

Delegated authority officer decision notice

Decision made by	Adrianna Partridge Deputy Chief Executive – Transformation and Operations
Lead officer contact details	Emma Wright Planning Policy Officer (Neighbourhood) Tel: 07717 274696 Email: emma.wright@southandvale.gov.uk
Decision	<ol style="list-style-type: none"> 1. To accept all modifications recommended by the Examiner; 2. To determine that the Culham Neighbourhood 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 an NDP; and 3. To take all appropriate actions to progress the Culham Neighbourhood Development Plan to referendum.
Key decision? (see notes below)	No.
If key decision, has call-in been waived by the Scrutiny Committee chair(s)?	Not applicable.
Confidential decision, and if so under which exempt category?	No.
Delegated authority reference from the constitution	Deputy Chief Executive – Transformation and Operations Ref 3.1 (Page 135). Head of Policy and Programmes ref 3.3 (Page 177).
Risks	<p>The local community will have the opportunity to vote on the neighbourhood plan at referendum; there is a risk that the local community will vote against the plan. This risk is low given the level of support shown for the plan as detailed in the consultation statement.</p> <p>The legislation makes provision for the council’s decision at this stage to be challenged via a judicial review. The process undertaken and proposed accords with planning legislation.</p>
Reasons for decision	<ol style="list-style-type: none"> 1. The Culham Neighbourhood Development Plan (the plan) as modified by the Examiner’s recommendations, has had regard to 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 to a significant effect. A neighbourhood plan must not constrain

the delivery of important national policy objectives. The principal document in which national planning policy is contained is the National Planning Policy Framework (NPPF) and this conclusion is reached bearing this in mind. It should be noted that the NPPF was revised on 20 July 2021. The revised NPPF replaces the previous NPPF published in March 2012, revised in July 2018 and updated in February 2019. The advice within National Planning Practice Guidance (“NPPG”) has also been borne in mind in reaching this conclusion.

2. Paragraph 13 of the NPPF is clear that neighbourhood plans should support the delivery of strategic policies contained in local plans and spatial development strategies. Qualifying bodies should plan positively to support local development, shaping and directing development in their area that is outside these strategic policies. More specifically paragraph 29 of the NPPF states that neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.
3. Beyond this, the content of a draft neighbourhood plan will determine which other aspects of national policy are or are not a relevant consideration to take into account. The basic condition allows qualifying bodies, the independent examiner and local planning authority to reach a view in those cases where different parts of national policy need to be balanced.
4. Having considered all relevant information, including representations submitted in response to the Plan, the Examiner’s considerations and recommendations, the council has come to the view that the Plan recognises and respects relevant constraints. The Plan has developed a positive suite of policies that seek to bring forward positive and sustainable development in the neighbourhood area. There is a clear focus on maintaining the character and appearance of the neighbourhood area as well as aims to enhance and develop green space, wildlife and biodiversity as supported by the South Oxfordshire Local Plan 2035.
5. The Neighbourhood Plan area includes strategic allocations and safeguarded land for strategic transport schemes from the South Oxfordshire Local Plan 2035. These are set out in Local Plan policies STRAT8 (Culham Science Centre)¹; STRAT9 (Land adjacent to Culham Science Centre)²; and TRANS3³ (Safeguarding of land for Strategic Transport Schemes). Proposals in the Neighbourhood Plan add detail and do not constrain the delivery of these Local Plan 2035 allocations. For

¹ South Oxfordshire Local Plan 2035 STRAT8 Page 48: Culham Science Centre - Deliver at least a net increase in employment land of 7.3 hectares.

² South Oxfordshire Local Plan 2035 STRAT9 Page 49: Land adjacent to Culham Science Centre - Land within the strategic allocation adjacent to Culham Science Centre will be developed to deliver approximately 3,500 new homes, with approximately 2,100 homes within the plan period, a net increase of at least 7.3 hectares of employment land in combination with the adjacent Science Centre, 3 pitches for Gypsies and Travellers and supporting services and facilities.

³ South Oxfordshire Local Plan 2035 TRANS3 Page 151: Safeguarding of land for Strategic Transport Schemes - Land is safeguarded to support the delivery of identified transport schemes. Those in the Culham Neighbourhood Area are: Clifton Hampden bypass; a new Thames River crossing between Culham and Didcot Garden Town; and a bypass for Southern Abingdon.


example, NP Policies CUL1 and CUL8 address safe and secure infrastructure and access for the STRAT9 site. The Neighbourhood Plan has also focussed on expressing the identity of the existing village which may influence future masterplanning indirectly.

