

South Oxfordshire
District Council

SCHEDULE OF PROPOSED MAIN MODIFICATIONS SEPTEMBER 2020



Schedule of Proposed Main Modifications

Introduction

1. This Schedule sets out the Proposed Main Modifications to the Publication Version of South Oxfordshire Local Plan (January 2019) which was submitted for examination in March 2019. It supersedes the main modifications previously set out in:
 - CSD13 Schedule of Proposed Main Modifications (July 2020)
2. This Schedule sets out:
 - A main modification reference number for each modification e.g. MM1.
 - Where relevant, an appropriate cross reference to the Submission version of the Plan. Please note that page numbers refer to the page numbers in the hard copy version of the Submitted Plan.
 - The modification proposed.
 - The reasoning for the proposed amendment.
 - The stage at which the Modification was proposed e.g. at submission, in response to the Inspector's Questions, in response to the Inspectors' Matters and Issues, during or after the examination hearings.
3. In the Schedule, any changes are shown as follows:

Deleted text is shown in ~~striketrough~~

Additions to the text are shown in **bold underline**
4. You can comment on the Proposed Main Modifications during the six week public consultation between 21 September and 2 November 2020. All the consultation documents and information about how to respond are available on our website at southoxon.gov.uk/newlocalplan.
5. The consultation is only on the Proposed Main Modifications detailed in this schedule, and the associated Sustainability Appraisal Addendum, Habitats Regulations Assessment Addendum and Policies Map changes. This is not an opportunity to make general comments or comments on any other parts of the Local Plan.

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
Changes applicable throughout the Plan					
MM1	Throughout	n/a	References to Plan end date of 2034: 2034 2035	Update to reflect the proposed new end date of the Plan. To ensure a 15 year end period from adoption	In response to matters and issues June 2020
CHAPTER 3 - Vision and Objectives					
Strategic Objectives					
MM2	Objective 8.2	23	Minimise carbon emissions and other pollution such as water, air, noise and light, and increase our resilience to the likely impact of climate change, especially flooding. <u>Lower energy use and support an increase in renewable energy use.</u> <u>Support growth in locations that help reduce the need to travel</u>	Additions to this Objective to reflect the importance of climate change following the declared climate change emergency (detailed in PSD25)	With response to Inspector's questions May 2020 (PSD05- N57)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
CHAPTER 4 - Our Spatial Strategy					
The Strategy					
MM3	4.9	27	New bullet: · <u>Contribute to tackling climate change</u>	Addition of new bullet point under paragraph 4.9 to reflect the importance of climate change following the declared climate change emergency (slight word change from PSD25)	With response to Inspector's questions May 2020 (PSD05-N58)
Policy STRAT1: The Overall Strategy					
MM4	n/a	28	New paragraph following 4.10 - <u>The spatial strategy supports growth in locations that help reduce the need to travel such as the focus at Science Vale, Towns and larger villages as well as allocations adjacent to the City of Oxford. Appendix 16 of the Local Plan highlights all elements of the Local Plan where the Plan helps to minimise carbon emissions, lower energy use and help to reduce the need to travel.</u>	New paragraph 4.11 to reflect the importance of climate change following the declared climate change emergency. Reference to new Appendix 16 in the Local Plan.	With response to Inspector's questions May 2020 (PSD05-N59)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	1 [new bullet]	28	New bullet: · <u>Contributing to tackling climate change</u>	New bullet point to reflect a key outcome of the strategy which helps to reflect the importance of climate change following the declared climate change emergency (detailed in PSD25)	With response to Inspector's questions May 2020 (PSD05-N60)
Policy STRAT2: South Oxfordshire Housing and Employment Requirements					
MM5	n/a	35	<p>1. During the plan period, provision will be made to meet the following requirements</p> <p>2. Housing requirements</p> <ul style="list-style-type: none"> · <u>South Oxfordshire Minimum Housing Requirement- 18,600 between 1 April 2011 and 31 March 2035</u>South Oxfordshire Housing Requirement 775- homes per year (17,825 between 1 April 2011 and 31 March 2034)- · <u>4,950 homes addressing Oxford's unmet housing need</u>Addressing Oxford's contribution to the Growth Deal 495 homes per year (4,950 between 1 April 2021 and 31 March 2031) 	Modification to account for extend plan period up to year 2035 and update with stepped requirement, supporting text will be updated in accordance with this update.	With response to Inspector's questions May 2020 (PSD05-N1) and further amended with Matters and issues June 2020

