix of housing should have regard to the Council's latest evidence, monitoring and delivery and Neighbourhood Development Plan evidence where applicable for the relevant area.</u> The current evidence (the Oxfordshire SHMA 2014) found a shortfall in smaller units and recommended for most units to be 2 and 3 bedrooms.	To be consistent with the NPPF in order to address concerns from Inspectors in examination document IC2 as they relate to the modification to Policy H11 above.	With response to inspectors questions May 2020 (PSD05-N19)	Accepted
		5.6	105	5.60 Very few wheelchair accessible properties are available in the district. In the last 5 years only 3 properties have been developed. There is evidence of some need for wheelchair accessible properties, in line with Part M (4) Category 3: wheelchair accessible dwellings of Building Regulations, within the affordable housing sector. The need for wheelchair accessible properties is relatively small (2.3%) in the market housing sector. Therefore Policy H1 of the Local Plan requires the provision of 3% of open market plots to be marketed as wheelchair accessible homes on sites of 100 homes or more. These plots should be meaningfully marketed for a period of 12 months, and where a buyer cannot be secured, they can be remarketed as standard housing product in accordance with other policies in this Plan. It also ensures that the features of the property match the individual needs of the buyer.	To be consistent with the NPPF in order to address concerns from Inspectors in examination document IC2 as they relate to the modification to Policy H11 above.	With response to inspectors questions May 2020 (PSD05-N20)	Accepted
33	H13	n/a	108	<u>1. Encouragement will be given to developments which include the delivery of specialist housing for older people in locations with good access to public transport and local facilities.</u>	In order to address concerns from Inspectors in examination document IC2	With response to inspectors questions May 2020 (PSD05-N21)	Inspector identified further work was

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				<p><u>2. Local communities will be encouraged to identify suitable sites for specialist housing for older people through the Neighbourhood Planning process.</u></p> <p><u>3. Provision should be made for specialist housing for older people within the strategic housing developments allocated in this plan.</u></p>			needed on this modification, further work has now been completed as shown.
		5.73	109	<p><u>The private sector is a key player in bringing forward specialist schemes for older people, and full encouragement is given to such schemes on sites close to public transport and local shops and facilities. Developers are also encouraged to work with local communities to identify suitable sites within Neighbourhood Development Plans. Developers of specialist schemes for older people should also work with the developers of major strategic sites to ensure that such housing is delivered as part of the strategic allocations.</u></p>	In order to address concerns from Inspectors in examination document IC2 as it related to Policy H13 modifications above.	With response to inspectors questions May 2020 (PSD05-N22)	Inspector identified further work was needed on this modification,

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				<p><u>The Council will work with the County Council and Homes England to secure sites and obtain funding, to deliver suitable housing that enables older people and people with other specialist housing needs to live independently.</u></p>			further work has now been completed as shown.
34	H14	1	109	Amend final bullet: 3 pitches for Gypsies and Travellers at Land adjacent to Culham Science Centre (STRAT7 STRAT9) as shown on the policies map	To correct wrong policy reference	Submission Schedule of Modifications March 2019 (CSD13-N47)	Accepted
		n/a	109	<p>1. The provision of pitches for Gypsies and Travellers and plots for Travelling Showpeople will be delivered through:</p> <ul style="list-style-type: none"> i) Safeguarding authorised sites; ii) Extending existing sites, where possible, to meet the needs of existing residents iii) Delivery within the following strategic allocations: <ul style="list-style-type: none"> a) 4 pitches for Gypsies and Travellers at Didcot North East (carried forward from Core Strategy) as shown on the policies map b) 3 pitches for Gypsies and Travellers at Land adjacent to Culham Science Centre (STRAT79) as shown on the policies map c) 3 pitches for Gypsies and Travellers at Land at Chalgrove Airfield (STRAT97) as shown on the policies map. 	In order to address concerns from Inspectors in examination document IC2.	With response to inspectors questions May 2020 (PSD05-N23)	Accepted

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				<p>2. Additional proposals for pitches for Gypsies, Travellers and Travelling Showpeople not set out in Part 1 of this policy, will be permitted where it has been demonstrated that the following criteria have been met:</p> <p>i) the capacity of the site can be justified to meet needs for further Gypsy, Traveller and Travelling Showpeople sites, or extensions to an existing sites;</p> <p>ii) the site is not located within the Oxford Green Belt unless very special circumstances are demonstrated;</p> <p>iii) the proposal will not have an unacceptable impact on the character and appearance of the landscape and the amenity of neighbouring properties, and is sensitively designed to mitigate visual impacts on its surroundings Proposals within the AONB will be considered in accordance with Policy ENV1;</p> <p>iv) there are no adverse impacts on the significance of heritage assets in accordance</p> <p>v) the site has safe and satisfactory vehicular and pedestrian access to the surrounding principal highway network. The site will be large enough to enable vehicle movements, parking and servicing to take place, having regard to the number of pitches/ plots on site;</p> <p>vi) the site can be provided with safe electricity, drinking water, sewage treatment and waste disposal facilities;</p> <p>vii) no significant barriers to development exist in terms of flooding, poor drainage, poor ground stability or proximity to other hazardous land or installation where other forms of housing would not be suitable.</p>			

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
		n/a	109/110	<p>1. The provision of pitches for Gypsies and Travellers and plots for Travelling Showpeople will be delivered through:</p> <ul style="list-style-type: none"> i) Safeguarding authorised sites; ii) Extending existing sites, where possible, to meet the needs of existing residents and their families iii) Delivery within the following strategic allocations: <ul style="list-style-type: none"> a) 4 pitches for Gypsies and Travellers at Didcot North East (carried forward from Core Strategy) as shown on the policies map b) 3 pitches for Gypsies and Travellers at Land adjacent to Culham Science Centre (STRAT79) as shown on the policies map c) 3 pitches for Gypsies and Travellers at Land at Chalgrove Airfield (STRAT97) as shown on the policies map. 	To correct a referencing error. Please note: modifications shown here take account of the inspector modifications proposed above.	With response to inspectors questions May 2020 (PSD05-N73)	
35	Policy H15	n/a	110	<p>Policy H15: Safeguarding Gypsy, Traveller and Travelling Showpeople sites</p> <p>1. Proposals that result in the loss of an authorised and permanent site for residential use by Gypsies, Travellers and Travelling Showpeople will not be</p> <ul style="list-style-type: none"> i) <u>the site is no longer suitable for such use and</u> suitable alternative provision is made for the use on a site <u>of equal or better quality</u> with equal access ii) it has been determined that there is no need for traveller pitches in the district <p>2. Appropriate, detailed and robust evidence will be required to satisfy the above criteria. The Council will require the independent assessment of this evidence.</p>	Strengthen protection afforded to existing traveller sites	With response to inspectors questions May 2020 (PSD05-N24)	