6. 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. It is clear that the submitted Plan has set out to achieve sustainable development in the neighbourhood area. In the economic dimension, the plan includes policies for its former public house (CUL2). In the social role, it includes policies on early years provision (CUL3) and community facilities (CUL1). In the environmental dimension, the plan positively seeks to protect its natural, built, and historic environment. It includes policies on enhancing the conservation area (CUL4), on nature recovery and climate change (CUL7), local heritage assets (CUL6) and zero carbon buildings (CUL9).
7. As a whole, the council is satisfied that the policies in the plan pursue net gain across each of the different dimensions of sustainability in a mutually supportive way.
8. The plan, as modified by the Examiner's recommendations, is in general conformity with the strategic policies contained in the current Development Plan for the area. Culham is identified as a smaller village in the adopted Local Plan (Appendix 7). The Plan delivers a local dimension to the strategic context and supplements the detail already included in the adopted South Oxfordshire Local Plan 2035.
9. The Plan, as modified by the Examiner's recommendation, would not breach, and be otherwise incompatible with EU obligations, retained in UK law, including the following Directives: the strategic Environmental Assessment (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.
10. In order to comply with the basic condition on the European Union legislation, South Oxfordshire District Council undertook a screening exercise (dated January 2022) on the need or otherwise for a Strategic Environmental Assessment (SEA) to be prepared for the Plan. As a result of this process, it concluded that the Plan is not likely to have any significant effects on the environment and accordingly would not require SEA.

11. 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's potential impact on EU Special Areas of Conservation (SACs), and this was completed in January 2022. 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, either alone or in combination with other plans or programmes and that an Appropriate Assessment is therefore not required.
12. 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.
13. The Plan, as modified by the Examiner's recommendations, complies with the definition of an NDP and the provisions that can be made by an 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'.
14. The council is satisfied that it is not necessary to extend the referendum area beyond the boundaries of the designated neighbourhood area as they are currently defined.
15. 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 reason for them. The Examiner's Report is available at Appendix 2.
16. The Examiner noted in his report, paragraph 7.73, that it will be appropriate to make any necessary consequential changes to the general text. To ensure that the plan reads as a coherent document the qualifying body and the council have agreed factual and consequential updates. These are set out in Appendix 3.
17. The modifications set out in Appendix 1 and Appendix 3, both separately and combined, produce no likely significant environmental effects and are unlikely to have any significant effects on the integrity of European Designated Sites.
18. The council has taken account of all the representations received.
19. The Counting Officer is responsible for determining the date of the referendum. The Electoral Service team advises that the referendum is planned for Thursday 4th May 2023.

<p>Alternative options rejected</p>	<p>Make a decision that differs from the Examiner’s recommendation</p> <p>If the council deviates from the Examiner’s recommendations, the council is required to:</p> <ol style="list-style-type: none"> 1. Notify all those identified on the consultation statement of the parish council and invite representation, during a period of six weeks, 2. Refer the issue to a further independent examination if appropriate. <p>Refusing to progress the Plan</p> <p>The council can decide that it is not satisfied with the plan proposal with respect to meeting basic conditions, compatibility with Convention rights, definition and provisions of the NDP even if modified. Without robust grounds, which are not considered to be present in this case, refusing to take the Plan to a referendum could leave the Council vulnerable to a legal challenge.</p> <p><u>Reason for rejecting alternative options</u></p> <p>These options were rejected because the district council is minded to agree with all of the Examiner’s modifications and his conclusion that the Plan, as modified, meets the basic conditions and relevant legal requirements.</p>
<p>Climate and ecological implications</p>	<p>The Plan contributes to the achievement of sustainable development. Sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.</p> <p>In terms of the climate and ecological implications, the Plan seeks to have a positive impact, containing an objective concerned with protecting and improving the ecological value and connectivity of the green infrastructure assets of the village and wider parish. The plan contains a suite of environment policies, covering Nature Recovery and Climate Change (CUL7), Sustainable Travel (CUL8) and Zero Carbon Buildings (CUL9).</p>
<p>Legal implications</p>	<p>The process undertaken and proposed accords with planning legislation.</p>
<p>Financial implications</p>	<p>The Government makes funding available to local authorities to help them meet the cost of their responsibilities around neighbourhood planning. A total of £20,000 can be claimed for each neighbourhood planning area.</p> <p>The Government grant funds the process of progressing neighbourhood plans through the formal stages, including the referendum. Any costs incurred in the formal stages in excess of Government grants is borne by the council. Staffing costs associated with supporting community groups and progressing neighbourhood plans through the formal stages are funded by the council. It is expected that costs associated with progressing this neighbourhood plan can be met from with existing neighbourhood planning budget.</p>

