

Delegated authority officer decision notice

Decision made by	Tim Oruye Head of Policy and Programmes
Lead officer contact details	Tom Gill Planning Policy Officer (Neighbourhood) Tel: 07510 921689 Email: thomas.gill@southandvale.gov.uk
Decision	<ol style="list-style-type: none"> 1. To accept all modifications recommended by the Examiner; 2. To determine that the Towersey 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; 3. To take all appropriate actions to progress the Towersey 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	Head of Policy and Programmes ref 3.3 (Page 178).
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 Towersey 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 5 September 2023. The revised NPPF replaces the previous NPPF published in March 2012 and revised in July 2018, February 2019 and July 2021. 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 aims to enhance biodiversity and wildlife, as supported by National Planning Policy Framework paragraph 179. The Plan also contains policies which focus on the delivery of sustainable development, as supported by National Planning Policy Framework paragraph 29.
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 Employment, Economic and Community Facilities (TOW8). In the social role, it includes policies on the Village Boundaries and Infill Development (TOW1), Housing Mix (TOW2), Design (TOW4), and Managing Traffic (TOW9). In the environmental dimension, the plan positively seeks to protect its natural, built, and historic environment. It includes policies on Climate Change Mitigation –

Zero Carbon Buildings (TOW3), Local Heritage Assets (TOW5), Designation of Local Green Spaces (TOW6), Green Infrastructure and Biodiversity (TOW7), Supporting Water Infrastructure (TOW10) and a Local Gap (TOW11).

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. Towersey is identified as a 'smaller village' in the adopted Local Plan (Appendix 7). Policies H8 (Housing in the Smaller Villages) and H16 (Infill development and redevelopment) of the Local Plan set the context for the scale and nature of new development which would be supported in smaller villages in the district. Policy H8 advises that smaller villages have no defined requirement to contribute towards delivering additional housing, however where a Parish Council wishes to prepare a Neighbourhood Development Plan to support further growth, the Council will support this provided that the levels of growth supported are commensurate to the size of the village.
8. The Towersey Neighbourhood Plan recognises and respects the distinct approach in the Local Plan in dealing with development in smaller villages. 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 November 2020) 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 Council screened the Plan's potential impact on EU Special Areas of Conservation (SACs), and this was completed in November 2020. 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 7.66, that it will be appropriate to make any necessary consequential changes to the general text. The Examiner also notes in paragraphs 7.69 of their report that it would be entirely appropriate to make any typographical amendments to the Plan. To ensure that the plan reads as a coherent document the qualifying body and the council have agreed factual, consequential, and typographical 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.

	<p>18. The council has taken account of all the representations received.</p> <p>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 23rd November 2023.</p>
Alternative options rejected	<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>
Climate and ecological implications	<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 rural habitat and ecological diversity of the plan area, and minimising the impact of any development on the key visual landscapes. The plan also contains a Green Infrastructure and Biodiversity policy (TOW7) with the purpose of supporting development which protects or enhances urban and rural biodiversity, and proposals which result in a biodiversity net gain.</p>
Legal implications	<p>The process undertaken and proposed accords with planning legislation.</p>
Financial implications	<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. The council becomes eligible to apply for this additional</p>

	<p>grant once the council issue a decision statement detailing the intention to send the plan to referendum.</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. Towersey Neighbourhood Plan and supporting documents 2. National Planning Policy Framework (2023) 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 November 2020 6. Representations submitted in response to the Towersey Plan 7. Relevant Ministerial Statements 			
Declarations/ conflict of interest?	None			
Consultees	Email	Name	Outcome	Date
	Legal legal@southandvale.gov.uk	Vivien Williams	Approved	03/10/23
	Finance Finance@southandvale.gov.uk		No Comment	06/10/23
	HR hradminandpayroll@southandvale.gov.uk	Trina Mayling	No Comment	05/10/23
	Climate and biodiversity climateaction@southandvale.gov.uk	Jessie Fieth	Approved	04/10/23
	Equality and diversity equalities@southandvale.gov.uk	Lynne Mitchell	Approved	03/10/23
	Risk and insurance risk@southandvale.gov.uk		No Comment	06/10/23
	Strategic Property property@southandvale.gov.uk	Christopher Mobbs	No Comment	02/10/23
	Communications communications@southandvale.gov.uk		No Comment	06/10/23
	Relevant Cabinet member	Councillor Anne-Marie Simpson	Approved	02/10/23

	Ward councillors	Councillor Ali Gordon- Creed	No Comment	06/10 /23
		Councillor Ed Sadler	No Comment	06/10 /23
Decision maker's signature To confirm the decision as set out in this notice.	Signature:  Date: 06 /10 2023			