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				3. Planning conditions or legal obligations may be necessary to ensure that any replacement sites are provided. Any replacement site should be available before the original site is lost.			
36	H16	n/a	113	<p>1. Proposals for housing on sites within the built up areas of the towns and larger villages will be supported permitted. <u>Within smaller villages and other villages, development should be limited to infill and the redevelopment of previously developed land or buildings.</u> provided that:</p> <p>i) — an important open space of public, environmental, historical or ecological value is not lost, nor an important public view harmed;</p> <p>ii) — if w</p> <p>2. Where the a proposal constitutes backland <u>encompasses residential development of land behind an existing frontage or placing of further dwelling/s behind existing dwelling/s within the existing site, the proposals should demonstrate that:</u></p> <p>iii) — i) the privacy of existing and future residents will be protected;</p> <p>iv) — ii) means of access can be appropriately secured; and</p> <p>v) — iii) development it would not create problems of for privacy and or access- and would not extend the built limits of the settlement.; and</p> <p>vi) — it does not conflict with other policies in the Development Plan.</p> <p>2. 3. Infill development is defined as the filling of a small gap in an otherwise continuous built-up frontage or on other sites within settlements where the site is closely surrounded by buildings. The scale of infill should be appropriate to its location. and this will be directed, in part, by the settlement hierarchy as shown on the table below.</p> <p>3. Proposals for the redevelopment of existing sites for residential use will be supported in accordance with the table below:+</p>	Inspector's recommendations for the policies. An additional clause is also proposed to bring the policy into accordance with NPPF Para 79e.	With response to inspectors questions May 2020 (PSD05-N25)	Inspector identified further work was needed on this modification, further work has now been completed as shown.

Ref	Policy No.	Para No./Section	Page No.	Main Modification			Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod													
				<table><tr><td>Settlement type</td><td>Infill limit</td><td>Redevelopment supported</td></tr><tr><td>Towns / larger villages</td><td>No limit</td><td>No limit</td></tr><tr><td>Smaller villages</td><td>Sites of up to 0.2ha (equivalent to 5 to 6 homes)</td><td>No site area limit. Redevelopment proposals in these categories of settlement are likely to be acceptable but will be considered on a case by case basis through the development management process in line with other policies in the Development Plan.</td></tr><tr><td>Other villages</td><td>Sites of up to 0.1ha (equivalent to 2 to 3 homes)</td><td></td></tr></table>	Settlement type	Infill limit	Redevelopment supported	Towns / larger villages	No limit	No limit	Smaller villages	Sites of up to 0.2ha (equivalent to 5 to 6 homes)	No site area limit. Redevelopment proposals in these categories of settlement are likely to be acceptable but will be considered on a case by case basis through the development management process in line with other policies in the Development Plan.	Other villages	Sites of up to 0.1ha (equivalent to 2 to 3 homes)							
Settlement type	Infill limit	Redevelopment supported																				
Towns / larger villages	No limit	No limit																				
Smaller villages	Sites of up to 0.2ha (equivalent to 5 to 6 homes)	No site area limit. Redevelopment proposals in these categories of settlement are likely to be acceptable but will be considered on a case by case basis through the development management process in line with other policies in the Development Plan.																				
Other villages	Sites of up to 0.1ha (equivalent to 2 to 3 homes)																					
37	H17	n/a	114	1. The sub-division of dwellings and conversions to multiple occupation will be permitted within the built-up areas of the towns and villages (as set out in Appendix 7) provided that the development: i) would not harm the amenity of the occupants of nearby properties; <u>and</u> ii) is appropriate in terms of the size of the property and the proposed internal layout, access, private amenity space and car parking provision; iii) would not adversely affect the historical interest or character of the building or the surrounding residential area; and			In order to address concerns from Inspectors in examination document IC2	With response to inspectors questions May 2020 (PSD05-N26)	Accepted													

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				iv) — would not result in environmental or highway objections.			
38	H18	n/a	115	<p>1. Proposals for the replacement of an existing dwelling located outside the built-up <u>areas</u> limits of settlements will be permitted provided that:</p> <p>i) the residential use of the existing dwelling has not been abandoned;</p> <p>ii) the existing dwelling is not subject to a temporary or time limited planning permission;</p> <p>iii) where the dwelling is listed, or of historic, visual or architectural merit or interest, repair and restoration is to be fully explored before replacement is entertained;</p> <p>iv) within the Green Belt, the proposed replacement dwelling is not materially larger than the original* dwelling; and</p> <p>v) the proposal can demonstrate that satisfactory vehicular access and parking arrangements and adequate amenity areas are retained for the replacement dwelling.</p>	In order to address concerns from Inspectors in examination document IC2	With response to inspectors questions May 2020 (PSD05-N27)	Accepted
39	H19	n/a	116	1. — When planning permission is required for a change of use of rural buildings priority will be given to employment uses in order to support sustainable rural economic development.	Delete policy. In order to address concerns from Inspectors in examination document IC2. It is proposed that Paragraphs 5.89 to 8.91 of the	With response to inspectors questions May 2020 (PSD05-N28)	Accepted

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				<p>2. In the case of proposals for the re-use of a rural building(s) for residential use where planning permission is required it will only be granted where other uses have been explored and found to be unacceptable in planning terms and where the location constitutes sustainable development.</p>	supportive text is removed from Chapter 5: Delivering New Homes and included as supporting text in Chapter 6: Employment and Economy to follow Policy EMP11, before Paragraph 6.33.		
40	H21	n/a	119	<p>1. Extensions to dwellings or the erection and extension of ancillary buildings within the curtilage of a dwelling, will be permitted provided that:</p> <p>i) Within the Green Belt, outside of the built form the larger and smaller villages the proposed extension or alteration does not result in disproportionate additions over and above the size of the original* dwelling or ancillary building <u>the extension or the alteration of a building does not result in disproportionate additions over and above the size of the original* building;</u></p> <p>ii) adequate and satisfactory parking is provided. in accordance. <u>Development should have regard to</u> with the current Oxfordshire County Council parking standards, unless specific evidence is provided to justify otherwise;</p> <p>iii) <u>Sufficient</u> amenity areas are provided for the extended dwelling. <u>Development should have regard to the advice within</u> that accord with the South Oxfordshire Design Guide; and</p>	In order to address concerns from Inspectors in examination document IC2	With response to inspectors questions May 2020 (PSd05-N29)	Accepted

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				iv) the proposal does not conflict with other policies in the Development Plan.			

CHAPTER EMPLOYMENT AND ECONOMY

41	EMP1	1	128	To facilitate the provision of additional office, manufacturing and distribution jobs ('B-class jobs' * refer to Appendix 1), between 2011 and 2034. 5.7 <u>39.1</u> the requirement for 34.7 hectares and 37.5 <u>39.1</u> hectares of B-class employment land will be provided. Employment land will be provided at the following locations:	To reflect the increase in employment land requirement already agreed by the Inspector in Policy STRAT2.	In response to matters and issues June 2020	
42	EMP3	n/a	130-131	<p>1. Existing employment land will be retained in order to promote and grow a balanced, sustainable economy and local services. Proposals for the redevelopment or change of use of employment land to non-employment uses will only be permitted if:</p> <p>i. the Council agrees that the applicants can demonstrate that any employment use is no longer viable; or</p> <p>ii. it is evidenced that there is no market interest in the site following one year of active and effective marketing; and or</p> <p>iii. the change of use from employment uses will not lower the employment capacity of the District below that estimated to be necessary to meet projected need.</p> <p><u>iii. the development would bring about significant improvements to the living conditions of nearby residents, or to the environment. In assessing this, the Council will consider whether there is a realistic prospect of mitigating the detrimental effects of continuing employment use.</u></p>	<p>The word 'or' has been included after (i) and (ii) to clarify that the applicant must satisfy one, but not all, of the three criteria in Part 1. Revised wording for Part 1 (iii) has also been included to clarify circumstances where changes of use from employment uses may be acceptable to bring about significant improvements to the living conditions of nearby residents, or to the environment. This changes were proposed in response to the Inspector's comments in</p>	With response to inspectors questions May 2020 (PSD05-N30)	Inspector identified further work was needed on this modification, further work has now been completed as shown.

