

## Delegated authority officer decision notice

<b>Decision made by</b>	Tim Oruye Head of Service - Policy and Programmes
<b>Lead officer contact details</b>	Emma Wright Planning Policy Officer (Neighbourhood) Tel: 07717 274696 Email: <a href="mailto:emma.wright@southandvale.gov.uk">emma.wright@southandvale.gov.uk</a>
<b>Decision</b>	<ol style="list-style-type: none"> <li>1. To accept all modifications recommended by the Examiner;</li> <li>2. To determine that the Tiddington with Albury 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 a NDP; and</li> <li>3. To take all appropriate actions to progress the Tiddington with Albury Neighbourhood Development Plan to referendum.</li> </ol>
<b>Key decision?</b> (see notes below)	No.
<b>If key decision, has call-in been waived by the Scrutiny Committee chair(s)?</b>	Not applicable.
<b>Confidential decision, and if so under which exempt category?</b>	No.
<b>Delegated authority reference from the constitution</b>	Head of Policy and Programmes ref 3.3 (Page 177).
<b>Risks</b>	<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>
<b>Reasons for decision</b>	<ol style="list-style-type: none"> <li>1. The Tiddington with Albury 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</li> </ol>

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, quality and appearance of the neighbourhood area, as well as the aim to enhance Local Green Space, as supported by National Planning Policy Framework paragraphs 101 and 102. There are also aims to enhance biodiversity and wildlife, as supported by National Planning Policy Framework paragraph 179.
5. 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 Commercial, Business and Service Uses (TwA9). In the social role, it includes policies on First Homes (TwA4), Housing Mix (TwA5) and Community Facilities (TwA8). In the environmental dimension, the plan positively seeks to protect its natural, built, and historic environment. It includes policies on Nature Recovery (TwA1),

Protection of Key Views (TwA6) and the Local Gap (TwA7).

6. 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.
7. 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. Tiddington is identified as a 'smaller village' in the adopted Local Plan (Appendix 7). The Neighbourhood Area also includes Milton Common (identified as an 'other village' in the Local Plan), as well as the hamlets of Albury and Draycot. The Plan delivers a local dimension to the strategic context and supplements the detail already included in the adopted South Oxfordshire Local Plan 2035.
8. 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.
9. In order to comply with the basic condition on the European Union legislation, South Oxfordshire District Council undertook a screening exercise (dated November 2021) 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.
10. The Council screened the Plan's potential impact on EU Special Areas of Conservation (SACs) and this was completed in November 2021. 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.
11. 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.
12. 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


	<p>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'.</p> <p>13. 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.</p> <p>14. 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.</p> <p>15. The Examiner noted in his report, paragraph 7.67, 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.</p> <p>16. 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.</p> <p>17. The council has taken account of all the representations received.</p> <p>18. The Counting Officer is responsible for determining the date of the referendum. The Electoral Service team advises that the referendum is planned for Thursday 4<sup>th</sup> May 2023.</p>
<p><b>Alternative options rejected</b></p>	<p><b>Make a decision that differs from the Examiner's recommendation</b></p> <p>If the council deviates from the Examiner's recommendations, the council is required to:</p> <ol style="list-style-type: none"> <li>1. Notify all those identified on the consultation statement of the parish council and invite representation, during a period of six weeks,</li> <li>2. Refer the issue to a further independent examination if appropriate.</li> </ol> <p><b>Refusing to progress the Plan</b></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</p>

	the Plan, as modified, meets the basic conditions and relevant legal requirements.
<b>Climate and ecological implications</b>	<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 climate and ecological implications, the Plan seeks to have a positive impact, containing an objective concerned with protecting and enhancing the quality, character and local distinctiveness of the historically and ecologically important natural landscape and environment, and minimising the impact of any development on the surrounding countryside, landscape and ecosystems. The plan also contains a Nature Recovery policy (TWA1) with the purpose of promoting nature recovery, sustainable movement and for mitigating climate change.</p>
<b>Legal implications</b>	The process undertaken and proposed accords with planning legislation.
<b>Financial implications</b>	<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>
<b>Other implications</b>	There are no other implications.
<b>Background papers considered</b>	<ol style="list-style-type: none"> <li>1. Tiddington with Albury Neighbourhood Plan and supporting documents</li> <li>2. National Planning Policy Framework (2021)</li> <li>3. National Planning Policy Guidance (July 2014 and subsequent updates)</li> <li>4. South Oxfordshire Local Plan 2035</li> <li>5. South Oxfordshire District Council SEA/HRA Screening Statement</li> <li>6. Representations submitted in response to the Tiddington with Albury Neighbourhood Plan</li> <li>7. Relevant Ministerial Statements</li> </ol>

