

SOUTH OXFORDSHIRE DISTRICT COUNCIL

PYRTON NEIGHBOURHOOD PLAN DECISION STATEMENT

Summary

- 1 Following an independent Examination, South Oxfordshire District Council's Cabinet Member for Planning confirmed on 24 January 2019 that the Pyrton Neighbourhood Plan will proceed to referendum.
- 2 This Decision Statement and the Examiner's Report can be viewed on the Council's website. Hard copies of these documents can be inspected until 14 March 2019 in the following locations:

Reception South Oxfordshire District Council 135 Eastern Avenue, Milton Park, Milton, OX14 4SB	Mon - Thurs, 8.30am - 5pm and Friday, 8.30am - 4.30pm
St Mary's Church, off B4009, Pryton, OX49 5AW	

Background

- 3 Pyrton Parish Council, as the qualifying body, successfully applied for Pyrton parish to be designated as a Neighbourhood Area, under the Neighbourhood Planning Regulations.
- 4 Following the submission of the Pyrton Neighbourhood Plan Submission Version ('the Plan') to the district council, the Plan was publicised and comments were invited from the public and stakeholders. The publicity period closed on 25 April 2018.
- 5 South Oxfordshire District Council appointed an independent examiner, Timothy Jones, to review whether the plan meets the basic conditions required by legislation and should proceed to referendum.
- 6 The examiner concluded that the plan meets the basic conditions, and that subject to the modifications proposed in his report, the plan should proceed to referendum.

Decision

Having considered the examiner's recommendations and reasons for them, South Oxfordshire District Council's Cabinet Member for Planning decided on 24 January 2019:

1. To accept all modifications recommended by the Examiner;
2. to determine that the Pyrton Neighbourhood Development Plan, as modified, meets the basic conditions, is compatible with the Convention rights, complies with the definition of a neighbourhood development plan (NDP) and the provisions that can be made by a NDP; and
3. to take all appropriate actions to progress the Pyrton Neighbourhood Development Plan to referendum.

Reasons for decision

- 7 The Pyrton Neighbourhood Development Plan (the Plan), as modified by the Examiner's recommendations, has had regard to national policies and advice contained in guidance issued by the Secretary of State. A requirement to have regard to policies and advice does not require that such policy and advice must necessarily be followed, but it is intended to have and does have a significant effect. The principal document in which national planning policy is contained is the National Planning Policy Framework (March 2012) (NPPF) and this conclusion is reached bearing this in mind. The advice within national Planning Practice Guidance ("NPPG") has also been borne in mind in reaching this conclusion.
- 8 Having considered all relevant information, including representations submitted in response to the Plan, the Examiner's considerations and recommendations, the council is satisfied that the Plan contains a suite of policies aimed at conserving and enhancing the historic environment and safeguarding the valued character and appearance of the area. The Plan promotes sensitive development appropriate to this character, historic environment and the position of the village in the local settlement hierarchy.
- 9 The Plan, as modified by the Examiner's recommendations, contributes to the achievement of sustainable development. This condition relates to the making of the plan as a whole. It does not require that each policy in it must contribute to sustainable development. Sustainable development has three principal dimensions – economic, social and environmental. In the economic dimension the Plan includes policies for a site allocation PYR1 (Policy SA1), new homes (Policy H1), infill residential development (Policy D2), Types of new homes (Policy H2), development contributions (Policy C2). In the social role, it includes a policy on community assets (Policy C1), development contributions (Policy C2) and a site allocation PYR1 (Policy SA1), new homes (Policy H1), infill residential development (Policy D2), Types of new homes (Policy H2) and extension of existing properties (Policy D3) and footpaths and bridleways (BNE6). In the environmental dimension the Plan positively seeks to protect its natural, built and historic

environment. It has specific policies on the historic environment (Policy BNE1), landscape character (Policy BNE2) local green spaces (Policy BNE3), local gap (BNE4) and flood risk and drainage (BNE5). The policies in the Plan pursue net gains across each of the different dimensions of sustainability in a mutually supportive way.