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				<p>2. In addition to the criteria above, where there is no reasonable prospect of land or premises being used for continued employment use, a mixed-use enabling development which incorporates employment space should first be considered.</p> <p>3. Proposals for the loss of an existing employment land use which causes detrimental effects to the amenity of the nearby area (particularly where residential uses are adversely affected) will only be permitted:-</p> <ul style="list-style-type: none"> • where the Council is satisfied that all options to mitigate the detrimental effects have been explored; and • where the proposal secures the relocation of the existing employment land use on a suitable alternative site or where the proposal provides sufficient, suitable employment land to compensate for the loss of the existing employment land use to the satisfaction of the Council. <p>4. Such relocation or compensation shall be secured using a planning condition or legal agreement.</p>	IC6.		
43	EMP8	n/a	134-135	<p>1. At least 0.28 hectares of employment land will be delivered at Crowmarsh Gifford. This will be delivered through the Neighbourhood Development Plan.</p> <p>2. The Neighbourhood Development Plan must be submitted to the Council within 12 months of adoption of this Local Plan. If the Neighbourhood Development Plan is not adequately progressed with allocating sites* to meet these requirements within 12 months of adoption of this Local Plan, planning applications for employment will be supported provided that proposals comply with the overall employment distribution strategy as set out in Policy EMP1 and the overall plan distribution strategy as set out in STRAT1. <u>and the policies within the development plan.</u></p>	In order to address concerns from Inspectors raised in examination document IC2	With response to inspectors questions May 2020 (PSD05-N31)	Accepted

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
44	EMP10	6.28-6.32	136	<p>6.28 Sustainable development can include new jobs or make it easier for jobs to be created locally and a key principle of National Planning Policy is to drive and support economic development. Development should therefore consider how to maximise opportunities to deliver the greatest benefit for local communities. 6.29 Providing jobs and training for the local community offers the opportunity to generate and share increased economic prosperity. Community Employment Plans (CEP) prepared in partnership with developers, the Council and skills providers can play an important role in achieving this. A CEP is an employer led initiative which can form part of planning obligations for significant developments. the measures contained within a CEP seek to mitigate the impacts of development through ensuring local people can better access employment, skills and training opportunities arising from development. CEPs can also help to create the proper alignment between the jobs created and a local labour force with the appropriate skills. they can also reduce the need to source employees from outside of the area, reducing the need for longer distance commuting. 6.30 In South Oxfordshire both economic activity and employment rates are higher than the regional average and significantly higher than the national average. The tightness of the local labour market brings challenges for businesses seeking to recruit staff from a small pool of local labour. the deliverability and viability of sites could potentially be affected by labour skills shortages and subsequent increased labour costs. 6.31 The Oxfordshire Strategic Economic Plan identifies the importance of a CEP as an action to help deliver the 'People Programme', in particular by addressing exclusion from the labour market, upskilling and other measures to help young people and adults who are marginalised from or disadvantaged in work. CEPs will assist with delivering our Corporate Plan 2016-2020 strategic priorities to optimise employment opportunities; encourage local apprenticeships and local workforce schemes that benefit our young people; support the Government's objective of achieving full employment; and ensure that the skills needs of our employers are identified and</p>	<p>In order to address concerns from Inspectors raised in examination document IC2 in how they relate to modifications to Policy EMP10 above</p>	<p>With response to inspectors questions May 2020 (PSD05-N32)</p>	<p>Inspector identified further work was needed on this modification, further work has now been completed as shown.</p>

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
		n/a	137	<p>1.— All new development proposals should demonstrate how opportunities for local employment, apprenticeships and training can be created and seek to maximise the opportunities for sourcing local produce, suppliers and services during both construction and operation. 2. The Council will require, where appropriate, the submission of a site-specific Community Employment Plan (CEP) for the construction and operation of major* development sites, using a planning condition or legal agreement. 3. The CEP should be prepared in partnership with South Oxfordshire District Council and any other appropriate partners. The CEP should cover, but not be limited to: i) local procurement agreements; ii) apprenticeships, employment and training initiatives for all ages and abilities; and iii) training and work experience for younger people including those not in education, employment or training</p> <p>*as defined by article 2 of the town and country Planning (Development Management Procedure) Order 2015.</p>	In order to address concerns from Inspectors raised in examination document IC2	With response to inspectors questions May 2020 (PSD05-N33)	Inspector identified further work was needed on this modification, further work has now been completed as shown.
45	EMP11	n/a	137-138	<p>Policy EMP11: Development in the Countryside and Rural Areas</p> <p>1. Proposals for sustainable economic growth in the countryside and rural areas will be supported. The Council will:</p>	To remove inappropriate wording. In order to address concerns from Inspectors raised in examination document IC2	With response to inspectors questions May 2020 (PSD05-N34)	Inspector identified further work was needed on this modification,

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				i) support the sustainable growth and expansion of all types of business and enterprise in rural areas through conversion of existing buildings and within the built up areas of towns and villages (as set out in Appendix 7), both through conversion of existing buildings and well-designed new buildings	This includes additional strikethrough of “Through conversion of existing buildings” which was not included in error in the Councils response to IC2.		further work has now been completed as shown.
46	EMP14	n/a	142-143	1. Development resulting in the loss of sites or premises used, or last used, as visitor accommodation will only be considered acceptable where it can be adequately demonstrated that the business is no longer viable and has no reasonable prospect of continuing and alternative visitor accommodation businesses have been fully explored; and the loss of the visitor accommodation will not have an adverse impact on the tourism industry, the local community and the local economy.	To remove wording that is inappropriate. In order to address concerns from Inspectors raised in examination document IC2	With response to inspectors questions May 2020 (PSD05-N35)	Accepted