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<ul style="list-style-type: none"> • Total housing requirement for the plan period 22,775 homes • Total housing requirement for the plan period 23,550 homes • <u>The annual requirement is as follows:</u> <ul style="list-style-type: none"> • <u>2011/12 to 2025/26- 900 homes per annum.</u> • <u>2026/27 to 2031/32-1,120 homes per annum</u> • <u>2032/33 to 2034/35- 1,110 homes per annum.</u> <p>3. Employment land requirements</p> <ul style="list-style-type: none"> • South Oxfordshire Minimum Employment Land Requirement 37.5 39.1 hectares between 1 April 2011 and 31 March 2035 		
Explanatory Text					
4.37		34	<p>4.37 To plan for the economic growth forecast in the 2014 SHMA, the SOELRA forecasts that between 33.2 to 35.9 hectares of additional employment land is required in the District over the period 2011 to 2033. As this employment forecast ends at 2033, to account for the additional years in the plan period, an additional requirement of between 1.5 to 1.63 a further 3.2 hectares is required. This results in an additional a minimum requirement of between 34.7 and 37.5 39.1 hectares of employment land in the district over the period 2011 to 20345.</p>		

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed															
Chapter 12 - Monitoring and Review																				
	1. Strategy	228	<table border="1"> <tr> <td>STRAT2: South Oxfordshire Housing and Employment Requirements</td> <td>Number of dwellings permitted and completed in the district to meet South Oxfordshire's housing requirement</td> <td>17,825 18,600 homes to be delivered over the plan period</td> </tr> <tr> <td></td> <td>Progress towards meeting South Oxfordshire's portion of unmet need in the housing market area</td> <td>Progress towards meeting annual requirement of 1270 4950 homes between 2021-2031 2035</td> </tr> <tr> <td></td> <td>Number of dwellings permitted and completed in the district to meet the overall need</td> <td>22,775 23,550 homes to be delivered in the plan period</td> </tr> <tr> <td></td> <td>Quantum of land permitted and completed for employment by strategic site and allocation</td> <td>To deliver 37.5 39.1 hectares of employment land over the plan period</td> </tr> <tr> <td></td> <td>Number of homes delivered at Grenoble Road, Northfield, and Land North of Bayswater Brook strategic allocations</td> <td>For 4,950 homes to be delivered from 2024/25 at the Grenoble Road, Northfield, and Land North of Bayswater Brook strategic allocations to meet Oxford City's contribution to the Growth Deal.</td> </tr> </table>	STRAT2: South Oxfordshire Housing and Employment Requirements	Number of dwellings permitted and completed in the district to meet South Oxfordshire's housing requirement	17,825 18,600 homes to be delivered over the plan period		Progress towards meeting South Oxfordshire's portion of unmet need in the housing market area	Progress towards meeting annual requirement of 1270 4950 homes between 2021- 2031 2035		Number of dwellings permitted and completed in the district to meet the overall need	22,775 23,550 homes to be delivered in the plan period		Quantum of land permitted and completed for employment by strategic site and allocation	To deliver 37.5 39.1 hectares of employment land over the plan period		Number of homes delivered at Grenoble Road, Northfield, and Land North of Bayswater Brook strategic allocations	For 4,950 homes to be delivered from 2024/25 at the Grenoble Road, Northfield, and Land North of Bayswater Brook strategic allocations to meet Oxford City's contribution to the Growth Deal.	To address subsequent changes from proposed modification to Policy STRAT2	Matter 1 and 2 hearing sessions
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Policy STRAT3: Didcot Garden Town																				
MM6	n/a	39	<p>Policy STRAT3: Didcot Garden Town</p> <p>1. Proposals for development within the Didcot Garden Town Delivery Plan Area will be expected to demonstrate how they positively contribute to the achievement of the Didcot Garden Town Principles</p>	To be amended to refer to the specific land use alignment between the Didcot Garden Town Delivery Plan and	With response to Inspector's questions May 2020 (PSD05-N2) and further amended with															