Appendix 1: Examiner's recommendations

Policy/Section	Examiner's recommendations	Council's Decision	Justification/Reason
Policy TOW1 Village Boundaries and Infill Development	<p>Replace the third part of the policy with: 'Proposals for development outside the Village Boundary will only be supported where they are considered appropriate rural development as defined by the NPPF, and are consistent with other policies in the development plan including the other policies in this Plan.'</p> <p>In paragraph 5.0.2 Replace 'shown on the Policies Map attached to the document' with 'shown on the Policies Map (pages 63 and 64)'</p>	Agree	The council consider the modification to the policy and supporting text necessary to ensure that the policy wording has regard to national policy by referring to the NPPF's definition of appropriate rural development and by ensuring that there is a clear link between the supporting text for the policy and the location of the village boundary within the Policies Map.
Policy TOW2 Housing Mix	<p>In the first sentence of the policy delete 'infill'</p> <p>Replace the second sentence with: 'Wherever practicable and viable, new developments should consist of 1-, 2- and/or 3-bedroom homes.'</p>	Agree	The council consider the modification to the policy necessary to ensure that the policy can be applied to all development across the parish, not just infill development, and that it is written in a clear manner, as required by the NPPF, by rewording the second sentence so that it has a policy wording format rather than stating a preference for smaller homes.
Policy TOW3 Climate Change Mitigation 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</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</p>

<p>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> <p>Replace paragraphs 5.3.1 to 5.3.9 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</p>	<p>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 assess the neighbourhood plan based on policies and legislation as they are now.</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 TOW3; 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 with the examiner's conclusion that the policy requires 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</p>
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	<p>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 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</p>	<p>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 and therefore we agree with the examiner's view that it is not supported by the appropriate evidence required by national guidance.</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</p>
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<p>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 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 TOW3 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 than 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</p>		<p>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 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>
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	in the Plan period.'		
Policy TOW4 Design	<p>Replace the opening elements of the policy with:</p> <p>'As appropriate to their scale, nature and location, development proposals should sustain and where practicable enhance the character of the Parish and, where appropriate, the character and appearance of the Towersey Conservation Area and its setting as shown on the Policies Map.</p> <p>Development proposals should also have full regard to the Towersey Character Appraisal and the following design principles:</p> <p>Replace the first two bullet points with:</p> <p>'Maintain the prevailing character of one to two storey, detached and semidetached dwellings with consistent building lines in rectangular plots fronting onto main roads;</p> <p>Respond to and compliments the prevailing material character which primarily consists of: red-facing brick, colour through render, some buff brick and stone, plain clay tile roofs with some Welsh slate, and a small number of thatched roofs;</p> <p>In the third bullet point replace 'prominence' with 'appearance' and 'number of' with 'several'</p> <p>In the fourth bullet point replace 'The importance' with 'Maintain the setting' and 'number of' with 'several'</p>	Agree	The council consider the modification to the policy necessary to bring the clarity required by the NPPF; the modifications remove areas of uncertainty and repetitiveness whilst maintaining the overall effect of the policy and ensure that it can be applied in a consistent way throughout the plan period.

	<p>In the fifth bullet point delete 'the importance of' and add 'to' after 'adjacent'</p> <p>In the sixth bullet point replace 'importance' with 'prominence'</p>		
Policy TOW6 Local Green Spaces	<p>In relation to the proposed Village Pond (LGS1) exclude the strip of highway land as identified by the County Council from the proposed designation as shown on the Policies Map</p> <p>Replace paragraph 5.6.3 with 'Policy TOW6 is underpinned by the details in Appendix B of this Plan.'</p>	Agree	<p>The council accepts the examiner's recommended modifications; the Parish Council has agreed to exclude highways land from the Village Pond Local Green Space following a request from Oxfordshire County Council. The modification also provides greater clarity as to the relationship between TOW6 and Appendix B.</p>
Policy TOW7 Green Infrastructure and biodiversity	<p>Replace the policy with:</p> <p>'Development proposals should have full regard to maintaining and, where practicable, improving the functionality of the green infrastructure and biodiversity assets including Local Green Spaces, public rights of way (footpaths and bridleways), woodland, trees, hedgerows, ponds, and land of biodiversity value, in the design of their layouts and landscaping schemes, including delivering a net gain to general biodiversity assets.</p> <p>Development proposals that would lead to an increase of green infrastructure and biodiversity assets will be supported where they are consistent with all other relevant policies of the development plan.</p> <p>Proposals that would lead to an unacceptable loss</p>	Agree	<p>The council consider the modification to the policy and supporting text necessary to bring the clarity required by the NPPF; the policy wording has been refocused to move away from a spatial policy to one which focuses on the green infrastructure and biodiversity assets themselves. The original policy wording lacked clarity as it defined a network which was not mapped or identified clearly. The revised policy wording ensures the policy has a positive focus and that it can be applied effectively throughout the plan period. The first part of the policy has also been repositioned out of the policy wording as it contains explanatory text which is more suitable for the supporting text.</p>