CHAPTER-INFRASTRUCTURE

47	INF1	7.1	147	Good connections and high quality infrastructure are essential to our quality of life. We need to travel to work, school, shops, leisure and health facilities. a thriving economy needs good connections to operate efficiently. These can range from the strategic road and rail network, to our ability to access the internet with the benefits that it can offer to work from home and provide services. Improving accessibility to services and employment is fundamental to sustainable development and to meeting the objectives of this Plan. The challenge is to do this in a way that minimises the impact of the transport system on the environment <u>whilst encouraging development that actively supports walking, cycling and public transport to minimise the need to travel,</u> and provides for necessary improvements in a cost effective way.	Additional text to reflect modifications to the spatial strategy and to reflect the importance of climate change following the declared climate emergency.	With response to inspectors questions May 2020 (PSD05-N74)	
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Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
		7.10	149	Add the following paragraph; <u>'Where funding is secured for infrastructure, there will be an expectation that funding will be recovered and recycled and obtained from developer contributions retrospectively. Where forward funding is secured it will not circumvent the need for a development to contribute towards the cost of such infrastructure if such infrastructure is relevant to the development of the site. Infrastructure and services required as a consequence of development, and provision for their maintenance, will be sought from developers, and secured through developer contributions.'</u>	This is to help the County Council recycle funding received through the HIF to help fund other future transport improvements	In response to matters and issues June 2020	
		3	150	Add the following point to the end of point 3; <u>'This applies equally where external funding for infrastructure necessary for development has been secured (including where the infrastructure is delivered ahead of development), on the expectation that funding shall be recovered from development'.</u>	This is to help the County Council recycle funding received through the HIF to help fund other future transport improvements	In response to matters and issues June 2020	
48	TRANS 1a	n/a	3, 151, 235	Oxford to Cambridge Arc expressway	Incorrect references to Expressway when it should have referred more generally to the 'Arc'	Submission Schedule of Modifications March 2019 (CSD13-N49)	Accepted
49	TRANS 1b		152	vii) understand any wider cross-border transport impacts from development and plan for associated mitigation; ix) support the development and delivery of a new River Thames road River crossing between Culham and Didcot Garden Town, <u>the A4130 widening and road safety improvements from the A34 Milton Interchange to Didcot, a Science Bridge over the A4130 and railway into the former Didcot A power station site and the Clifton Hampden Bypass;</u>	To ensure the policy reflects all the schemes linked to the HIF funding for consistency	In response to matters and issues June 2020	

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
		1	152	<u>xi. Support for the delivery of the Cowley Branch Line</u>	To add a missing scheme in Policy TRANS1b which is related to allocations in the Local Plan, this scheme is referred to elsewhere in the Plan, but should also be included as a scheme in TRANS1b.	With response to inspectors questions May 2020 (PSD05-N75)	

CHAPTER- Natural and Historic Environment

50	ENV1	n/a	169	<p>2. South Oxfordshire's landscape, countryside and rural areas will be protected against harmful development. Development will only be permitted where it protects and, where possible enhances, features that contribute to the nature and quality of South Oxfordshire's valued landscapes, in particular:</p> <p>4. The Council will seek the retention of important hedgerows (according to the definition within the Hedgerow Regulations 1997). Where retention is not possible and a proposal seeks the removal of a hedgerow, the Council will require compensatory planting with a mixture of native hedgerow species.</p>	In order to address concerns from Inspectors raised in examination document IC2	With response to inspectors questions May 2020 (PSD05-N37)	Accepted
51	N/A	8.1	170	<p>Trees and hedgerows, individually and collectively, can make an important contribution to biodiversity and the landscape. They also absorb atmospheric pollution and have a beneficial influence on the climate. <u>Development proposals should provide a net increase in canopy cover where possible. All developments should seek to include a wide range of long lived, large canopied trees species to achieve a net increase in canopy cover overall.</u></p>	We would like to suggest the following amendment to the supporting text to strengthen the plan with regard to carbon sequestration.	With response to inspectors questions May 2020 (PSD05-N38)	Accepted

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
52	ENV3	n/a	172	Biodiversity – Non Designated Sites, Habitats and Species	Policy ENV3 should apply to all development and be additional to policy ENV 2. The current title could be interpreted as suggesting that this policy only applies where there are non-designated sites habitats and species, whereas it should apply everywhere.	With response to inspectors questions May 2020 (PSD05-N39)	
53	ENV4	n/a	174	<p>Development should include a minimum 10m buffer zone along both sides of the watercourses to create a corridor favourable to the enhancement if biodiversity. <u>Where a 10m wide buffer zone is not considered possible by the local planning authority, (for example in dense urban areas where existing development comes closer to the watercourse) a smaller buffer zone may be allowed, but should still be accompanied by detailed plans to show how the land will be used to promote biodiversity and how maintenance access to the watercourse will be created.</u></p> <p>5. Development which is located within 20m of a watercourse will require a construction management plan to be agreed with the Council before commencement of work to ensure that the watercourse will be satisfactorily protected from damage, disturbance or pollution. Major development proposals which are located within 20 m of a watercourse will require a construction management plan to be agreed with the Council before commencement of work to ensure that the watercourse will be satisfactorily protected from damage, disturbance or pollution.</p>	In order to address concerns from Inspectors raised in examination document IC2	With response to inspectors questions May 2020 (PSD05-N40)	Accepted

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
54	ENV5	n/a	177	<p>1. Development will be expected to contribute towards the provision of additional Green Infrastructure and protect or enhance existing Green Infrastructure.</p> <p>2. Proposals should:</p> <ul style="list-style-type: none"> i) protect, conserve, enhance the district's Green Infrastructure; ii) provide an appropriate level of Green Infrastructure where a requirement has been identified for additional provision either within the <u>with regard to requirements set out in the</u> Green Infrastructure Strategy, the relevant Neighbourhood Development Plan, AONB Management Plan or the Habitats Regulations Assessment; ii) avoid the loss, fragmentation, severance or other negative impact on the function iv) provide appropriate mitigation where there would be an adverse impact on v) provide an appropriate replacement where it is necessary for development to take place on areas of Green Infrastructure. <p>3. All Green Infrastructure provision should be designed to meet <u>with regard to</u> the quality standards set out within the Green Infrastructure Strategy, the relevant Neighbourhood Development Plan, or <u>where relevant</u> the Didcot Garden Town Delivery Plan. Consideration should also be given to inclusive access <u>and contributing to gains in biodiversity, particularly through the use of appropriate planting which takes account of changing whether patterns</u> using such guides as the Fieldfare Trust 'Countryside for All – A good practice guide to Disabled People's Access in the Countryside' and the South Oxfordshire Design Guide. Where new Green Infrastructure is provided, applicants should ensure that appropriate arrangements are in place to ensure its ongoing management and maintenance.</p>	In order to address concerns from Inspectors in examination document IC2 and to address the Council's declared climate emergency	With response to inspectors questions May 2020 (PSD05-N41) and PSD25	Accepted

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
55	ENV6	n/a	178-179	<p>1. The Council will seek to protect, conserve and enhance the District's historic environment. This includes all heritage assets including historic buildings and structures, Conservation Areas, landscapes and archaeology. <u>Proposals for new development that may affect designated and non-designated heritage assets must demonstrate that they protect, conserve and/or enhance the District's historic environment. Heritage assets include statutorily designated scheduled monuments, listed buildings or structures, Conservation Areas, Registered Parks and Gardens, Registered Battlefields, archaeology of national and local interest and non-designated buildings, structures or historic landscapes that contribute to local historic and architectural interest of the District's historic environment, and also includes those heritage assets listed by the Oxfordshire Historic Environmental Record.</u></p> <p>2. Proposals for new development should be sensitively designed and should not cause harm to the historic environment. Proposals that have an impact on heritage assets (designated and non-designated) will be supported particularly where they:</p> <ul style="list-style-type: none"> i) conserve or enhance the significance of the heritage asset and settings. The more important the heritage asset, the greater the weight that will be given to its conservation; ii) make a positive contribution to local character and distinctiveness (through high standards of design, reflecting its significance, including through the use of appropriate materials and construction techniques); iii) make a positive contribution towards wider <u>public</u> benefits; iv) provide a viable future use for a heritage asset that is consistent with the conservation of its significance; and/or v) protect a heritage asset that is currently at risk. 	In order to address concerns from Inspectors in examination document IC2	With response to inspectors questions May 2020 (PSD05-N42)	Inspector identified further work was needed on this modification, further work has now been completed as shown.