- 10 As a whole, the council is satisfied that the Plan sets out to achieve sustainable development in the plan area. It promotes sensitive development, appropriate to the character of the village, its historic environment and its position in the settlement hierarchy.
- 11 The Plan, as modified by the Examiner's recommendations, is in general conformity with the strategic policies contained in the Development Plan for the area. The adopted Development Plan does not require other villages to make site allocations. In this context, proposals for development in Pyrton should be consistent with the overall strategy of supporting its role and function within the wider network of settlements. The Plan proposes that new development is strictly controlled in the Plan area to reflect its position within the settlement hierarchy.
- 12 The council's emerging Local Plan, which will replace the Core Strategy, continues to direct development to the most sustainable locations and supports neighbourhood planning groups in 'other villages' who wish to promote development. The Plan proposes that new development is strictly controlled in the Plan area to reflect its sensitive location. The Plan allows for a site allocation and limited infilling within the built-up form of Pyrton.
- 13 Throughout the preparation of the Plan the council highlighted that the area proposed as a local gap under policy Policy BNE4 included an area identified in the Emerging Local Plan to be safeguarded for a bypass. The council raised concerns that by designating this area, the neighbourhood plan would be ignoring the evidence informing the emerging Local Plan and would be at risk of being made out of date as soon as the Emerging Local Plan is adopted. The examiner acknowledged in his report that *"the boundary of an area subject to a gap policy (unlike the boundary of a Green Belt or LGS) does not have to be capable of enduring beyond the end of the plan period (in this case 2033). If within that period, a new local plan contains a policy that conflicts with the gap policy, the new local plan will prevail."* The council is satisfied that at this stage, the Plan is in general conformity with strategic policies of the development plan.
- 14 The Plan, as modified by the Examiner's recommendations, would not breach, and be otherwise incompatible with EU obligations, including the following Directives: the Strategic Environmental Assessment Directive (2001/42/EC); the Environmental Impact Assessment Directive (2011/92/EU); the Habitats Directive (92/43/EEC); the Wild Birds Directive (2009/147/EC); the Waste Framework Directive (2008/98/EC); the Air Quality Directive (2008/50/EC); and the Water Framework Directive (2000/60/EC). In addition, no issue arises in respect of equality under general principles of EU law or any EU equality directive. In order to comply with the basic condition on the European Union legislation the Qualifying

Body has prepared a Sustainability Appraisal Report on 7th February 2019, The Sustainability Appraisal prepared by the Qualifying Body incorporates a Strategic Environmental Assessment. The Sustainability Appraisal sets out the background of how it was developed in Section 1 and 2. It details the visions and objectives of the Neighbourhood Plan in Section 3. Section 4 includes the baseline data. Section 5 details the sustainability issues. Section 6 identifies the SA objectives. Section 7 details the scoping consultation responses. Section 8 identifies the compatibility of the Neighbourhood Plan and sustainability objectives. Section 9 details an appraisal of alternatives. Section 10 includes the prediction and evaluation of the potential effects of the plan. Section 11 details the mitigation. Section 12 details the monitoring.

- 15 The Plan, as modified by the Examiner's recommendations, would not give rise to significant environmental effects on European sites. The Council screened the Plan potential impact on EU Special Areas of Conservation (SACs) and this was completed in September 2016. The HRA screening report concluded that the Plan would not have any likely significant effects on the integrity of European sites in or around South Oxfordshire. The council decided to appoint consultants to update the screening assessment in light of the recent judgment from the Court of Justice of the European Union 'People over Wind, Peter Sweetman v Coillte Teoranta (Case C-323/17)' which ruled that Article 6(3) of the Habitats Directive should be interpreted as meaning that mitigation measures should be assessed as part of an Appropriate Assessment and should not be taken into account at the screening stage. The revised Screening Assessment (August 2018) concluded that the Plan will not have any likely significant effects on the integrity of European sites either alone or in combination with other plans or projects. Natural England confirmed on 14 September 2018 that they agree with the conclusions of the revised screening assessment report, that the Pyrton Neighbourhood Plan will not give rise to likely significant effects on European sites, and that an Appropriate Assessment is therefore not required.
- 16 The Plan, as modified by the Examiner's recommendations, is in all respects fully compatible with Convention rights contained in the Human Rights Act 1988. There has been full and adequate opportunity for all interested parties to take part in the preparation of the Plan and to make their comments known.
- 17 The Plan, as modified by the Examiner's recommendations, complies with the definition of an NDP and the provisions that can be made by a NDP. The Plan sets out policies in relation to the development and use of land in the whole of the neighbourhood area; it specifies the period for which it is to have effect and it does not include provision about development that is 'excluded development'.
- 18 The council cannot make a decision that differs from the Examiner's recommendations about the referendum area. Therefore, there is no reason to extend the referendum area beyond the boundaries of the designated plan area as they are currently defined.

- 19 The individual modifications proposed by the Examiner are set out in Appendix 1 alongside the council's decision in response to each recommendation and the reasons for them. The Examiner's Report is available in Appendix 6.
- 20 The examiner noted in his report that nothing in his report should deter appropriate updating prior to the referendum in respect of incontrovertible issues of primary fact. To ensure that the plan reads as a coherent document the qualifying body and the council have agreed factual and consequential updates. These additional changes are noted in Appendix 2.
- 21 The National Planning Policy Framework was revised on 24 July 2018 and sets out the government's planning policies for England and how these are expected to be applied. The policies in the previous Framework (published on 27 March 2012) will apply for the purpose of examining plans, where those plans are submitted on or before 24 January 2019. Paragraph 213 sets out that policies should not be considered out-of-date simply because they were adopted prior to the publication of the Framework. Due weight should be given to them, according to their degree of consistency with the Framework. The council is satisfied that the policies in the Pyrton Neighbourhood Plan are consistent with the revised National Planning Policy Framework (2018).
- 22 The council has taken account of all the representations received.
- 23 The Electoral Services team advise that the referendum is planned for Thursday 14 March 2019.