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p>as set out in Appendix 6.</p> <p><u>1. Within the Didcot Garden Town masterplan area the Local Plan will:</u></p> <p><u>i) Promote Didcot as the gateway to Science Vale;</u></p> <p><u>ii) Identify Didcot as the focus of sustainable major new development for Science Vale;</u></p> <p><u>iii) Support the delivery of ambitious Green Infrastructure provision and plan safe, healthy and active spaces, supported by Policy ENV5;</u></p> <p><u>iv) Focus on enhancing rail services to Didcot, complemented by measures to enhance Didcot Parkway station and improve access by sustainable modes of transport;</u></p> <p><u>v) Strike a balance to provide for housing growth and economic growth;</u></p> <p><u>vi) Assist in having policies supporting the acquisition of significant funding investment and safeguarding land to implement infrastructure schemes;</u></p> <p><u>vii) Enable flexibility and resilience to plan for future changes, including changing community needs, addressing climate change impacts, supporting technology and scientific advances in infrastructure provision;</u></p>	the Local Plan	Matters and issues June 2020

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p><u>viii) Require infrastructure to unlock development in Didcot Town Centre, Didcot and the wider area;</u></p> <p><u>ix) Support the continued delivery of development in the Science Vale and Didcot Enterprise Zones;</u></p> <p><u>2. To deliver Didcot Garden Town, housing allocations at Didcot are made in Policy H2 New Housing in Didcot.</u></p> <p><u>3. Significant infrastructure improvements are committed to under Policy TRANS1b Supporting Strategic Transport Investment. Infrastructure will need to be in place to enable sites allocated in the Local Plan in and around Didcot to be delivered.</u></p> <p><u>4. Provision is made for employment at identified employment sites across Didcot in line with Policy EMP1 The Amount and Distribution of New Employment Land and EMP4 Employment Land in Didcot.</u></p> <p><u>5. Didcot's role as a major town centre is established in Policy TC2 Retail Hierarchy.</u></p> <p><u>6. Proposals for development within the Didcot Garden Town Masterplan Area, as defined on the Policies Map and shown by Appendix 6, will be expected to demonstrate how they positively contribute to the achievement of the Didcot Garden Town Masterplan Principles (Figure 1).</u></p>		

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

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			<p><u>Transport and movement - The Garden town will reduce reliance on motorised vehicles and will promote a step-change towards active and public transport through the creation of a highly legible, attractive and accessible movement network and the appropriate location of housing, employment and leisure facilities. The Garden town will seek to improve opportunities for access to sport and physical activities through Sport England’s active Design Principles. Cycling and pedestrian links between the Garden town, its surrounding villages, natural assets and the strategic employment sites will be enhanced.</u></p> <p><u>Heritage - The Garden town will conserve and enhance heritage assets, both designated and non-designated, within and adjacent to the development area. This includes the Scheduled Monuments of the settlement sites north of Milton Park and east of Appleford and any archaeological remains and historic landscapes and/ or landscape features identified in the Oxfordshire Historic environment record, the Oxfordshire Historic Landscape character assessment, other sources and/or through further investigation and assessment.</u></p>		

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			<p><u>Landscape and Green Infrastructure - New development in the Garden town will enhance the natural environment, through enhancing green and blue infrastructure networks, creating ecological networks to support an increase (or where possible achieve a net gain) in biodiversity and supporting climate resilience through the use of adaptation and design measures. The Garden town will also seek to make effective use of natural resources including energy and water efficiency, as well as exploring opportunities for promoting new technology within developments. Innovative habitat planting and food growing zones will characterise the Garden town and, in turn, these measures will support quality of life and public health.</u></p> <p><u>Social and community benefits - The planning of the Garden town will be community-focused, creating accessible and vibrant neighbourhoods around a strong town centre offer of cultural, recreational and commercial amenities that support well-being, social cohesion and vibrant communities. The Garden town will embrace community participation throughout its evolution. It will promote community ownership of land and long-term stewardship of assets where desirable.</u></p>		