<b>Declarations/ conflict of interest?</b>	None			
<b>Consultees</b>	<b>Email</b>	<b>Name</b>	<b>Outcome</b>	<b>Date</b>
	Legal <a href="mailto:legal@southandvale.gov.uk">legal@southandvale.gov.uk</a>	Patrick Arran	No comment	14/3/23
	Finance <a href="mailto:Finance@southandvale.gov.uk">Finance@southandvale.gov.uk</a>	Nicole Tyreman	No comment	14/3/23
	HR <a href="mailto:hradminandpayroll@southandvale.gov.uk">hradminandpayroll@southandvale.gov.uk</a>	Trina Mayling	No comment	14/3/23
	Climate and biodiversity <a href="mailto:climateaction@southandvale.gov.uk">climateaction@southandvale.gov.uk</a>	Jessie Fieth	The climate team would have liked to see greater carbon reduction ambitions in the Tiddington with Albury NDP. However, they welcome the support for the construction of new walking and cycling routes and the recognition that the green and blue infrastructure network in the parish should contribute to nature recovery and mitigating climate change and agree that the NDP should be taken forward to referendum.	7/3/23
	Equality and diversity <a href="mailto:equalities@southandvale.gov.uk">equalities@southandvale.gov.uk</a>	Lynne Mitchell	No comment	7/3/23
	Risk and insurance <a href="mailto:risk@southandvale.gov.uk">risk@southandvale.gov.uk</a>	Yvonne Cutler Greaves	No comment	7/3/23
	Strategic Property <a href="mailto:property@southandvale.gov.uk">property@southandvale.gov.uk</a>	Chris Mobbs	No comment	6/3/23
	Communications <a href="mailto:communications@southandvale.gov.uk">communications@southandvale.gov.uk</a>	Andrea Busiko	No comment	7/3/23
	Relevant Cabinet member	Councillor Anne-Marie Simpson	No comment	14/3/23
Ward councillors	Councillor Tim Bearder: Forest Hill and Holton	Support	9/3/23	

**Decision maker's signature**

To confirm the decision as set out in this notice.

Signature:   
Tim Oruye

Date: 15 March 2023

## Appendix 1: Examiner's recommendations

Policy/Section	Examiner's recommendations	Council's Decision	Justification/Reason
Policy TwA1: Nature Recovery	<p>[Retain Part A of the policy without the initial A].</p> <p>Replace Parts B and C with:                      'As appropriate to their scale, nature and location, development proposals that lie within or adjoining the Network should maintain and where practicable improve the functionality of the Network, including delivering a net gain to general biodiversity assets in the design of their layouts and landscaping schemes.</p> <p>Development proposals that would lead to the extension of the Network, including delivery of the Tiddington Nature Recovery Corridor, will be supported, where they are consistent with other relevant policies of the development plan.</p> <p>Proposals that would unacceptably harm the functionality or connectivity of the Network, including the Tiddington Nature Recovery Corridor, will not be supported.'</p>	Agree	<p>The council agrees that breaking parts B and C into their individual components and allowing the policy to be applied in a proportionate way brings the clarity required by the NPPF, particularly regarding Nature Recovery Networks (paragraph 179a and footnote 62).</p> <p>This allows the policy to 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>
Figure 3 / Paragraphs 5.11 – 5.14	<p>Revise boundary of the Network on Figure 3 to exclude 46 Ickford Road, Tiddington.</p> <p>Replace the final sentence of paragraph 5.11 with:                      'The section along Ickford Road is part of the Great</p>	Agree	<p>The council agrees there is no evidence to suggest that any of the features of the Network exist within 46 Ickford Road and therefore the boundary as drawn did not meet the National Planning Practice</p>