SEA/ HRA SCREENING

- 24 The modifications set in Appendix 1, both separately and combined, produce no likely significant environmental effects and are unlikely to have any significant effects on European Designated Sites.

Councillor Felix Bloomfield

South Oxfordshire District Council Cabinet Member with Portfolio for Planning

Date: 31 January 2018

Appendix 1 – Examiner’s modifications

Appendix 1: Examiner’s recommendations			
Policy/ Section	Examiner’s recommendations	Council’s Decision	Justification/Reason
Page 8 Para 2.4 (3)	Recommended modification 1 Replace the final sentence on page 8 with: ‘Under PNP guidelines the new houses should use materials and be in styles consonant with the Chiltern vernacular’	Agree	<p>The council considers the modifications proposed by the examiner to be necessary to ensure the policy has sufficient clarity and is not overly restrictive through the draft NDP seeking predominantly detached or semi-detached houses, which is based on existing housing. The council considers that without this change, the Plan would limit the variety of houses available, this would be contrary to the NPPF’s intention to deliver a wide choice of homes and could make the provision of affordable housing more difficult.</p> <p>Given that most new housing is to be provided on PYR1, a brownfield, former MoD site that is away from existing housing, the council therefore considers that the evidence does not justify such a policy. Terraced housing should not be excluded and therefore the reference to ‘predominantly detached and semi-detached’ should be removed.</p>

Page 9, Para 2.5 (1)(c)	Recommended modification 2 Replace 'up to 25 houses' with 'houses at a density that would not have an adverse effect on the character of the area.	Agree	The council considers the limit of 'up to 15 houses' would result in an excessively low density of this site unless coupled with a substantial amount of other development. The change recommended by the examiner is necessary to ensure the plan promotes efficient use of land as required by national and local strategic polices. It is noted that recommended modification 2 refers to replacing "up to 25 houses" where it should have referred to "up to 15 houses"
Page 12 The final sentences on the page	Recommended modification 3 Replace the final sentence on 12 with "These are outlined and discussed in further detail in Chapter 5 below".	Agree	The council considers the modifications proposed to correct the final sentence on page 12 to be necessary in order to provide the clarity required by national policy and guidance.
Page 25 Para 4.7 (3)	Recommended modification 4 Replace the second and third sentences of paragraph 4.7 (3) with "A final decision is awaited on an outline planning application (P16/S2576/O), currently under consideration and appeal, for the construction of up to 100 residential dwellings."	Agree	The council considers the modification to update the text in paragraph 4.7 to be necessary for factual accuracy.
Page 28, Para 4.8.2	Recommended modification 5 Amend Fig 14 so that its colouring corresponds with the text and so that the words 'Special Area of' are deleted.	Agree	The council considers the modifications proposed to the colours in the designations plan and in the text to be necessary as they do

			not correspond and therefore should be amended. The key to the figures also mentions 'Special Area of' without completing the phrase. It may refer to Aston Rowant Special Area of Conservation, which is outside the area covered by Fig 14 and therefore it is considered necessary that the wording should be deleted. The amended figure 14 is available in Appendix 3.
Page 29, Para 4.8.2 (2) (h)	Recommended modification 6 Delete 'and the sea'	Agree	The council considers the modifications proposed by the examiner to be necessary to ensure the Plan is factually accurate.
Page 34, Para 5.2.8 (5) and (6)	Recommended modification 7 <i>Replace paragraph 5.2.8 (5) and (6) with: '(5) The density of development should avoid an adverse impact on the character of the area and on the parish's heritage assets.'</i>	Agree	The council considers the modifications proposed by the examiner to be necessary as a density around 7-8 dwellings per hectare is very low by modern standards and is also well below the adopted Core Strategy's general minimum figure of 25 dph. It also raises the problem of making the best use of the land. A low density means that more land will be needed elsewhere and may inhibit the provision of affordable housing. The examiner identified low densities may be justified in particularly sensitive locations. The modification proposed therefore is considered to be necessary to ensure the neighbourhood

			plan promotes efficient use of land whilst being able to adequately address development in sensitive locations.
Page 39 Para 6.2.3.1 (3)	Recommended modification 8 Replace the second line of paragraph 6.2.3.1 (3) with: “registered park and garden, the SSSI on Knightsbridge Lane, which supports one of the”	Agree	The council considers the proposed modification to be necessary to ensure the plan is factually accurate and refers to protected areas using their accurate designation.
Page 48 Para 6.2.7	Recommended modification 9 Replace in paragraph 6.2.7 “6.2.6.3” with “6.2.6.4” with “6.2.7.4”	Agree	The council considers the proposed modification to be necessary to ensure paragraph numbering is correct. It is noted that recommended modification 9 is referring to paragraph 6.2.7 to be replaced with 6.2.6.3. The paragraph number should be replaced with 6.2.7.1 and the same with the referred paragraph 6.2.7.4 should be 6.2.7.2 instead.
Page 51 Para 6.4.3 Policy H2	Recommended modification 10 Replace paragraph 6.4.3.1 with: ‘The type of new housing should be in keeping with the area avoiding an adverse impact on its character and on the parish’s heritage assets.’ Replace paragraph 6.4.3.2 (1) ‘This seeks to ensure that	Agree	The modifications proposed are considered to be necessary to ensure the neighbourhood plan promotes efficient use of land whilst being able to adequately address development in sensitive locations.