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
Explanatory Text					
	4.50	38	4.50 More detailed planning policy will be developed for the Didcot Garden Town area in line with the Garden Town Principles set out here. Garden Town policy will support the long term achievement of the sustainable Garden Town vision and principles through: engaging with local people and businesses; forming part of a strategic and integrated investment plan; maximising social and environmental opportunities; and supporting long term sustainability goals	Paragraph no longer required	Post hearings
	4.51	38	4.51 Additional planning policy for the Garden Town will complement and support the Local Plan Garden Town policy is likely to come forward as an additional planning document for the Garden Town area: possibly as a Development Planning Document (such as within the next Local Plan) or as a Supplementary Planning Document. Because Didcot spans both the Vale of White Horse and South Oxfordshire District council areas, the Garden Town planning policy document will be developed through joint working and adopted by both councils.	Paragraph no longer required	Post hearings

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed						
	n/a	38	New paragraph following 4.51 - <u>The Housing and Infrastructure fund awarded to Oxfordshire County Council of £218m will enable the delivery of infrastructure to support key sites in and around Didcot. This includes sites in Vale of White Horse District.</u>	For information	With response to Inspector's questions May 2020 (PSD05-N2) and further amended with Matters and issues June 2020						
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1. Strategy	228		<table border="1"> <thead> <tr> <th>Policy</th> <th>Indicator</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td><u>Policy STRAT3 Didcot Garden Town</u></td> <td><u>Number of planning permissions granted on major development sites contrary to Policy STRAT3</u></td> <td><u>To ensure all relevant planning applications are granted in accordance with this policy</u></td> </tr> </tbody> </table>	Policy	Indicator	Target	<u>Policy STRAT3 Didcot Garden Town</u>	<u>Number of planning permissions granted on major development sites contrary to Policy STRAT3</u>	<u>To ensure all relevant planning applications are granted in accordance with this policy</u>	To account for modification in STRAT3	In response to matters and issues June 2020
Policy	Indicator	Target									
<u>Policy STRAT3 Didcot Garden Town</u>	<u>Number of planning permissions granted on major development sites contrary to Policy STRAT3</u>	<u>To ensure all relevant planning applications are granted in accordance with this policy</u>									

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
Policy STRAT4: Strategic Development					
MM7	5 (ix) [new]	40	New criterion: <u>ix) a statement of how it is intended to achieve low carbon emissions and facilitate renewable energy generation</u>	<p>New bullet point under Section 5 of Policy STRAT4 to require consideration of development impacts on climate change to reflect the importance of climate change following the declared climate emergency. This applies only to Strategic allocations,</p> <p>but would be appropriate for all major development (see next modification)</p>	With response to Inspector's questions May 2020 (PSD05- N61)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	6 (ix) [new]	40	New criterion: <u>ix) Low carbon development and renewable energy</u>	To strengthen the Plan's approach to climate change and specifically encourage the incorporation of renewable energy, including solar energy schemes at the strategic sites	In response to matters and issues June 2020
Policy STRAT5: Residential Densities					
MM8	n/a	41	<u>1.Planning permission will only be granted where it can be demonstrated that the proposal optimises the use of land and potential of the site. Developments should accommodate and sustain an appropriate amount and mix of uses (including green space and other public space) and support local facilities and transport networks.</u>	To address concerns expressed at the Matter 4 hearing session	Matter 4 hearing session

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p><u>2.The density of a development should be informed by:</u></p> <ul style="list-style-type: none"> •<u>the capacity of the site and the need to use land efficiently in accordance with Policy DES8: Efficient use of resources;</u> •<u>the need to achieve high quality design that respects local character;</u> •<u>local circumstances and site constraints, including the required housing mix, and the need to protect or enhance the local environment, Areas of Outstanding Natural Beauty, heritage assets, and important landscape, habitats and townscape;</u> •<u>the site's (or, on strategic allocations, the relevant part of the site's) current and future level of accessibility to local services and facilities by walking, cycling and public transport; and</u> •<u>the need to minimise detrimental impacts on the amenity of future and/or adjoining occupiers.</u> <p><u>3.Sites well related to existing towns and villages and served by public transport or with good accessibility by foot or bicycle to the town centres of Didcot, Henley, Thame and Wallingford or a district centre within Oxford City should be capable of accommodating development at higher densities. It is expected that these sites will accommodate densities of more than 45 dph (net) unless there is a clear conflict with delivering a high-quality design or other clearly justified planning reasons for a lower density.</u></p>		