Other implications	There are no other implications.			
Background papers considered	<ol style="list-style-type: none"> 1. Culham Neighbourhood Plan and supporting documents 2. National Planning Policy Framework (2021) 3. National Planning Policy Guidance (July 2014 and subsequent updates) 4. South Oxfordshire Local Plan 2035 5. South Oxfordshire District Council SEA/HRA Screening Statement 6. Representations submitted in response to the Culham Neighbourhood Plan 7. Relevant Ministerial Statements 			
Declarations/ conflict of interest?	None			
Consultees	Email	Name	Outcome	Date
	Legal legal@southandvale.gov.uk	Patrick Arran	No comments.	10 Feb 2023
	Finance Finance@southandvale.gov.uk	Nicole Tyreman	No comments.	20 Feb 2023
	HR hradminandpayroll@southandvale.gov.uk	Trina Mayling	No comments.	16 Feb 2023
	Climate and biodiversity climateaction@southandvale.gov.uk	Jessie Fieth	No comments.	13 Feb 2023
	Equality and diversity equalities@southandvale.gov.uk	Lynne Mitchell	Support. One consequential amendment (logged in Appendix 3 regarding NP page 55).	13 Feb 2023
	Risk and insurance risk@southandvale.gov.uk	Yvonne Cutler Greaves	No comments to add.	20 Feb 2023
	Strategic Property property@southandvale.gov.uk	Tim Sonnex	No comment.	14 Feb 2023
	Communications communications@southandvale.gov.uk	Peter Truman	No comment.	20 Feb 2023
	Relevant Cabinet member	Councillor Anne-Marie Simpson	Support.	10 Feb 2023
	Ward councillor	Councillor Sam Casey-Rerhaye: Sandford and	Support.	22 Feb 2023

		the Wittenhams		
Decision maker's signature To confirm the decision as set out in this notice.	Signature:  Adrianna Partridge Date: 27 February 2023			

Appendix 1: Examiner's recommendations

Policy/ Section	Examiner's recommendations	Council's Decision	Justification/Reason
<p>CUL2 Former Waggon & Horses Public House</p>	<p>Replace the opening element of the policy with:</p> <p>‘Development proposals which directly provide or assist in the provision of a public house or drinking establishment use at the former Waggon and Horses Public House, as shown on the Policies Map, will be supported, provided they are appropriate for a Green Belt location as defined in national policy and:’</p> <p>Replace iii) with: ‘the location and design of any new buildings and structures are such that their height and bulk will not have a greater impact on or substantially harm the openness of the Green Belt’.</p> <p>Delete the final part of the submitted policy.</p> <p><i>Replace paragraph 5.13 with:</i></p> <p><i>‘The development principles set out in the policy will secure a sustainable scheme that will benefit the village and wider Parish. In the first instance it will be very important for the public house use to be retained in any future proposal and the policy therefore secures this in line with the provisions of Policy CUL1 of this Plan. The policy also highlights the importance that any scheme/redevelopment, in terms of Green Belt openness, does not have a</i></p>	<p>Agree</p>	<p>The council consider the proposed changes to the policy necessary to ensure there is the clarity that is required by national policy and guidance, specifically relating to Green Belt development and impact/harm on its openness.</p> <p>The council also consider the proposed change to the supporting text necessary to ensure there is the clarity that is required by national policy and guidance: the changes will clarify elements of supporting text and ensure the language is clear and unambiguous.</p>