	<p>Crested Newt Conservation Priority Zone. Ponds in Milton Common previously had Great Crested Newts and an aim would be to encourage habitat re-creation.'</p> <p>Replace the initial wording in paragraph 5.13 with: 'The policy therefore requires that all development proposals that lie within the Nature Recovery Network (shown at Figure 3),'</p> <p>In paragraph 5.14 replace 'The Network will' with 'The Network may'.</p>		<p>Guidance advising that plans must be supported by appropriate evidence.</p> <p>The council also consider the proposed changes to the supporting text necessary to ensure there is the clarity and precision 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>
Policy TwA2	<p>Replace the first sentence of part C of the policy with:</p> <p>'Proposals for limited infill development and redevelopment within the village boundaries that lie within the Green Belt will be supported where they meet the requirements for development in the Green Belt and they accord with the design and development management policies of the development plan.'</p>	Agree	<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.</p>
Policy TwA3 supporting text – paragraph 5.21	<p>Replace paragraph 5.21 with:</p> <p>'In addition to that area of the village in the Oxford Green Belt, this policy proposes three important green spaces in and on the edge of the settlements within The Parish, which lies outside of the Green Belt. These areas are largely privately owned but play an important role in creating the environment of each settlement that is enjoyed by the residents.'</p>	Agree	<p>The council consider the modification to the supporting text necessary to bring the clarity and consistency required by the NPPF; the amendments allow the supporting text to correspond with the Local Green Spaces included in the Plan.</p>

Policy TwA4	<p>Replace the policy with:</p> <p>‘Proposals for a First Homes Exception Site will be supported subject to the following criteria:</p> <ul style="list-style-type: none"> <li>• the scheme is supported by robust evidence of demonstrable local needs and does not exceed 5% of the size of the existing settlement;</li> <li>• at least one of the boundaries of the site entirely adjoins the settlement boundary of either Tiddington or Milton Common as defined by Policy TwA2; and</li> <li>• it can be demonstrated that the scheme will avoid areas at risk of flooding and not cause unacceptable harm to identified Important Views or cause unacceptable harm to a designated heritage asset.</li> </ul> <p>In paragraph 5.25 add ‘after the discount has been applied’ after ‘£250,000’</p> <p>Replace paragraph 5.26 with:</p> <p>‘In essence the policy reflects the spirit and intention of Policy H8 of the Local Plan which allows for a level of growth commensurate to the scale and character of the village, expected to be around a 5% to 10% increase in dwellings above the number of dwellings in the village in the 2011 census during the plan period. The Parish Council considers that</p>	Agree	<p>The council consider the modifications to the policy necessary to meet National Planning Practice Guidance advice that plans must be supported by appropriate evidence. The modifications highlight the need for evidence to ensure that sites coming forward meet local needs.</p> <p>The council also consider the consequential modifications to the supporting text necessary to meet National Planning Practice Guidance advice that plans must be supported by appropriate evidence and to bring the clarity required by the NPPF. The changes also ensure the language is unambiguous.</p>

	approximately 5% of growth is a level of growth commensurate to the scale and character of Tiddington as a small village with limited services.'		
Policy TwA6: Protection of Key Views	<p>In part B of the policy replace 'preserve or enhance' with 'preserve and where practicable enhance'.</p> <p>In part C of the policy replace 'a significant adverse' with 'an unacceptable'.</p> <p>Revise the location of View 10 to take account of SODC's commentary.</p>	Agree	<p>The council consider the modifications to the policy necessary to bring the clarity required by the NPPF. The changes ensure the language is unambiguous and ensure that a decision maker can apply it consistently and with confidence when determining planning applications.</p> <p>The council also consider the revision of the location of View 10 necessary to ensure there is the precision and clarity required by national policy and guidance and again ensure that a decision maker can apply policies consistently and with confidence when determining planning applications.</p>
Policy TwA7: Local Gap	<p>Replace the policy with:</p> <p>'A. The Neighbourhood Plan identifies a Local Gap, as shown on the Policies Map, on the pastures between Tiddington and Albury for the purpose of preventing coalescence of the two settlements, and to protect their character and rural setting.</p> <p>B. Development proposals within the Local Gap will only be supported if they do not result in an unacceptable harm, individually or cumulatively, to its open character.'</p>	Agree	<p>The council consider the modifications to the policy and supporting text necessary to bring the clarity required by the NPPF, regarding character and rural areas.</p> <p>The council agrees that there was an inconsistency between the supporting text's focus on visual openness and the policy's focus on coalescence. The modifications will ensure precision and clarity, enabling a decision maker to apply the policy consistently and with confidence.</p>