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			<p><u>4. Given the size, function and location of the strategic allocations it may be more appropriate for these sites to create a new character rather than trying to reflect or scale up the existing local character.</u></p> <p><u>5. Applicants should demonstrate that a scheme makes the optimal use of the site as part of the masterplan or Design and Access Statement, where these are required to support a planning application.</u></p>		

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed																																						
			<p>Policy STRAT5: Residential Densities</p> <p>1. Proposals for major residential development must achieve the following minimum net densities based on their location in the District:</p> <table border="0"> <thead> <tr> <th>Location</th> <th>Minimum net density Dwellings per hectare</th> </tr> </thead> <tbody> <tr> <td colspan="2">Major centres and sustainable transport hubs</td> </tr> <tr> <td>Didcot</td> <td>70</td> </tr> <tr> <td>Oxford</td> <td>70</td> </tr> <tr> <td>Reading</td> <td>70</td> </tr> <tr> <td colspan="2">Market towns</td> </tr> <tr> <td>Henley on Thames</td> <td>50</td> </tr> <tr> <td>Thame</td> <td>50</td> </tr> <tr> <td>Wallingford</td> <td>50</td> </tr> <tr> <td>Larger villages*</td> <td>45</td> </tr> <tr> <td>Smaller villages*</td> <td>40</td> </tr> <tr> <td>Other locations *</td> <td>35</td> </tr> <tr> <td colspan="2">Strategic Allocations</td> </tr> <tr> <td>Grenoble Road (STRAT11) and Northfield (STRAT12)</td> <td>70</td> </tr> <tr> <td>North of Bayswater Brook (STRAT13)</td> <td>45</td> </tr> <tr> <td>Berinsfield (STRAT10)</td> <td>45</td> </tr> <tr> <td>Chalgrove (STRAT7)</td> <td>45</td> </tr> <tr> <td>Culham (STRAT9)</td> <td>45</td> </tr> <tr> <td>Wheatley (STRAT14)</td> <td>45</td> </tr> </tbody> </table> <p>*See Settlement Hierarchy Appendix 7</p>	Location	Minimum net density Dwellings per hectare	Major centres and sustainable transport hubs		Didcot	70	Oxford	70	Reading	70	Market towns		Henley on Thames	50	Thame	50	Wallingford	50	Larger villages*	45	Smaller villages*	40	Other locations *	35	Strategic Allocations		Grenoble Road (STRAT11) and Northfield (STRAT12)	70	North of Bayswater Brook (STRAT13)	45	Berinsfield (STRAT10)	45	Chalgrove (STRAT7)	45	Culham (STRAT9)	45	Wheatley (STRAT14)	45		
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			<p>2. Where major development sites are subdivided to create separate development schemes, the site will be considered comprehensively, as a whole, and the Council will seek the appropriate density to be achieved across the entire site.</p> <p>3. Proposals that do not meet these density standards will only be permitted where justified**</p> <p>4. Proposals for minor residential development must demonstrate how they have achieved an efficient use of land.</p> <p>** Where policies in this Plan relating to habitats sites (and those sites listed in paragraph 176 of the NPPF) and/or designated as Sites of Special Scientific Interest, an Area of Outstanding Natural Beauty; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63 of the NPPF); and areas at risk of flooding provide a clear reason for reducing density thresholds.</p>		