	proposals are appropriate for the area and integrate suitably with it.'		
Page 52, Para 6.5.2	<p>Recommended modification 11</p> <p>Remove criterion (c) in paragraph 6.5.2.1 and make the consequential alterations to the labelling criteria (d), (e) and (f).</p>	Agree	The council considers the modifications proposed by the examiner to be necessary to ensure the plan avoids an exceptionally demanding low density approach. This modification will ensure that the plan promotes an efficient use of land in accordance with national and local policy.
Page 54, Para 6.6.2	<p>Recommended modification 12</p> <p>In paragraph 6.6.2.1, delete 'of around 15 units'.</p> <p>In paragraph 6.6.2.2 (1) replace 'of around 7.9 dwellings per hectare' with 'that did not have an adverse effect on the character of the area.'</p> <p>In paragraph 6.6.6.2 (3) replace the whole of the sub-paragraph (e) with 'A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. Inappropriate visual intrusion from the built form and significant harm to the rural character of this area should be avoided.</p> <p>Delete the whole of 6.6.6.2 (3)(f) and make the consequential alterations to the labelling of criteria (g),</p>	Agree	The council considers the modification is necessary to ensure the plan avoids an exceptionally demanding low density approach. This modification will ensure that the plan promotes an efficient use of land in accordance with national and local policy.

(h) and (i).

Appendix 2: Consequential and/or Factual Changes

Section	Agreed change	Justification/Reason
	References throughout the document have been amended to refer to the plan period as 2034 instead of 2033.	To align with the emerging local plan period as set out in paragraph 2.1.2.
Page 9 2.5 1 e.	Deleted the last sentence of e. highlighted in yellow below. Land between Old Vicarage Cottage and the Lodge House: SODC has given planning permission for the construction of two houses on this open two-hectare site which the Parish Council has proposed for inclusion within the Conservation Area.	To align supporting text with the examiner's recommendation this sentence has been factually updated.
Page 9 2.5.1b	"Icknield Primary School or Community College" has been replaced with "Watlington Primary School or Icknield Community College"	This has been amended due to a factual error.
Page 9 2.5.1b	The term "bypass" has been replaced with "edge road"	This has been amended to align with the terminology used in the made Watlington NDP.

<p>Page 25 4.7.3</p> <p>Page 45 6.2.5.2.12</p> <p>Page 50 6.3.2.2.4c</p> <p>Page 57 7.2.5.2</p>		
<p>Page 10 3.1.2 1</p>	<p>'the' has been deleted between 'a' and starting 'point' highlighted in yellow below due to a typo.</p> <ol style="list-style-type: none"> 1. Neighbourhood planning provides communities with the power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. Communities can shape development in their areas through the production of a NP, which once 'made' (adopted), becomes a statutory part of the development plan of a local planning authority, which in this case is SODC. Along with other development plan documents, the NP will act as a starting point for determining planning decisions. 	<p>To correct a typo error.</p>

Page 10	<p>The wording in the brackets highlighted in yellow below has been deleted.</p> <p>2. The plan should be a constructive document, as required by paragraph 16 of the NPPF, which addresses the development and use of land. It should align with the strategic policies, needs and priorities for the wider area within which it is situated. In the case of Pyrton, this means SODC's adopted development plan, in particular the saved policies of the South Oxfordshire Local Plan 2011¹ and its adopted Core Strategy (December 2012)², along with the reasoning and evidence informing the emerging South Oxfordshire Local Plan. (Final Publication Version of the Local Plan, published October 2017) NPs allow for individuality and responses to local needs, and they can provide more, but not less, development than that promoted through SODC's Local Plan.</p>	To ensure that the plan relates to the most up to date version of the District Councils Emerging Local Plan.
Page 14 4 4.1	<i>'Pyrton Conservation Area was first designated on 11 December 1984. As was then usual, no appraisal document was produced at that time, nor have the boundaries of the designated area been reviewed by</i>	This paragraph has been factually updated following the adoption of the Pyrton Conservation Area Appraisal and revised boundary.

¹ The South Oxfordshire Local Plan 2011 <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/local-plan/local-plan-2011>

² SODC Adopted core strategy 2011

<http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/core-strategy/adopted-core-strategy>

SODC since. As a result of the considerable interest residents have shown in Pyrton's heritage through surveys conducted for the PNP, Pyrton Parish Council commissioned a Conservation Area appraisal (April 2017) to be produced by Dr Nicholas Doggett, FSA, IHBC, MCIfA, Managing Director of Asset Heritage Consulting. This document defines the special interest of the Pyrton conservation area, including proposals for extending the boundaries of the currently designated area (see Fig. 2) and for the enhancement of its character and appearance. It explains the significance of the area and seeks to ensure its special interest and character are preserved and enhanced for future generations. An application was submitted to SODC conservation officer, Samantha Allen, on 10 October 2017 to ratify this appraisal document. As at time of writing, no SODC decision on the Conservation Area boundaries had yet been made.'