	<p>(Supporting Text): Replace paragraphs 5.38 and 5.39 as follows:</p> <p>‘5.38 The policy defines an area of land between two of its settlements which plays an important role in preventing development that will undermine the visual integrity of the gap to the point that there is coalescence of these two distinct settlements, Appendix 3.8. The Local Green Space analysis shows that this area of land plays an important role in forming the separate setting within which each part can be appreciated and enjoyed.</p> <p>5.39 Although the land lies outside the Village Boundary (as defined in Policy TwA2) that policy acknowledges that there are some types of development that are suited to the countryside which may be appropriate. However, this policy requires that its effects, by way of their location, height, and/or mass, – should not harm the function and purpose of the Local Gap. The land included in the gap is considered to make a significant contribution to maintaining the individual and rural character of the two adjoining settlements.’</p>		
Policy TwA10: Traffic Management and Transport	Insert ‘related to their development;’ after ‘the Parish’.	Agree	The council agrees with the policy wording modification, which ensures the policy has regard to NPPF paragraphs 104d and 110d, relating to mitigating development impacts.
Policy TwA11: Dark Skies	Replace the policy with:  ‘Development proposals should conserve and	Agree	The council agrees that there is potential for the policy (in terms of its requirements regarding light pollution) to conflict with

	<p>enhance relative tranquillity in relation to light pollution and dark night skies.</p> <p>Development proposals should also demonstrate that they meet or exceed the Institute of Lighting Professionals guidance and other relevant standards or guidance (CIE 150:2003 Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations), or any equivalent replacement/ updated guidance for lighting within environmental zones.</p> <p>Development proposals which include lighting should ensure that:</p> <ul style="list-style-type: none"> <li>• the measured and observed sky quality in the surrounding area is not reduced;</li> <li>• the lighting concerned is not unnecessarily visible in nearby designated and key habitats;</li> <li>• the visibility of lighting from the surrounding landscape is avoided; and</li> <li>• building designs should avoid large areas of glazing which would result in light spillage into rural and unlit areas.'</li> </ul>		<p>other policies in the Plan, such as Policy TwA8 (Community Facilities) and Policy TwA9 (Commercial, Business and Service Uses); the modifications therefore ensure the revised policy will have the clarity required by the NPPF (particularly relating to paragraph 185c, regarding light pollution) and allow decision-makers to confidently apply it in a consistent way throughout the Plan period.</p>
Section 6	Add an additional section in Part 6 of the Plan to read:	Agree	The council consider the additional wording necessary to address National Planning Practice Guidance advice about when it will

	<p><b>‘Monitoring and Review of the Plan</b></p> <p>The Parish Council will monitor planning decisions to assess the effectiveness of the Plan’s policies. Where necessary it will have discussions with the District Council to ensure that day-to-day decisions on planning applications take account of the vision, objectives, and policies of the Plan.</p> <p>The Parish Council acknowledges that policy context for the Plan may change within the Plan period. The adoption of the emerging Local Plan (covering the period up to 2041) will be a key factor. On this basis the Parish Council will consider the need or otherwise for a partial or full review of the Plan either within 5 years from its making or within 6 months of the adoption of the emerging Local Plan (whichever occurs first).’</p>		<p>be necessary to review/update a Neighbourhood Plan; the additional section clarifies how TAPC will assess the need for a made Plan to be reviewed in the future.</p>
General modifications for consistency	Modification of general text (where necessary) to achieve consistency with the modified policies and to accommodate any administrative and technical changes.	Agree	Modifying the general text to ensure it is consistent with amended policies/supporting text is necessary to provide the clarity required by national policy and guidance.
Paragraph 1.7	In paragraph 1.7 delete ‘second reading....and the’	Agree	Factual correction.
Paragraph 3.8	In paragraph 3.8 replace the second sentence with: ‘An Issues Consultation took place in May 2022 and June 2022.’	Agree	Factual correction.
Paragraphs 3.15	Delete paragraphs 3.15 to 3.17 to take account of	Agree	The Oxfordshire Plan is no longer being

to 3.17	the termination of work on the Oxfordshire Plan 2050.		pursued.
Typographic changes	SODC also highlights a series of typographic changes to the Plan. It would be entirely appropriate for these corrections to be incorporated into the referendum version of the Plan.	Agree	Please see Appendix 3 for typographic changes highlighted by SODC.

## Appendix 2 – Examiner’s Report

The Examiner’s Report is available here:

<https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/neighbourhood-plans/emerging-neighbourhood-plans/tiddington-neighbourhood-plan/>

## Appendix 3 – Consequential and/or Factual Changes

Within Appendix 3, deleted text is shown in strikethrough, new text is shown in bold and added punctuation is highlighted in yellow.