	<i>greater impact than existing development, or cause substantial harm. The landowner has also confirmed that it is intended to retain the 'Waggon and Horses' name for the redevelopment scheme.'</i>		
CUL3 Early years provision	<p>Delete Part B of the policy.</p> <p><i>Replace paragraph 5.20 with: 'The latest South Oxfordshire Infrastructure Delivery Plan April 2020 update anticipates that the additional educational capacity at strategic allocation STRAT9 will include early years provision. Oxfordshire County Council, as the educational authority, confirms that sufficient early year's provision will be sought to mitigate the impact of development. The Parish Council will monitor the availability of early years provision in the overall neighbourhood area. This may be a matter for any review of the neighbourhood plan to address in the future.'</i></p>	Agree	<p>The council agrees with the examiner that Part B seeks to address a situation which does not exist and may not happen within the Plan period (via its use of the wording 'in the event that...').</p> <p>The removal of part B and the consequential amendments to para 5.20 therefore ensures there is the clarity required by national policy and guidance.</p>
CUL4 Enhancing Culham Conservation Area	<p>Replace the final sentence of the policy with:</p> <p>'Features identified as positive characteristics of the Conservation Area and its immediate setting are defined in the Culham Design Code. All development proposals in the Conservation Area should have full regard to the Design Code.'</p>	Agree	<p>The council consider the modification to the final sentence of the policy necessary to bring the clarity required by the NPPF. The changes ensure the language is unambiguous regarding development proposals and their design.</p>
CUL7 Nature Recovery and Climate Change	<p>Reposition the first sentence of Part C of the policy to the end of Part B.</p>	Agree	<p>The council consider the minor repositioning of the wording of the policy necessary to bring the clarity required by</p>

			the NPPF.
CUL9 Zero carbon buildings	<p>Replace the policy with:</p> <p>‘Development proposals which would be ‘zero carbon ready’ by design by minimising the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping will be supported. Consideration should be given to resource efficiency at the outset and whether existing buildings can be re-used as part of the scheme to capture their embodied carbon.</p> <p>Proposals for a Passivhaus or equivalent standard buildings with a space heating demand of less than 15KWh/m2/year will be supported. Schemes that maximise their potential to meet this standard by proposing the use of terraced and/or apartment building forms of plot size, plot coverage and layout that are different to those of the character area within which the proposal is located will be supported, provided it can be demonstrated that the scheme will not have an unacceptable effect on the character area.</p> <p>Proposals for major development should be accompanied by a Whole-Life-Cycle Carbon Emission Assessment, using a recognised methodology, to demonstrate actions have been taken to reduce embodied carbon resulting from the construction and use of the building over its life.’</p>	Agree	<p>The council fully supports the objectives of promoting zero carbon through neighbourhood plans, the climate and ecological crises are the greatest challenges facing our society.</p> <p>The council is required to assess the neighbourhood plan against the basic conditions: the council agrees with the examiner that whilst widely anticipated that national policies about the efficiency of new houses will change within the Plan period, the council is required to access the neighbourhood plan based on policies and legislation as they are now.</p> <p>In response to the regulation 14 and 16 consultations, the council highlighted that the Planning and Energy Act 2008 only allows councils to include policies requiring development in their area to comply with energy efficiency standards that exceed the energy requirements of building regulations within development plan documents. The council also explained that Neighbourhood Plans are not development plan documents but form part of the district’s development plan once made.</p> <p>The council agrees with the examiner’s conclusion that the policy requires</p>