The above paragraph has been amended as detailed below:

'2.Pyrton Conservation Area was first designated on 11 December 1984. As was then usual, no appraisal document was produced at that time, nor had the boundaries of the designated area been reviewed by SODC thereafter. As a result of the considerable interest residents showed in Pyrton's heritage through surveys conducted for the PNP, Pyrton Parish Council

	<p>commissioned a conservation area assessment in April 2017. This led to a Conservation Area Appraisal, which was subject to public consultation in June-July 2018 and adopted by SODC on 18 December 2018. This defines the special interest of the Pyrton conservation area and extends the boundaries of the previously designated area (see Fig. 2 for adopted conservation area boundaries) to include all of the Pyrton Manor estate and some other properties.'</p>	
Page 15 Fig 2	<p><i>'Fig.2: Map of existing and proposed conservation area boundaries'</i></p> <p>Amended to:</p> <p><i>'Fig.2: Map of adopted conservation area.'</i></p>	<p>This paragraph has been factually updated following the adoption of the Pyrton Conservation Area Appraisal and revised boundary.</p>
Page 16 4.3	<p><i>'9. There are also a number of buildings within the village that are not statutorily listed but add considerably to the special historic character of the Conservation Area, as discussed in Section 6.4 of Pyrton's draft Conservation Area appraisal.'</i></p> <p>Amended to:</p> <p><i>'9. There are also a number of buildings within the village</i></p>	<p>This paragraph has been factually updated following the adoption of the Pyrton Conservation Area Appraisal and revised boundary.</p>

	that are not statutorily listed but add considerably to the special historic character of the Conservation Area, as discussed in Section 6.4 of Pyrton’s Conservation Area Appraisal.’	
Page 17 4.3	<p><i>‘10. The Pyrton Conservation Area was designated in 1984 and the draft appraisal identifies the features of special interest in the area. It also sets out where the Parish Council believes amendments should be made to the Conservation Area boundary. The Parish Council is currently liaising with SODC to finalise the appraisal and review of the Conservation Area.’</i></p> <p>Amended to:</p> <p>‘10.The Pyrton Conservation Area was designated in 1984. The Appraisal adopted in December 2018 identifies the features of special interest in the area and extends the boundaries of the area to include all of the Pyrton Manor estate and some other properties.’</p>	This paragraph has been factually updated following the adoption of the Pyrton Conservation Area Appraisal and revised boundary.
Page 19 4.3	<p><i>14. Other buildings of local importance that contribute to creating a sense of place and local identity – as set out in the draft Conservation Area Appraisal – include Shirburn Old Vicarage, the Court House, Pyrton village hall and the former Plough public house.</i></p>	This paragraph has been factually updated following the adoption of the Pyrton Conservation Area Appraisal and revised boundary.

	Amended to: '14.Other buildings of local importance that contribute to creating a sense of place and local identity – as set out in the Conservation Area Appraisal – include Shirburn Old Vicarage, the Court House, Pyrton village hall and the former Plough public house.'	
Page 26 4.8.1.5	The first 3 sentences have been replaced with “SODC is preparing a new local plan which is likely to be adopted in 2019.	This is a factual update to reflect the progress of the Emerging Local Plan.
Page 28-29 4.8.2.2 a,p,b,f and g	The colours have been amended.	This has been updated to reflect the colours used on revised figure 14.
Page 29 d.	<i>'d. Pyrton Conservation Area: the green areas show that the centre of Pyrton village is within the Pyrton Conservation Area. This means the area has been designated because of its special architectural or historic interest and the character and appearance of this area should be preserved or enhanced. The Parish Council reappraised the Conservation Area in mid-2017 and recommended to SODC that it be extended. As the proposed amendments are yet to be agreed with SODC, they are not shown on this plan.'</i>	This paragraph has been factually updated following the adoption of the Pyrton Conservation Area Appraisal and revised boundary.