Section	Agreed change	Justification/Reason
Front cover	Amend front cover to say ‘Referendum Plan’, update the date to March 2023 and remove the words ‘for Submission’.	Factual update.
Page Footers	Remove ‘Submission – May 2022’ from page footers and replace with ‘Referendum version – March 2023’.	Factual update.
Page 3	Update title and date as per front cover.	Factual update.
Page 4	Remove italics and add comma after ‘i.e.’	Typographical amendment.
Page 7	Amend text as follows:  1.1 Tiddington-with-Albury (The Parish) <del>is preparing</del> <b>has prepared</b> a Neighbourhood Plan for the area	Factual update.

	<p>designated by the local planning authority, South Oxfordshire District Council (SODC), on 21/12/2016. The plan is <del>being</del> <b>has been</b> prepared in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended).</p>	
Page 8 – 1.7	<p>Update the title of 1.7, so that the text accurately reflects the title of the Government’s Bill:</p> <p style="text-align: center;">The Levelling Up and <del>Reg</del><b>Generation</b> Bill</p> <p>Amend the supporting text to provide the most up-to-date information about the Bill and because the mentioned date has already passed:</p> <p>The <del>second reading of the Bill is scheduled in the House of Commons for 8 June 2022,</del> and the government has announced that in broad terms, changes to the planning system will begin to take place from 2024, once the Bill has received Royal Assent and the associated regulations and changes to national policy are in place.</p>	Factual update.
Page 8	<p>Amend text as follows:</p> <p>A draft Pre-Submission Plan was published for consultation in February/March 2022 for a minimum of 6 weeks in line with the Regulations. The Parish Council <del>has</del> reviewed the comments received <del>from</del> the local community and other interested parties and <del>has</del> made changes to <del>this final</del> <b>their submission</b> version. They have <del>also</del> updated some of the reports included in the appendices of the plan.</p>	Factual update.



Page 12 2.14	Add full stop at end of paragraph.	Typographical amendment.
Page 13	Amend text as follows:  (addition of a comma for clarity):  Three A class roads, the A40, A329 and A418 traverse The Parish, all of which connect with the M40	Typographical amendment.
Page 17	Amend the following sentences to provide the most up-to-date information:  A new Joint Local Plan 2041 is in its very early stages of development which will replace the SODCLP once adopted, currently scheduled for October 2024. An Issues Consultation <del>commenced in</del> <b>took place from May-June 2022 and is currently scheduled to run until 23 June 2022.</b> The key issues that the Joint Local Plan is currently thinking about...	Factual update.
Page 17 – para 3.8	Capitalisation of all policy titles.	Typographical amendment.
Page 17 – para 3.9	Minor rewording of paragraph 3.9, for clarity of meaning:  It requires that new waste management facilities are located and managed to minimise the use <b>if of</b> unsuitable roads  Delete the following wording:  <del>The Minerals and Waste Local Plan: Part 2 – Site</del>	Typographical amendment.          Factual amendment – Oxfordshire

	<p><del>Allocations which will provide and identify sites for minerals and waste management development and allocate sites required to provide additional capacity is currently being prepared and anticipated to be adopted in December 2023. At this stage, none of the sites identified fall within the parish, however some sites lying outside of the parish may have an effect on traffic through the villages.</del></p> <p>Amend text as follows:</p> <p>As minerals and waste matters are defined as 'excluded development' for Neighbourhood Plans, the Parish Council will continue to engage in <b>the future</b> Minerals and Waste Local Plan preparation processes.</p>	<p>County Council confirmed the Minerals and Waste Local Plan Part 2 has ceased its progress through the plan-making process and will consequently be given no weight in planning decisions. It had not reached the stage of being submitted to the Secretary of State for inspection. A single development plan document will now be produced. This will be the Oxfordshire Minerals and Waste Local Plan.</p>
Page 18 – para 3.10	<p>Minor rewording of paragraph 3.10, to enhance understanding:</p> <p><b>The plan's emphasis is on</b> the importance of preserving the pastures on the northern side of The Parish and the habitats they support.</p>	<p>Typographical amendment.</p>
Page 22 – para G	<p>Remove quotation marks and italics.</p>	<p>Typographical amendment.</p>
Page 27 – para 5.7	<p>Amend paragraph spaces as per the rest of the document (i.e., no less than single line spacing and Arial 12) for accessibility, legibility and clarity.</p>	<p>Typographical amendment.</p>
Page 28 - para 5.8	<p>Amend text as follows:</p> <p>forms an irreplaceable habitats and ecosystem.</p>	<p>Typographical amendment.</p>