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				<p><u>3. Non-designated Heritage Assets, where identified through local or neighbourhood plan-making, Conservation Area appraisal or review or through the planning application process, will be recognised as heritage assets in accordance with national guidance and any local criteria. Development proposals that directly or indirectly affect the significance of a non-designated heritage asset will be determined with regard to the scale of any harm or loss and the significance of the asset.</u></p> <p><u>4. Applicants will be required to describe, in line with best practice and relevant national guidance, the significance of any heritage assets affected including any contribution made by their setting. The level of detail should be proportionate to the asset's importance. In some circumstances further survey, analysis and/or recording will be made a condition of consent.</u></p> <p><u>5. Particular encouragement will be given to schemes that will help secure the long term conservation of vacant and under-used buildings and bring them back into appropriate use.</u></p> <p><u>6. Alterations to historic buildings, for example to improve energy efficiency, should respect the integrity of the historic environment and the character and</u></p> <p>5. The Council will work with landowners, developers, the community, Historic England and other stakeholders to:</p> <p>i) — ensure that vacant historic buildings are appropriately re-used to prevent deterioration of condition;</p> <p>ii) — ensure that alterations (internal or external to the fabric of the building e.g. to improve energy efficiency), are balanced alongside the need to retain the integrity of the historic environment and to respect the character and significance of the asset;</p>			

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				iii) — identify criteria for assessing non-designated heritage assets and maintaining a list of such assets as Locally Listed Buildings; iv) — encourage Heritage Partnership Agreements, particularly for Listed Buildings on any ‘at risk’ register; v) — encourage better understanding of the significance of scheduled monuments on the “Heritage at Risk” Register and to aid in their protection; vi) — seek to reduce the number of buildings on the “Heritage at Risk” Register; vii) — better understand the significance of Conservation Areas in the district through producing Conservation Area Character Appraisals and Management Plans; and viii) — support Neighbourhood Development Plans where they seek to assess their heritage assets and add to the evidence base.			
		8.31	180	<p>The Council will monitor buildings or other heritage assets at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk through discussions with owners and willingness to consider positively development schemes that would ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers. <u>The Council will work with relevant stakeholders to encourage better understanding of the heritage assets on the Historic England “Heritage at Risk” Register. Where appropriate the Council will encourage Heritage Partnership Agreements, particularly for Listed Buildings on any ‘at risk’ register.</u></p>	To reflect the inspectors advice in IC6	in response to matters and issues June 2020	
56	ENV7	n/a	180	<p>1. Proposals for development, including change of use, that involve any alteration</p> <p>i) conserve, enhance or better reveal those elements which contribute to the heritage significance and/or its setting;</p> <p>ii) respect any features of special architectural or historic interest, including, where relevant, the historic curtilage or context, such as burgage plots, or its value within a group and/or its setting, such as the importance of a street frontage or traditional shopfronts; and</p>	In order to address concerns from Inspectors in examination document IC2	With response to inspectors questions May 2020 (PSD05-N43)	Accepted

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				<p>iii) be sympathetic to the listed building and its setting in terms of its siting, size, scale, height, alignment, materials and finishes (including colour and texture), design and form, in order to retain the special interest that justifies its designation through appropriate design, and in accordance with <u>regard to</u> the South Oxfordshire Design Guide.</p> <p>2. Where development proposals affecting the significance of a listed building or its setting will lead to substantial harm to or total loss of significance they will only</p> <p>i) the greater the harm to the significance of the Listed Building, the greater</p> <p>ii) providing exceptional circumstances exist for the demolition of a listed building;</p> <p>iii) minimising any identified harm or loss to the Listed Building through</p> <p><u>2. Development proposals affecting the significance of a listed building or its setting that will lead to substantial harm or total loss of significance will be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that demonstrably outweigh that harm or loss or where the applicant can demonstrate that:</u></p> <p><u>i. The nature of the heritage asset prevents all reasonable uses of the site; and</u></p> <p><u>ii. No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and</u></p> <p><u>iii. Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and</u></p> <p><u>iv. The harm or loss is outweighed by the benefit of bringing the site back into use.</u></p>			

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				<p><u>3. Development proposals that would result in less than substantial harm to the significance of a listed building will be expected to:</u></p> <p><u>i. Minimise harm and avoid adverse impacts, and provide justification for any adverse impacts, harm or loss of significance;</u></p> <p><u>ii. Identify any demonstrable public benefits or exceptional circumstances in relation to the development proposed;</u></p> <p><u>iii. Investigate and record changes or loss of fabric, features, objects or remains, both known and unknown, in a manner proportionate to the importance of the change or loss, and to make this information publicly accessible.</u></p>			
57	ENV8	n/a	182	<p>1. Proposals for development within or affecting the setting of a Conservation Area must conserve or enhance its special interest, character, setting and appearance. Development will be expected to:</p> <p>i) contribute to the Conservation Area's special interest and its relationship within its setting. The special characteristics of the Conservation Area (such as existing walls, buildings, trees, hedges, burgage plots, traditional shopfronts and signs, farm groups, medieval townscapes, archaeological features, historic routes etc.) should be preserved;</p> <p>ii) take into account important views within, into or out of the Conservation Area and show that these would be retained and unharmed;</p> <p>iii) respect the local character and distinctiveness of the Conservation Area in terms of the development's: siting; size; scale; height; alignment; materials and finishes (including colour and texture); proportions; design; and form, in accordance with <u>and should have regard to</u> the South Oxfordshire Design Guide and any relevant Conservation Area Character Appraisal;</p> <p>iv) be sympathetic to the original curtilage of buildings and pattern of development that forms part of the historic interest of the Conservation Area;</p>	In order to address concerns from Inspector in examination document IC2	With response to inspectors questions May 2020 (PSD05-N44)	

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				<p>v) be sympathetic to important spaces such as paddocks, greens, gardens and other gaps or spaces between buildings which make a positive contribution to the pattern of development in the Conservation Area;</p> <p>vi) ensure the wider social and environmental effects generated by the development are compatible with the existing character and appearance of the Conservation Area; and/or</p> <p>vii) ensure no loss of, or harm to any building or feature that makes a positive contribution to the special interest, character or appearance of the Conservation Area.</p> <p>2. Where a proposed development will lead to substantial harm to or total loss of significance of a Conservation Area, consent will only be granted where it can be demonstrated that the substantial harm is necessary to achieve substantial public benefits that outweigh that harm or loss.</p> <p>3. Where a development proposal will lead to less than substantial harm to the significance of a Conservation Area, this harm will be weighed against the public benefits of the proposal.</p> <p>4. Wherever possible the sympathetic restoration and re-use of structures which make a positive contribution to the special interest, character or appearance of the Conservation Area will be encouraged to prevent harm through the cumulative loss of features which are an asset to the Conservation Area.</p>			