	<p>Amended to:</p> <p>d.Pyrton Conservation Area: the green areas show that the centre of Pyrton village is within the Pyrton conservation area. This means the area has been designated because of its special architectural or historic interest and the character and appearance of this area should be preserved or enhanced.³ SODC adopted the Conservation Area Appraisal on 18 December 2018 and extended the area to cover all of the Pyrton Manor estate and some other properties. This is shown as light green in relation to Pyrton on the plan.</p>	
<p>Page 35 5.2.8</p>	<p><i>'2. Consultation with parishioners found that they would support the delivery of around 15-20 new homes in the parish. They considered this would be appropriate and make best use of the land, having regard to the available sites, character of the area, and planning and environmental designations. In the absence of an identified existing housing need in Pyrton, such development would represent a positive contribution towards wider residential needs in the district, as identified in the SODC Core Strategy and Oxfordshire Strategic Housing Market Assessment (SHMA) (April 2014), taking account of delivery against SHMA targets</i></p>	<p>This paragraph has been factually updated as the council can demonstrate a 5 Year Housing Land Supply.</p>

Historic England, Conservation Areas: <https://historicengland.org.uk/advice/hpg/has/conservation-areas/>

	<p><i>and the current absence of a five-year housing land supply in the district.'</i></p> <p>Amended to:</p> <p>'2.Consultation with parishioners found that they would support the delivery of around 15-20 new homes in the parish. They considered this would be appropriate and make best use of the land, having regard to the available sites, character of the area, and planning and environmental designations. In the absence of an identified existing housing need in Pyrton, such development would represent a positive contribution towards wider residential needs in the district, as identified in the SODC Core Strategy and Oxfordshire Strategic Housing Market Assessment (SHMA) (April 2014), taking account of delivery against SHMA targets.'</p>	
<p>Page 35 5.2.8</p>	<p><i>'3. The Core Strategy outlined a target of delivering 547 homes per year over the plan period 2006-2027. The SHMA later declared that South Oxfordshire had an overall housing need per year from 2011 to 2031 of 725 to 825 new homes, with a mid-point range of 775 new homes per year. It is this figure that has been adopted in the emerging Local Plan. Recent appeal decisions have confirmed that at present SODC does not have a five-year housing land supply. So there is an urgent need to</i></p>	<p>This paragraph has been factually updated as the council can demonstrate a 5 Year Housing Land Supply.</p>

	<p><i>deliver housing district-wide, to which the PNP can contribute.'</i></p> <p>Amended to:</p> <p>'3.The Core Strategy outlined a target of delivering 547 homes per year over the plan period 2006-2027. The SHMA later declared that South Oxfordshire had an overall housing need per year from 2011 to 2031 of 725 to 825 new homes, with a mid-point range of 775 new homes per year. It is this figure that has been adopted in the emerging Local Plan.'</p>	
<p>Page 39 6.2.2.2. 3.</p>	<p><i>'3. The Parish Council has been working with SODC to prepare a Conservation Area appraisal for Pyrton in order to inform planning application proposals and decisions. The purpose of this was to define the special interest of the Conservation Area, including proposals for extending its boundaries to include the south-eastern approach to the village and the full extent of Pyrton Manor grounds. It explains the significance of the area and seeks to ensure its special interest and character is preserved and enhanced. An appreciation of this is essential in managing change within the Conservation Area and its wider setting. The draft appraisal, submitted to SODC in October 2017, is part of the evidence base for the PNP and sets out the heritage features within the parish that fall within the established Conservation Area,</i></p>	<p>This paragraph has been factually updated following the adoption of the Pyrton Conservation Area Appraisal and revised boundary.</p>