Page 30-1 Table 3	Amend minor typographical error in the table:  <b>nmeadows</b>  'Fernhill Wood' appears in two rows in this table. Merge the two Fernhill Wood cells into one in the first column, for clarity.	Typographical amendment.
Page 39 para 5.37	Amend text as follows:  A photograph; the direction in which the photo was taken; the elevation; and grid reference of the viewing position is shown in Appendix 4.	Typographical amendment.
Page 40	Minor rewording of para 5.40:  5.40 The policy supplements and refines existing development plan policies on community, open space, sport or recreation facilities to which the policies should apply and <b>seeks by seeking</b> to ensure that the long-term potential value of land in community use is not lost without good reason.	Typographical amendment.
Page 43 para 5.58	Amend text as follows:  This bridge is protected from damage by <del>L</del> law	Typographical amendment.
Page 45 para 5.66	Amend text as follows:  best practis <b>ce</b> guidance	Typographical amendment.
Page 47	Amend point iv. for clarity, because as written it appears to promote, rather than mitigate, destruction of	Typographical amendment

	<p>road verges:</p> <p>iv. Introduce solutions to <b>mitigate</b> the destruction of road verges, provide proper road verge maintenance and avoid the introduction of urbanising highways infrastructure.</p>	
Page 47	<p>Amend text as follows:</p> <p>6.5 <del>The</del> Vale of White Horse and South Oxfordshire District Councils adopted their <del>are currently preparing a</del> Joint Design Guide Supplementary Planning Document (SPD) in June 2022. <del>to replace the adopted South Oxfordshire Design Guide SPD 2015. A draft Guide will be produced for consultation in 2021.</del> The Parish Council <del>has therefore</del> decided that any <b>neighbourhood</b> design coding <del>or identification of local heritage assets will</del> <b>would not</b> be undertaken <b>whilst this plan was emerging</b> and will once it has had a chance to engage with the District Councils on the production of the new Design Guide SPD to avoid any duplication of work. Any outstanding design matters will <del>then</del> be considered as part of a <b>review of the future modification to the Neighbourhood Plan.</b></p>	Factual amendment
Page 56	<p>Remove comma:</p> <p>There is a thriving, cricket club</p>	Typographical amendment.
Page 60	Amend minor typographical error:	Typographical amendment.

	Riever Thame	
Page 69	Amend minor typographical errors:  tranquillity  The portions of The Parish outside the Oxford Green Belt was...	Typographical amendment.
Page 71 - 76	Amend missing wording in all tables at item 2:  2. Demonstrably special to the local community and holds a particular local significance because of its beauty, historic significance, recreational value tranquillity or richness of its <b>flora and fauna</b>	Factual correction.
Page 72	Para 3 – expansion to the table cell as the sentence has been cut off, for clarity.	Typographical amendment.
Page 77 – A3.6	Reword A3.6 as it currently suggests several options are available, whereas only one additional option is now exemplified in this appendix:  A further <del>Several</del> options <del>are</del> <b>is</b> available to the Parish Council in order to protect open spaces:	Factual amendment .
Page 78	Amend spelling for consistency with rest of the document:  Mediaeval village of Albury	Typographical amendment.
Page 82	Amend minor typographical error:  The view links two places of reflection and tranquillity.	Typographical amendment.

Page 87	<p><u>Amend minor typographical error:</u></p> <p>Play Area. <del>a</del>Attached to</p>	Typographical amendment.
Page 89 to 92 Figure A6.1 to A6.4	Add traffic figures stated in the text to the graphs themselves.	Factual amendment.
Page 90	<p>Amend text as follows:</p> <p>The totals of cars going <b>East</b> and <b>West</b></p>	Typographical amendment.
Page 95	<p>Amend minor typographical errors:</p> <p><b>P</b>post-Medieval [...] The nineteenth century industrial archaeology of The Parish is represented by the course of the disused railway line that ran from Oxford via Cowley and Wheatley to Thame and then to join the main line at Prince's Risborough. Sections of this are used by residents and are either public footpaths or permissive paths.</p>	Typographical amendment.
General Comment	Throughout document: transferral of bold italic text to bold with no italic.	Typographical amendment to aid readers with visual impairments.
General Comment	Throughout document: alignment of text/paragraphs and font size and font type amendments to ensure visual consistency with the rest of the document.	Typographical amendment and presentational improvement.