	<p>Replace paragraphs 5.31 to 5.41 as follows:</p> <p>‘Policies DES8-10 of the adopted Local Plan provide local guidance on this important matter. Its paragraph 8.30 provides the context for the approach taken and comments that the Government has established that through Part L of the Building Regulations, emissions allowed from new buildings will be reduced incrementally and that “zero carbon” buildings will be required within the plan period. The Housing and Planning Act 2016 stipulated that a review of minimum energy performance requirements under Building Regulations must be carried out and it is expected that current standards will be improved with the introduction of the Future Homes Standard. Policy DES10 sets the Council’s policy requirement for carbon reduction.</p> <p>Policy DES8 of the Local Plan comments that all new development, including building conversions, refurbishments, and extensions, should seek to minimise the carbon and energy impacts of their design and construction. Proposals must demonstrate that they are seeking to limit greenhouse emissions through location, building orientation, design, landscape, and planting considering any nationally adopted standards and in accordance with Policies DES10 and DES7.</p> <p>Policy DES10 of the Local Plan provides more specific details and comments that a range of</p>	<p>Passivhaus technology and though proposed in the context of where such an approach is ‘feasible,’ the policy does not offer any definitive guidance on how feasibility would be assessed – leading to detailed technical debates between the council and the developer concerned. This does not align with national policy and guidance requiring that plans should be clear and unambiguous and drafted with sufficient clarity that a decision maker can apply them consistently and with confidence.</p> <p>The National Planning Policy Framework expects local planning authorities, when setting any local requirement for a building’s sustainability, to do so in a way consistent with the government’s zero carbon buildings policy and adopt nationally described standards. Local requirements should form part of a Local Plan following engagement with appropriate partners and will need to be based on robust and credible evidence and pay careful attention to viability. Notably, the proposals in the Neighbourhood Plan are not supported by direct evidence or assurance about the effect of the policy on new development in the parish in general, and on the development of the strategic site (STRAT 9) in particular, and therefore we agree with the examiner’s view that it is not supported by the appropriate evidence required by</p>
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	<p>development proposals (including those for residential uses) should achieve at least a 40% reduction in carbon emissions compared with a code 2013 Building Regulations compliant base case. This reduction is to be secured through renewable energy and other low carbon technologies and/ or energy efficiency measures. The policy comments that this 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). The policy also comments that these targets will be reviewed in the light of any future legislation and national guidance.</p> <p>The implementation of Policy DES10 is expanded in the Joint Design Guide (June 2022). This Design Guide has been prepared as part of South Oxfordshire and Vale of White Horse District Councils' commitment to securing the highest quality development within the districts. The guide builds upon and replaces previous local design guides and aligns with the National Design Guide (2019). It is intended to assist landowners, developers, applicants, agents, designers, and planners in the process of developing high quality development and in assessing its design quality. The guide is a Supplementary Planning Document (SPD). The section on Climate and sustainability sets out a series of design standards to achieve the details of Policy DES10.</p> <p>In November 2022 the District Council published a</p>	<p>national guidance.</p> <p>The council agrees with the examiner that there is no direct connection between the approach taken in Policy DES10 of the Local Plan, its 2022 updated advice note, (and the Joint Design Guide) and the proposed Policy CUL9; and therefore this does not bring the clarity required by the NPPF, or general conformity with the strategic policies contained in the development plan, as this will cause problems in relation to how the two policies are applied in the Plan period generally, and particularly in terms of the future development of the strategic site. This will not provide the sufficient clarity required for a decision maker to apply the policy consistently and with confidence when determining planning applications.</p> <p>The council agrees that Parts C/D/E focus more on explaining the proposed operation of the policy rather than being policy.</p> <p>The council considers the modifications are necessary to ensure the policy can be applied with sufficient clarity and we believe the right balance is achieved in retaining a distinct local approach without undermining the strategic policies of the Local Plan.</p> <p>Overall, the council considers the</p>
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	<p>technical advice note on Policy DES10 of the Local Plan. The note comments that whilst it is not an adopted policy document, and should not be read as such, it sets out how applicants should demonstrate compliance with the adopted policy. It also comments that it will be of use to South Oxfordshire District Council officers, developers, and applicants, elected Members, as well as any other interested parties.</p> <p>Policy CUL9 of this Plan builds on this comprehensive local approach. It will result in a situation where the neighbourhood plan would offer a supportive context for development proposals in the parish to achieve more sustainable solutions that those required by the Local Plan policy. Plainly the wider situation may be affected by changes to national or local planning policies on these matters in the Plan period.</p>		<p>modifications to the policy wording proposed by the examiner are necessary to ensure the plan has regard to national policy and guidance and is in general conformity with strategic policies in the Development Plan.</p> <p>To ensure there is the clarity required by national policy and guidance, the council agrees that the supporting text should be amended as proposed by the examiner to reflect alterations made to the policy to meet the basic conditions; and to expand upon the Policy's relationship with Local Plan policies and its local approach. As set out in national guidance, this will also reflect and respond to the unique characteristics and planning context of the specific neighbourhood area.</p>
CUL10 Light Pollution	<p>Replace the policy with:</p> <p>'As appropriate to their scale, nature and location development proposals should be designed to minimise the occurrence of light pollution and employ energy-efficient forms of lighting that reduces light scatter.'</p> <p><i>At the end of paragraph 5.42 add: 'Development proposals will be expected to demonstrate how they have been designed to</i></p>	Agree	<p>The council agree that the modifications proposed by the examiner are necessary to ensure that the policy has the clarity required by the NPPF: the modifications make a clear distinction between policy and supporting text and also relocate guidance references to the supporting text for further clarity.</p>