	<p>of green infrastructure or biodiversity assets will not be supported.’</p> <p>After the first sentence of paragraph 5.7.1 add: ‘The Parish contains a variety of Green Infrastructure that provides an environmental support system for communities and wildlife.’</p> <p>At the end of paragraph 5.7.2 add: ‘As appropriate to the scale, nature and location of the development proposal a full survey of any affected green infrastructure or biodiversity assets should accompany the planning application concerned.’</p>		
Policy TOW9 Managing Traffic	<p>Replace the policy with: ‘Where appropriate and necessary, development proposals should make contributions towards improvements to the wider highways network in order to mitigate the impacts which would arise from their implementation.’</p> <p>After the first sentence of paragraph 5.9.3 add: ‘Such measures are outside the planning process’</p> <p>At the end of paragraph 5.9.3 add: Policy TOW9 sets out the way in which development proposals should contribute to wider improvements to the local highway network through the planning process as a direct outcome of the increases in traffic which they would generate and which would be necessary to maintain the safety and overall effectiveness of the network.’</p>	Agree	The council consider the modification to the policy and supporting text necessary; the council agrees that the first part of the policy should be deleted as it addresses matters that are not land use matters and that the second part of the policy should be modified to bring the clarity required by the NPPF and to better tie the policy to the development management process.
Policy TOW10 Supporting Water Infrastructure	<p>Replace the opening element of the policy with: As appropriate to their scale, nature and location development proposals should demonstrate that:</p>	Agree	The council consider the modification to the policy necessary to bring the clarity required by the NPPF; the opening element

			of the policy has been reworded so it no longer provides support for all development which address the listed infrastructure requirements without consideration for other relevant policies and requirements. The modifications also ensure that the policy can be applied in an appropriate and consistent manner.
Policy TOW11 Local Gap	Replace Part B of the policy with: 'Development proposals within the Local Gap will only be supported if they do not individually or cumulatively harm its open character and are consistent with development Plan policies and other policies in this Plan.'	Agree	The council consider the modification to the policy and supporting text necessary; the council agrees that part B of the policy should be modified to bring the clarity required by the NPPF and to better tie the policy to the development management process.
Other Matters - General	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.
Other Matters – Specific	Modification of general text to update the Plan and correct errors based on parts 1-3, 8 and 13-17 of SODC's representation.	Agree	Modifying the general text to amend typographical errors is necessary to provide the clarity required by national policy and guidance.

Appendix 2 – Examiner's Report

The Examiner's Report is available here:

<https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2023/09/Towersey-Neighbourhood-Development-Plan-Examiners-Report.pdf>

Appendix 3 – Consequential and/or Factual Changes

Please note that new text is shown in bold and deleted text as struck through.

Section	Agreed change	Justification/Reason
Throughout plan	Replace Regulation 16 Edition in footer with Referendum Version	Factual correction.
Throughout plan	Update reference to NPPF to be September 2023	Factual correction.
Throughout plan	Update NPPF page number references to those found in the NPPF 2023.	Factual correction.
Page 8	The Pre-Submission Plan provided s the opportunity for the Parish Council to formally consult on the proposed vision, objectives and policies of the Plan. It has reviewed the relevant national and local planning policies and assessed how they affect this area.	Factual correction.
Page 29	As of September 2023 2 , the Merlin House development is underway and the Lashlake Nurseries development has recently been completed.	Factual correction.
Page 32	Towersey has easy car access to Thame, Chinnor and surrounding larger towns such as Aylesbury , High Wycombe and Aylesbury.	Typographical correction.
Page 39	Replace reference to the Core Strategy with reference to the South Oxfordshire Local Plan 2035	Factual correction.
Page 40	As of early December 2020, the Inspector has issued his report regarding SODC's Local Plan. The Inspector concluded that the South Oxfordshire Local Plan is sound, subject to	Factual correction.

	<p>inclusion of the Main Modifications. The South Oxfordshire Local Plan 2035 has now been adopted.</p> <p>Neighbourhood planning is popular in South Oxfordshire and a number of plans have been made, or are in preparation, in the vicinity of the Parish. This includes the Thame Neighbourhood Plan, which was made in 2013 and is now being reviewed., including the made plans in the neighbouring parish of Thame which is under consultation.</p> <p>The neighbouring parishes of Sydenham and Chinnor have both made Neighbourhood Plans. are currently awaiting referendum following successful examinations.</p>	
Page 54	Remove references to emerging when discussing the Local Plan	Factual correction.