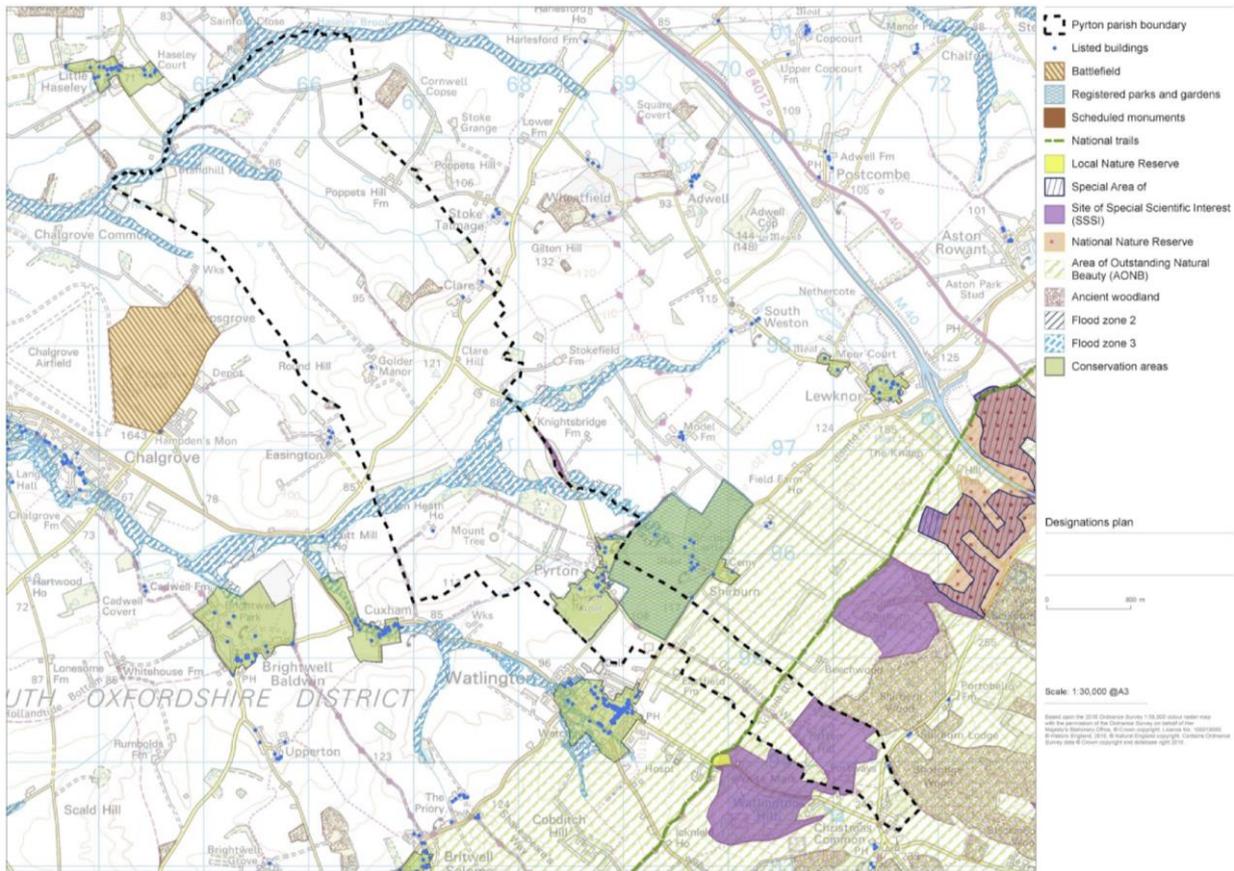
	<p><i>along with further areas of merit and non-designated heritage assets that have been identified.'</i></p> <p>Amended to:</p> <p>'The Conservation Area Appraisal for Pyrton approved on 18 December 2018 was produced in order to help inform planning application proposals and decisions by defining the special interest of the conservation area and extending the area to cover the full extent of Pyrton Manor grounds and some other properties. It explains the significance of the area and seeks to ensure its special interest and character is preserved and enhanced. An appreciation of this is essential in managing change within the conservation area and its wider setting. The assessment underlying the Appraisal was part of the evidence base for the PNP, setting out the heritage features within the parish that fall within the established conservation area, along with further areas of merit and non-designated heritage assets that have been identified.'</p>	
Page 43	Updated figures 19 and 20 (found in Appendix 4 and 5)	The figures have been amended to improve the clarity of the NDP and to ensure the plan clearly identifies the boundaries of the areas designated. Figure 19 and 20 can be found on Appendix 4 and 5.
Page 45	"draft Conservation Area Appraisal" has been amended with "Conservation Area Appraisal"	This paragraph has been factually updated following the adoption of the Pyrton Conservation Area Appraisal and

		revised boundary.
Page 46 10	<p><i>'10.The Evidence Base for this policy includes a detailed Landscape and Green Space Appraisal prepared in support of the PNP. It establishes a visual baseline and covers the predicted landscape and visual effects of development in the local gap. The introduction of the Conservation Area Appraisal notes that "the open, undeveloped nature of this field [PYR2] is...clearly vital to protecting the setting of the extended Pyrton Conservation Area.'</i></p> <p>Amended to:</p> <p>'10.The Evidence Base for this policy includes a detailed Landscape and Green Space Appraisal prepared in support of the PNP. It establishes a visual baseline and covers the predicted landscape and visual effects of development in the local gap. The introduction of the Conservation Area Appraisal notes that "the open, undeveloped nature of this field [PYR2] is...clearly vital to protecting the setting of the extended Pyrton Conservation Area.'</p>	This paragraph has been factually updated following the adoption of the Pyrton Conservation Area Appraisal and revised boundary.
Page 50 6.4.1.2	"Publication Version of the Local Plan" has been replaced with "the Emerging Local Plan"	This is a factual update to reflect the progress of the Emerging Local Plan.
Page 52	<i>'1. Planning permission will be granted for around 15–20</i>	This policy has been amended to ensure consistency with