	<i>prevent light pollution. Information on these measures should be submitted with applications, and proposals should have regard with the current guidelines established for rural areas by the Institute of Lighting Professionals. Where a development proposal is otherwise acceptable, but would potentially impact on light levels in the area, an appropriate lighting scheme will be secured by planning condition.'</i>		
Policy/Section	Examiner's recommendations	Council's Decision	Justification/Reason
Paragraph 1.4	Replace paragraph 1.4 with: 'Once approved at a referendum, the Plan becomes a statutory part of the development plan.'	Agree	The proposed replacement text is necessary to ensure there is clarity required by national policy and guidance.
Paragraph 1.5	Replace the bullet points in paragraph 1.5 with the full description of the basic conditions: -Does the Plan have regard to national planning policy and guidance? - Is the Plan in general conformity with the strategic policies contained in the development plan? - Does the Plan contribute to the achievement of sustainable development? - The making of the Plan does not breach, or is otherwise compatible with, EU obligations as incorporated into UK law? - Prescribed conditions are met in relation to the Plan and prescribed matters have been complied with.	Agree	The current bullet points do not accurately reflect the basic conditions as set out for Neighbourhood Plans in national guidance.
Paragraphs 3.10 to 3.12	Delete paragraphs 3.10 to 3.12 (and the bold heading for the Oxfordshire Plan 2050).	Agree	The Oxfordshire Plan is no longer being pursued; National Planning Practice Guidance advises that plans must be supported by appropriate evidence.

Proposal Map Inset 1	On Proposal Map Inset 1 (and any related maps in the Design Code) indicate by way of an additional key that the width of the bridleway running through the Green is indicative only.	Agree	The additional key will provide the clarity required by national policy and guidance.
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Appendix 2 – Examiner’s Report

The Examiner’s Report is available here:

<https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2023/01/Culham-Neighbourhood-Development-Plan-Examiners-Report.pdf>

Appendix 3 – Consequential and/or Factual Changes

Section	Agreed change	Justification/Reason
Front Cover	Change ‘submission plan’ to ‘referendum version’ and update date. Amend text as follows: Published by Culham Parish Council for Submission Referendum under the Neighbourhood Planning (General) Regulations 2012 (as amended).	Factual correction.
Contents Page and Maps	Update contents page numbers.	Factual corrections.
Paragraph numbering	Update all paragraph numbering to accommodate Examiner’s changes to supporting text and removal of paragraphs as stated in Examiner’s report.	Factual corrections.
Page 3	Change ‘submission plan’ to ‘referendum version’ and update date. Removal of ‘Appendix C – Zero Carbon Buildings’.	Factual corrections. This Appendix is no longer required due to the

	Removal of 'Appendix D – Post Occupancy Evaluation Note'.	Examiner's amendments to CUL9 (see Appendix 1 above). This Appendix is no longer required as it was removed by the Examiner's amendments to CUL9 (see Appendix 1 above).
Page 5	Capitalise 'Early Years Provision' and 'Zero Carbon Buildings'.	Typographical correction.
Page 6-7 onwards	Replace footers referring to the 'pre-submission plan' or 'submission plan' with: CULHAM NEIGHBOURHOOD PLAN – REFERENDUM VERSION PLAN – 2023	Factual corrections.
Page 7-8	Amend text as follows: The Pre-Submission Plan 1.8 A draft Pre-Submission Plan was published for consultation 17 January – 14 March 2022 in line with the Regulations. The Parish Council has reviewed the comments received from the local community and other interested parties and has made changes to this for their submission final version of the plan . They have also updated some of the reports included in the appendices of the plan.	Factual corrections.
Page 7 para 1.3	Removal of text as follows: There is also an emerging Oxfordshire Plan 2050 and the emerging Joint Local Plan 2041, the latter	The Oxfordshire Plan is no longer being pursued.