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				5.— Applicants will be required to describe, in line with best practice and relevant national guidance, the significance of any heritage assets affected including any contribution made by their setting. The level of detail should be proportionate to the assets' importance. In some circumstances, further survey, analysis and recording will be made a condition of consent.			
58		8.36	183	When undertaking conservation area appraisals the opportunity will be taken to produce and update lists of locally important non-designated heritage assets and a condition survey of listed buildings <u>identification of any heritage assets 'at risk' in order to encourage better understanding.</u>	To reflect the inspectors advice in IC6	in response to matters and issues June 2020	
59	ENV10	1	185	Amend paragraph 1: Proposals should conserve or enhance the special historic interest, character or setting of a designated battlefield, historic landscape OR <u>park or garden on</u> contained in the Historic England Registers <u>of Historic Battlefields or Register of Historic Parks and Gardens of Special Historic Interest in England.</u>	In response to Historic England Regulation 19 response	Submission Schedule of Modifications March 2019 (CSD13-N55)	Accepted
		2	185	Add new para 2: <u>Any harm to or loss of significance of any heritage asset requires clear and convincing justification. Substantial harm to or loss of these assets should be wholly exceptional in the case of Registered Historic Battlefields and Grade I and Grade II* Registered Historic Parks and Gardens and exceptional in the case of Grade II Registered Historic Parks and Gardens.</u>	In response to Historic England Regulation 19 response	Submission Schedule of Modifications March 2019 (CSD13-N56)	Accepted
		3	186	Amend new para 3: Where a proposed development will lead to substantial harm to or total loss of significance of such a designated heritage assets, consent will only be granted where it can be demonstrated that the substantial	In response to Historic England Regulation 19 response	Submission Schedule of Modifications March 2019 (CSD13-N567)	Accepted

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
		4	186	Delete from para 4: Substantial harm to or loss of these assets should be wholly exceptional in the case of grade I and grade II* sites and require clear and convincing justification in other cases.	In response to Historic England Regulation 19 response	Submission Schedule of Modifications March 2019 (CSD13-N58)	Accepted
60	EP1	n/a	188	1. In order to protect public health from the impacts of poor air quality: · development must be compliant with <u>have regard to</u> the measures laid out in the Council's Developer Guidance Document and the associated Air Quality Action Plan, as well as the national air quality guidance and any local transport plans;	In order to address concerns from Inspectors in examination document IC2	With response to inspectors questions May 2020 (PSD05-N45)	Accepted
61	EP5	n/a	194	2. Where development in Minerals Safeguarding Areas cannot be avoided, development must demonstrate that all opportunities for mineral extraction have been fully explored. <u>developers are encouraged to extract minerals prior to non-mineral development taking place, where this is practical and environmentally feasible.</u>	In order to address concerns from Inspectors in examination document IC2	With response to inspectors questions May 2020 (PSD05-N46)	Accepted

CHAPTER-DESIGN

62	DES1 and DES7	n/a	198	All new development must be of a high quality design that reflects the positive features that make up the character of the local area and both physically and visually enhances and compliments the surroundings. i) <u>uses land efficiently whilst respecting the existing landscape</u> ii) <u>enhances biodiversity and, as a minimum, leads to no net loss of</u> iii) <u>incorporates and/or links to a well-defined network of green and</u> iv) <u>is sustainable and resilient to climate change;</u> v) <u>minimises energy consumption;</u> vi) <u>mitigates water run-off and flood risks;</u>	In response to the Inspector's recommendation in examination document IC2	With response to inspectors questions May 2020 (PSD05-N47)	Accepted
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Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				<p>vii) <u>takes into account landform, layout, building orientation, massing and landscaping;</u></p> <p>viii) <u>provides a clear and permeable hierarchy structure of streets, routes and spaces to create safe and convenient ease of movement by all users;</u></p> <p>ix) <u>ensures that streets and spaces are well overlooked creating a positive relationship between fronts and backs of buildings;</u></p> <p>x) <u>clearly defines public and private spaces;</u></p> <p>xi) <u>provides access to local services and facilities and, where needed, incorporates mixed uses, facilities and co-locates services as appropriate with good access to public transport;</u></p> <p>xii) <u>provides a wide range of house types and tenures;</u></p> <p>xiii) <u>respects the local context working with and complementing the scale, height, density, grain, massing, type, details of the surrounding area;</u></p> <p>xiv) <u>secures a high quality public realm that is interesting and aesthetically pleasing; and designed to support an active life for everyone with well managed and maintained public areas;</u></p> <p>xv) <u>does not differentiate between the design quality of market and affordable housing or the adjacent public realm;</u></p> <p>xvi) <u>is designed to take account of possible future development in the local area;</u></p> <p>xvii) <u>understands and addresses the needs of all potential users by ensuring that buildings and their surroundings can be accessed and used by everyone;</u></p> <p>xviii) <u>creates safe communities and reduces the likelihood of crime and antisocial behaviour as well as the fear of crime itself;</u></p> <p>xix) <u>ensures a sufficient level of well-integrated and imaginative solutions for car and bicycle parking and external storage including bins.</u></p>			

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				<p>xx) All proposals must be accompanied by a constraints and opportunities plan and design rationale. Important landscape and built features both within and</p> <p>xxi) Planning permission will only be granted where proposals are designed to meet the key design objectives and principles for delivering high quality</p> <p>xxii) New development should be designed to ensure that buildings and their surrounding spaces can be accessed and used by everyone and promote and</p> <p>5. Where development sites are located adjacent to sites that have a reasonable prospect of coming forward in the future, integration with the neighbouring site should form part of the proposal's design.</p> <p>6. Where the Council is are aware that sites with similar delivery timescales are coming forward together, they will require a <u>coordinated, integrated and</u> comprehensive masterplan <u>will be required</u> to be prepared across all the sites.</p>			

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
		9.5-9.7	198-199	<p>9.5 Creating high quality buildings and places is fundamental. Policy DES1 The South Oxfordshire Design Guide sets out the key design objectives and principles of the that we consider critical in delivering high quality development. These must be considered at the outset and throughout the design process. The Council will support development that meets these objectives. <u>Developers should also have regard to the principles and design criteria set out in the South Oxfordshire Design Guide</u> and principles and the design criteria set out in part 2 of the guide. New development should take account of all relevant guidance including <u>the Government's priorities for well-designed places set out in the National Design Guide (2019)</u>, the County Council's Cycling Design Standards (2017), Walking Design Standards (2017) and Residential Road Design Guide 2nd Edition (2015) or updated versions of these documents. New development within the Chilterns Area of Outstanding Natural Beauty should meet the principles set out in the Chilterns Building Design Guide.</p> <p>9.6 All proposals should take account of the local context, including the local character and existing features. Important local features, both within the landscape and built environment, in particular important trees and hedgerows, should be retained as part of the proposal. This should be set out on an opportunities and constraints plan.</p>	In response to the Inspector's recommendation in examination document IC2	With response to inspectors questions May 2020 (PSD05-N48)	Accepted