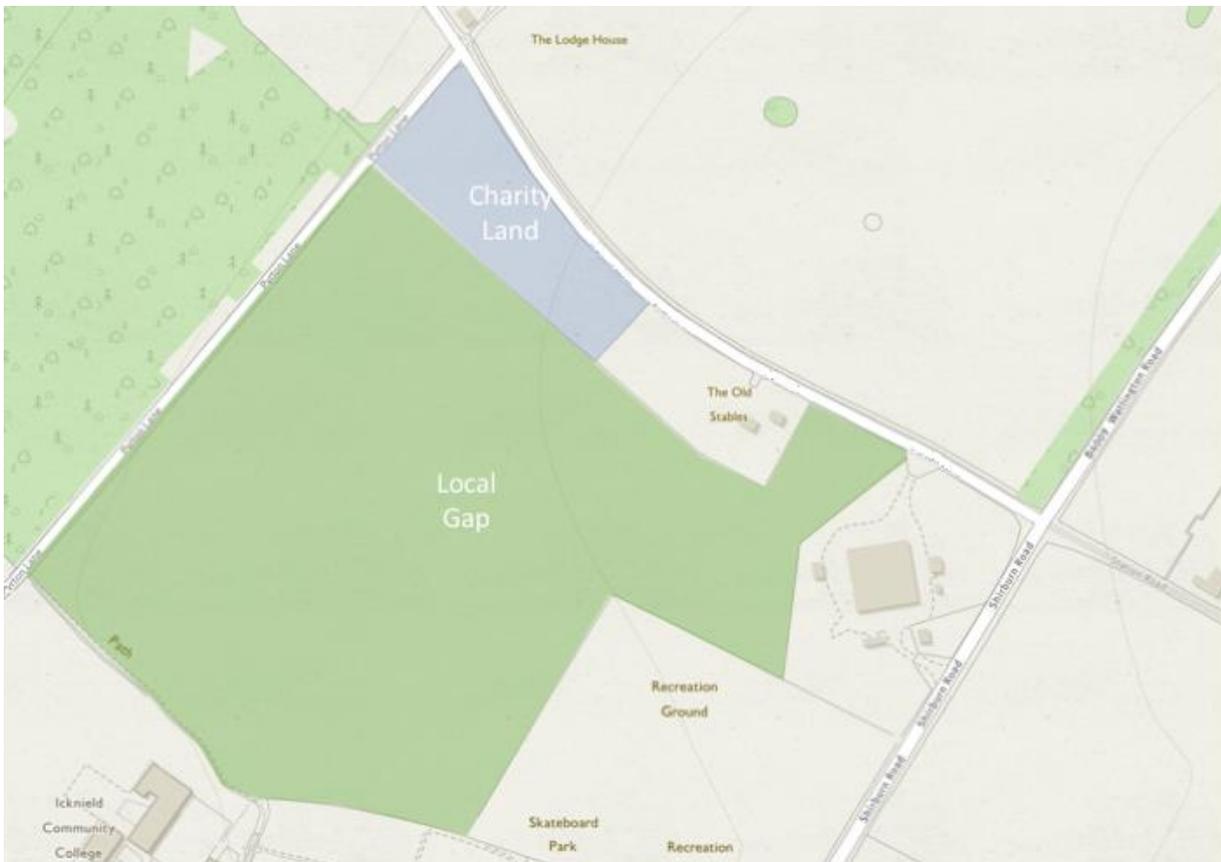
<p>Policy H1 6.4.2.1</p>	<p><i>new homes over the plan period, to be delivered at the former MoD site (PYR1). SODC has recently given planning permission for new homes to be delivered on sites already identified by the PNP process as suitable for development, viz. at New Farm and on land between Old Vicarage Cottage and The Lodge House. Details of the remaining site allocation are given in Chapter 6.6 below.'</i></p> <p>Amended to:</p> <p>'Planning permission will be granted for residential development to be delivered at the former MoD site (PYR1) at a density that would not have an adverse effect on the character of the area. SODC has recently given planning permission for new homes to be delivered on sites already identified by the PNP process as suitable for development, viz. at New Farm and on land between Old Vicarage Cottage and The Lodge House. Details of the remaining site allocation are given in Chapter 6.6 below.'</p>	<p>examiners recommended modification 10.</p>
<p>Page 58 7.2.2</p>	<p><i>1. To ensure parishioners have a say in the future of buildings of community value, the Parish Council will prepare nominations by June 2018 to designate Pyrton Village Hall and the Church of St. Mary as Assets of Community Value (ACV).</i></p>	<p>This paragraph has been amended for a factual update.</p>

	<p>Amended to:</p> <p>1.To ensure parishioners have a say in the future of buildings of community value, the Parish Council will prepare nominations by March 2019 to designate Pyrton Village Hall and the Church of St. Mary as Assets of Community Value (ACV).</p>	
<p>Page 58 7.2.3</p>	<p>The below paragraphs have been deleted:</p> <p><i>'Review the Pyrton conservation area</i></p> <p><i>1.To conserve and enhance the heritage of the parish, the Parish Council tasked a heritage consultant to undertake a Conservation Area appraisal. This appraisal supports rationalising and extending the boundary of Pyrton's Conservation Area.</i></p> <p><i>2.The Council submitted this appraisal to the conservation and planning team at SODC review on 10 October 2017. This will be followed by a period of public consultation undertaken by SODC and then progression through SODC's Cabinet. Council commits to working with SODC in reviewing the Pyrton conservation area.'</i></p>	<p>This paragraph has been factually updated following the adoption of the Pyrton Conservation Area Appraisal and revised boundary.</p>

Appendix 3 – Amended figure 14



Appendix 4 – Updated figure 19



Appendix 5 – Updated figure 20



Appendix 6 – Examiner's Report

Available here :

<http://www.southoxon.gov.uk/sites/default/files/Pyrtton%20Neighbourhood%20Plan%20Examiner's%20Final%20Report.pdf>



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