	covering the same plan period as the Neighbourhood Plan.	
Page 9 Section 2	Add full stop after the brackets: (Based on the Culham Parish Council and the village run website about Culham and its history).	Typographical correction.
Page 10 para 2.3	Add a space after the colon: ...once known as Swift Ditch:Andersey Island, comprising the area between the backwater and Abingdon...	Typographical correction.
Page 23 para 3.13	Amend text as follows, regarding the Joint Local Plan: The document is in its early stages of preparation with adoption anticipated to be adopted in September 2025 October 2024 .	Factual update/correction.
Page 24	Amend text as follows: 3.18 The Vale of White Horse District Council (VoWHDC) has established a Central Abingdon Regeneration Framework (CARF) project team. The CARF project is currently in preparation. The aim of the CARF project is to establish a framework for guiding regeneration of central Abingdon, and includes land and property owned by VoWHDC, as well as improvements to other facilities and transport routes. The CARF project study area is shown on Plan D below which includes land in Culham parish. The Parish Council supports the aim of the CARF project and will engage with the CARF project team as part of	Typographical correction and factual corrections to provide current information about the CARF project.

	its day-to-day business (see Section 6 for further detail). The CARF document has now been published on the Council's website.	
Page 26 para 4.4	Amend text as follows: Community Building and Community F facilities: And ensure the font size of 'Community Building' is consistent with the rest of the text on this page.	Typographical corrections.
Page 30 para 5.5	Amend text as follows: After each policy is Some supporting text follows each policy, that which explains the purpose of the policy, how it will be applied and, where helpful, how it relates to other development plan policies.	Typographical corrections.
Page 36 para 5.22	Amend text as follows: 5.22 The Code refines the South Oxfordshire and Vale of White Horse District Councils' Joint Design Guide, and in due course the Joint Design Guide which will replace the South Oxfordshire Design Guide the South Oxfordshire and Vale of White Horse District Councils' Joint Design Guide	Factual corrections/update as the Joint Design Guide was adopted in 2022 by SODC and VOWHDC.
Page 46-7	Amend text as follows: Central Abingdon Regeneration Framework 6.5 The Parish Council will engage with the Central Abingdon Regeneration Framework (CARF) project team as part of its day-to-day business. It is not	Factual corrections to provide current information about the CARF project.

	<p>considered that this Neighbourhood Plan contains policies that will harm the delivery of the CARF project. The Parish Council supports the aims of the CARF project. Given the early stage of the CARF project, and the advanced stage of this Neighbourhood Plan, the Parish Council has committed to considering a modification to this Neighbourhood Plan if it becomes clear that this may be necessary to support the CARF project in due course.</p>	
Page 55	<p>Amend text as follows:</p> <p>xii. Rye Farm Car Park</p> <p>Owned by The Vale of White Horse District Council, the Rye Farm Car Park provides free parking for river users for up to two one hours.</p>	Factual correction.
Page 60 Appendix B – Design Code	<p>Amend text as follows:</p> <p>The Design Code Document refines the Joint Design Guide that covers the whole of South Oxfordshire and Vale of White hHorse Districts. The Joint Design Guide is expected to replaced the South Oxfordshire Design Guide 2016 following its adoption in 2022.</p>	Typographical and factual corrections.
Page 74 Appendix B – Design Code	<p>Amend text as follows:</p> <p>Archaeology in South Oxfordshire is looked after centrally across the whole county by Oxfordshire County Council who will be consulted as per the South Oxfordshire Joint Design Guide.</p>	Factual correction.

Page 76 Appendix B - Design Code – section 4 Analysis: Settlements and Designations	Indicate by way of an additional key that the width of the bridleway running through the Green is indicative only. (See Examiner’s related comment regarding Proposal Map Inset 1 above).	The additional key will provide the clarity required by national policy and guidance.
Page 82 Appendix B – Design Code	Amend text as follows: The South Oxfordshire Landscape Assessment identifies Culham as lying within the Nuneham Courtenay Ridge Landscape Character Area which the South Oxfordshire Design Guide does not differentiate from the Oxford Heights Landscape Character Area . In the wider context the “landform rises eastwards from the River Thames, creating a dramatic ridge with views over the river towards Abingdon. The northern extent of the ridge to the west of Nuneham Courtenay stretches southwards to Culham Bridge” (SODC LCA, 2017).	Typographical and factual corrections – the South Oxfordshire District Council Design Guide has been superseded.
Page 128 – Appendix C	Removal of ‘Appendix C – Zero Carbon Buildings’.	This Appendix is no longer required due to the Examiner’s amendments to CUL9 (see Appendix 1 above).
Page 133-4	Removal of ‘Appendix D – Post Occupancy Evaluation Note’.	This Appendix is no longer required as it was removed by the Examiner’s amendments to CUL9 (see Appendix 1 above).