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				<p>9.7 Securing high quality design is about more than just aesthetics. It is important that new development delivers sustainable, inclusive and mixed communities in order to create successful places where people want to live, work and play. New development should be designed to meet the needs of all users including the young and elderly, disabled, parents and carers. It is important that the places that we create are safe. To ensure that the development we deliver is designed to reduce the opportunity for crime, as well as the fear of crime itself, proposals must, wherever possible, incorporate the principles set out in the “Secured by Design” scheme.</p> <p><u>9.8 The quality of the spaces between buildings is as important as the buildings themselves. They are the setting for most movement and should be designed to support an active life for everyone. These should include areas allocated to different users for different purposes, including movement, parking, hard and soft surfaces, street furniture, lighting, signage and public art.</u></p>			

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				<p><u>9.9 In the right locations, public art can play an important part in the design and place making of new developments and can make a contribution to the creation of a high quality public realm. It can make places more interesting, exciting and aesthetically pleasing. The Council will support the provision of public art within new developments schemes in accordance with our Arts Development Strategy. The Council will encourage and promote quality art within new developments by encouraging partnership working between professional artists and craftspeople and encouraging local participation to help establish an identity for an area. The Council will particularly support proposals that use public art to make a positive contribution to the character of an area and that is of benefit to the local community by establishing civic or corporate pride and identity, encouraging public enjoyment and engagement and/or promoting the renewal of social skills.</u></p>			
		n/a	205	<p>Policy-DES7: Public Art</p> <p>1. All proposals for major development*, or development of sites larger than 0.5 hectares, must make provision for public art that makes a significant contribution towards the appearance of the scheme or the character of the area, or which benefits the local community. Applicants will be required to set out in their proposal details of the provision of public art, including its location and design in accordance with the South Oxfordshire Design Guide. Contributions will be required in</p> <p>*As defined by Article 2 of the Town and Country Planning (Development Management Procedure) Order 2015.</p>	Deleted in response to the Inspector's recommendation in examination document IC2	With response to inspectors questions May 2020 (PSD05-N51)	
63	DES2	n/a	199	<p><u>1. All new development must be designed to reflect the positive features that make up the character of the local area and should both physically and visually enhance and complement the surroundings.</u></p>	In response to the Inspector's recommendation in	With response to inspectors questions May	Inspector identified further

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				<p>12. All proposals for new development should include be informed by a contextual analysis that demonstrates how the design:</p> <p>i) has been informed by and responds positively to the site and its surroundings; and</p> <p>ii) reinforces place-identity by enhancing local character.</p> <p>23. Where a character assessment has been prepared as part of a made Neighbourhood Development Plan, a proposal must demonstrate that the positive features identified in the assessment have been incorporated into the design of the development.</p> <p>34. Where there is no local character assessment a comprehensive contextual analysis of the local character should be prepared as part of an application. This should identify the positive features that make up the character of the area. The proposal must demonstrate that these positive features have been incorporated into the design of the development</p> <p>45. Proposals that have the potential to impact upon a conservation area or the setting of a conservation area should also take account of the relevant Conservation Character Appraisal.</p>	examination document IC2	2020 (PSD05-N49 and N77)	work was needed on this modification, further work has now been completed as shown.
64	DES3	n/a	201	<p>1. Where an application is required to be supported by a Design and Access Statement, this must demonstrate how the development proposal meets the key design objectives of the South Oxfordshire Design Guide and the design criteria set out in Part 2 of the Guide.</p> <p>2. The Design and Access Statement should be proportional to the scale and complexity of the proposal. It should include:</p>	In response to the Inspector's recommendation in examination document IC2	With response to inspectors questions May 2020 (PSD05-N50)	Accepted

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				<p>i) a clear drawing trail <u>that</u> showing how the design of the <u>proposal</u> development and the rationale behind it has evolved and clearly demonstrates that the key design objectives and principles set out in the South Oxfordshire Design Guide have been considered at the outset and throughout the process and have been met by the final design;</p> <p>ii) <u>a constraints and opportunities plan that clearly informs the design process and final design;</u></p> <p>iii) the delivery implementation phases and strategies to be put in place to ensure the timely delivery of infrastructure and services when they are needed by new residents; and</p> <p>iv) how consultation with the existing community and communities in the surrounding area has informed the design of the development.</p>			
65	DES4		202	<p>1. Proposals for sites allocated in the Development Plan, including sites allocated within Neighbourhood Development Plans, and major development* must be accompanied by a masterplan. For outline applications, an illustrative masterplan should be submitted. In all cases, the masterplan should demonstrate that:</p> <p>i) clearly sets out the land uses proposed including the amount, scale and density of development, the movement and access arrangements and green infrastructure provision;</p> <p>ii) illustrates how the proposal integrates with the surrounding built, historic and natural environments, in particular maximising existing and potential movement connections and accessibility to encourage walking, cycling and use of public transport;</p> <p>iii) is based on a full understanding of the significance or special interest of the historic environment as it relates to the site, including above and below ground archaeological remains and other heritage assets on the site or within the setting of which the site lies, and the conservation and enhancement of those remains or assets and significance or special interest.</p>			

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				<p>iv) defines a hierarchy of routes and the integration of suitable infrastructure, including for example SuDS within the public realm;</p> <p>v) demonstrates a legible structure and identifies key elements of townscape such as main frontages, edges, landmark buildings and key building groups and character areas;</p> <p><u>vi) be based on the principles of natural surveillance and active street frontages by demonstrating that streets and spaces are well overlooked and fronted by the main entrances of buildings which provide direct access to the street or space and that positive relationships have been created between the fronts and backs of buildings;</u></p> <p>vii) demonstrates as appropriate the careful siting of community facilities and other amenities to meet the needs of the existing and future community, including access to education/ training facilities, health care, community leisure and recreation facilities; and demonstrates a clear link to the principles established in the Design and Access Statement and the South Oxfordshire Design Guide and accords with the masterplan.; <u>and</u></p> <p><u>viii) demonstrate that it has been prepared with the involvement of the local community and other stakeholders and in consultation with the Local Planning Authority.</u></p> <p>*As defined by Development Management Procedure Order 2010. This policy contributes towards achieving objectives 4, 5, 6 & 7.</p>			
66	DES8	n/a	206	<p>1. New development is required to make provision for the effective use and protection of natural resources where applicable, including:</p>	In response to the Inspector's recommendation in	With response to inspectors questions May	Accepted