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Explanatory Text					
	4.54-4.56	42	<p>4.54 In the Council's housing topic paper, it sets out in detail how the Council has arrived at the density policy above. The approach supports that set out in the NPPF, in that the Policy concentrates higher densities where there are sustainable transport opportunities – including rail and buses, but also walking and cycling (meaning close to existing services, facilities, and employment opportunities). As such, Didcot, Oxford and Reading are a focus for higher densities. The policy then cascaded this approach to apply an appropriate increase of density based on the Council's settlement hierarchy.</p> <p>4.55 The higher <u>minimum net density of 45dph</u> densities proposed where relevant can be achieved with a built form that is consistent with the settlement it adjoins-relates to.; even at the higher end at 70 dwellings per hectare a development of entirely three-bedroom houses with off-street parking is achievable.</p> <p>4.56 These densities have already been achieved, or exceeded, in the settlements that the relevant density threshold applies to.</p> <p><u>4.56 Whilst there are opportunities to optimise density of development to maximise the capacity of sites, the design of a site needs to pay careful attention to the existing character of a local area and any local circumstances, taking account of a range of social and environmental constraints, accessibility and amenity issues.</u></p>	To address concerns expressed at the Matter 4 hearing session	Matter 4 hearing session

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Appendix 1 - Glossary					
	Glossary	249	<u>Net density: Net dwelling density is calculated by including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children’s play areas, where these are provided</u>	To ensure the definition of net density is clearly expressed in the Plan	Examination
Policy STRAT6: Green Belt					
MM9	2	43	2. The Green Belt boundary has been altered to accommodate strategic allocations at STRAT8, STRAT9, STRAT10, STRAT11, STRAT12, STRAT13 and STRAT14, <u>where the development should deliver compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land, with measures supported by evidence of landscape, biodiversity or recreational needs and opportunities.</u> The boundaries of the reviewed Green Belt are identified on the proposed changes to the Green Belt boundary maps (see Appendix 4).	In relation to strategic allocations, where a Green Belt boundary has been proposed to be altered, the Inspector in IC6 has asked for a draft wording alteration to require compensatory improvements. This will be applied to each relevant strategic policy .	In response to matters and issues June 2020

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	5	44	5. Where land is proposed to be has been removed from the Green Belt, new development should be carefully designed to minimise visual impact.	To correct the policy to refer to land that will have been removed from the green belt, reflecting the terminology that should apply following the local plans adoption.	Post hearings
Explanatory Text					
			4.59 The plan proposes has made alterations to the Green Belt to accommodate our strategic allocations at Culham, Berinsfield, Grenoble Road, Northfield, and Land north of Bayswater brook, and Wheatley. These proposals alterations are included shown at Appendix 4. The individual sections within the plan which are relevant to each of these strategic allocations, provide specific detail on the approach for its release and mitigation. The Policy requires compensatory measures to be delivered to remediate for the removal of land from the Green Belt. This is required by the National Planning Policy Framework at paragraph 138. Each relevant strategic allocation policy where Green Belt has been altered sets out requirements for the site and some of these measures could be considered as compensatory measures. Evidence on landscape, biodiversity or recreational needs with site specific recommendations and opportunities will also provide recommendations for	To correct the policy to refer to land that will have been removed from the green belt, reflecting the terminology that should apply following the local plans adoption.	Post hearings

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	4.59	43	<u>enhancements that would deliver compensatory improvements on remaining Green Belt. The compensatory gain would be expected to be demonstrated through the individual site masterplans and secured through developer contributions if these enhancements are outside of the red line boundary of a planning application.</u>		
Policy STRAT7: Land at Chalgrove Airfield					
MM10	n/a	46	Amendment to concept plan to reflect changes to the site policy (see Appendix A attached for change)	To address concerns raised at hearing sessions	Hearings
	1	46	1.Land within the strategic allocation at Chalgrove Airfield will be developed to deliver approximately 3,000 new homes with at least 2025 2,105 to be delivered within the plan period, 5 hectares of employment land, 3 pitches for Gypsies and Travellers, education facilities, public open spaces, retail and supporting services and other community facilities.	To account for the modified trajectory (Appendix 8) and to reflect the other elements the site will deliver.	With response to Inspector's questions May 2020 (PSD05-N63)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	2 (iii)	47	iii) development densities in accordance with Policy STRAT5;	This deletion reflects the modification to Policy STRAT5, as it no longer includes density figures that relate to this site. Therefore, in the interest of soundness, this criterion requires deletion.	Post hearings
	2 (iv)	47	iv) a net increase of at least 5ha of employment land of 5ha required to be delivered during the plan period on a dedicated employment site located where it relates well to and supports the operations at Monument Business Park;	To reflect employment land allocation update in PSD60.	PSD60
	2 (viii)	47	viii) provision of convenience and comparison floorspace that to meets the day-to-day needs of Chalgrove and the wider local community only without impacting on the vitality and viability of existing centres in accordance with Policy TC2 – Retail Hierarchy;	To address concerns raised at Matter 11 hearing session.	Matter 11 hearing session