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				<p>i) the efficient use of land, with densities <u>in accordance with Policy STRAT5 Residential Densities</u> of at least 30 dwellings per hectare, taking account of local circumstances including protection of the local environment, access to local services and facilities and local character. Proposals which seek to deliver higher quality and higher density development which minimises land take will be encouraged</p> <p>ii) minimising waste and making adequate provision for the recycling, composting and recovery of waste on site using recycled and energy efficient materials</p> <p>iii) maximising passive solar heating, lighting, natural ventilation, energy and water efficiency and the re-use of materials</p> <p>iv) making efficient use of water, for example through rainwater harvesting and grey water recycling causing no deterioration in, and where possible, achieving improvements in water quality (including groundwater quality)</p> <p>v) taking account of, and if located within an AQMA, is consistent with, the Council's Air Quality Action Plan</p> <p>vi) ensuring that the land is of a suitable quality for development and that remediation of contaminated land is undertaken where necessary</p> <p>vii) avoiding the development of the best and most versatile agricultural land, unless it is demonstrated to be the most sustainable choice from reasonable alternatives, by first using areas of poorer quality land in preference to that of a higher quality</p> <p>viii) re-using vacant buildings and redeveloping previously developed land, provided the land is not of a high environmental value.</p>	examination document IC2	2020 (PSD05-N52)	

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
		Monitoring and review	240	<u>DES8 – electricity consumption</u>	Additional monitoring indicators are proposed to monitor the effectiveness of Policy DES8.	With response to inspectors questions May 2020 (PSD05-N78)	
67	DES9	n/a	208	<p>1. All new development, including building conversions, refurbishments and extensions, should seek to minimise <u>the</u> carbon and energy impacts <u>of their design and layout</u> in line with <u>having regard to</u> nationally adopted standards <u>and in accordance with Policies DES11: Carbon Reduction and DES8: Efficient use of Resources.</u></p> <p>2. All new development should be designed to improve resilience to the anticipated effects of climate change. <u>Proposals must demonstrate that they are seeking a reduction in greenhouse emissions through location, building orientation, design, landscape and planting.</u></p> <p>3. <u>All new development should be built to last. Proposals must demonstrate that they function well and are adaptable to the changing requirements of occupants and other circumstances.</u></p> <p>4. The Council will not refuse planning permission for buildings or infrastructure <u>of an outstanding or innovative design</u> which promote high levels of sustainability <u>or help raise the standard of design, as long as they fit with the overall form and layout of their surroundings.</u> because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design.</p>	To reflect updates made to the NPPF (February 2019) and amendments made to Policy DES1 to respond to inspectors questions in examination document IC2	With response to inspectors questions May 2020 (PSD05-N53) and further amended June 2020	Accepted

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				5. A sensitive approach will need to be taken to conserve the special character of designated and non designated heritage assets in a manner appropriate to their significance.			
		Monitoring and review	240	<u>DES9 - range of specific CO2 emissions</u>	Additional monitoring indicators are proposed to monitor the effectiveness of Policy DES9.	With response to inspectors questions May 2020 (PSD05-N78)	
68	DES10		210	The Council encourages schemes for renewable and low carbon energy generation and associated infrastructure at all scales including domestic schemes. <u>It also encourages the incorporation of renewable and low carbon energy applications within all development.</u> Planning applications for renewable and low carbon energy generation will be supported, provided that they do not cause a significantly adverse effect to: i) landscape, both designated AONB and locally valued biodiversity, including protected habitats and species and Conservation Target Areas; ii) the historic environment, both designated and non designated assets, including by development within their settings; iii) openness of the Green Belt; iv) the safe movement of traffic and pedestrians; or v) residential amenity	To respond to the Council's declared climate change emergency.	With response to inspectors questions May 2020 (PSD05-N589)	
		Monitoring and review	240	<u>DES10 – Renewable generation electricity generation - Amount of renewable installations;</u>	Additional monitoring indicators are proposed to monitor the effectiveness of Policy DES10.	With response to inspectors questions May 2020 (PSD05-N78)	

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
69	DES11 (new policy)	9.36	210	9.36 The Government has set a target of that the net UK carbon account for the year 2050 is at least 80 100% lower than the 1990 baseline. To help increase the use of renewable and low carbon energy the Council we will promote the use of energy from renewable and low carbon sources, including community-led initiatives, and will develop design policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts. The Council will support the inclusion of connection readiness for decentralised energy networks and the use of decentralised energy sources in development. The Council will identify and publish a list of any areas considered suitable for wind energy development within the district.	A modification is proposed to reflect the changes to the Climate Change Act following the parliamentary declaration of a climate emergency. To respond to the Council's declared climate change emergency	With response to inspectors questions May 2020 (PSD05-N590)	
				<u>Policy DES11: Carbon Reduction</u> <u>1. Development proposals for;</u> i) <u>new build residential dwelling houses; or</u> ii) <u>developments including 1,000m2 or more of C2 use (including student</u> iii) <u>Houses in Multiple Occupation (C4 use or Sui Generis) floorspace</u> <u>are required to achieve at least a 40% reduction in the carbon emissions from a code 2013 Building Regulations (or future equivalent legislation) compliant base case. This reduction is to be secured through on-site renewable energy and other low carbon technologies (this would broadly be equivalent to 25% of all energy used) and/ or energy efficiency measures. The requirement will increase from 31 March 2026 to at least a 50% reduction in carbon emissions and again from 31 March 2030 to a 100% reduction in carbon emissions (Zero Carbon).</u> <u>2. Non-residential development proposals are required to meet the BREEAM excellent standard (or a recognised equivalent assessment methodology) in addition to the following reductions in carbon emissions.</u>	To take account of the Council's declared climate emergency and associated motion (Council Meeting 10/10/2019) to aim to reach net-zero carbon emissions for the whole district by 2030.	With response to inspectors questions May 2020 (PSD05-N554)	Accepted

Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				<p>i) <u>Development proposals of 1,000m2 or more are required to achieve at least a 40% reduction in the carbon emissions compared with a 2013 Building Regulations (or future equivalent legislation) compliant base case. This reduction is to be secured through on-site renewables and other low carbon technologies and/ or energy efficiency measures. The requirement will increase from 31 March 2026 to at least a 50% reduction in carbon emissions.</u></p> <p><u>3. An Energy Statement will be submitted to demonstrate compliance with this policy for all new build residential developments (other than householder applications) and new-build non-residential schemes over 1000m2. The Energy Statement will include details as to how the policy will be complied with and monitored.</u></p> <p><u>This policy contributes towards achieving objectives 5 & 8</u></p>			

CHAPTER- COMMUNITY FACILITIES

70	CF5	n/a	225	<p>1. New residential development will be required to provide or contribute towards inclusive and accessible open space and play facilities in line with <u>having regard to</u> the most up to date standards set out in the Open Spaces Study including:</p> <ul style="list-style-type: none"> · Amenity greenspace (including parks and gardens) · Allotments Equipped · children's play areas 	For reasons of clarity and consistency to respond to inspectors questions in examination document IC2	With response to inspectors questions May 2020 (PSD05-N55)	Accepted
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Ref	Policy No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Inspectors Recommendation on Mod
				2. New residential development will be required to provide or contribute towards accessible sport and recreation facilities, including playing pitches, in line with <u>having regard to</u> the Council's most up to date Leisure Study, and Sport England guidance.			