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	2 (x)	47	<p>ix) to deliver all necessary transport infrastructure as set out in <u>referring to</u> the Infrastructure Delivery Plan, which is likely to include:</p> <p>a. re-alignment of the B480 through the site;</p> <p>b. improvements to highway infrastructure through direct mitigation or significant contributions to new or improved roads, such as a bypass or edge road, including sustainable transport improvements, and where appropriate in association with relevant Neighbourhood Development Plans and any wider County Council highway infrastructure strategy, around, but not limited to Benson, Stadhampton Chiselhampton and Watlington, including highway intervention measures to mitigate additional impacts, both transport and environmental (including air quality), in Cuxham, Chiselhampton, Little Milton, Shirburn and other settlements where justified. In particular, land will need to be identified and secured for delivery for the proposed route of the Chiselhampton, Stadhampton and Cuxham bypasses, as supported by more detailed evidence as it comes forward with due regard to the heritage and landscape setting of the existing settlements , as examined through the planning application process;</p>	To address concerns raised at Matter 11 hearing session.	Matter 11 hearing session
	2 (ix) c	47	<p>c. improvements to the Public Transport network through significant contributions to new or improved services to include but not limited to increased frequency on the Chalgrove to Oxford bus route of up to 4 buses per hour to be supported by highway improvements on the B480 corridor, and support for an east west bus service linking Chalgrove to Didcot (and where appropriate feasible other significant employment and growth areas) with a target frequency of 2 buses per hour;</p>		

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	2 (ix) d	48	d. encourages cycling and walking and provides links through the site and to adjacent employment and into the village of Chalgrove and <u>to other local destinations by providing new connections or improving the existing public rights of way network</u>		
	2 (xiii) [new]	48	New criterion: <u>xiii) Low carbon development and renewable energy in accordance with STRAT4</u>	Consistent addition to all proposed large strategic allocation policies to reflect the importance of climate change following the declared climate emergency.	With response to Inspector's questions May 2020 (PSD05-N62)
	3	48	3.The proposed development at Chalgrove Airfield will deliver a scheme in accordance with an agreed comprehensive masterplan taking into consideration the <u>indicative</u> concept plan. The masterplan must be prepared in collaboration and agreed with the Local Planning Authority. The proposals will be expected to deliver a masterplan that demonstrates:...	To reflect the indicative nature of the concept plan.	Post hearings
	3 (vi)	48	vi) respects the setting of the Listed Buildings and the Registered Battlefield (Battle of Chalgrove 1643). <u>addresses heritage assets and their settings in accordance with Policies ENV6 to ENV10 of this Plan and the NPPF.</u>	Partly influenced by Regulation 19 responses from Historic England, and to reflect other policy provision in the Plan	Submission Schedule of Modifications March 2019 (CSD13- N10)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	3 (vii) [new]	48	New criterion - <u>vii)a layout that delivers higher density development (a minimum of 50 dph) in and around the local centre and along key public transport routes. Density should then gradually reduce from these locations outwards to provide a transition across the site, with lower density development located on the edges of the site, to minimise the landscape and heritage impact of the development and support the integration of the development with the existing settlement. The average density for the whole site will be between 35 and 50 dph;</u>	Bespoke density wording following the Matter 4 hearing session.	Matter 4 hearing session
	3 (viii-ix) [new]	48	New criteria - <u>viii)high quality walking and cycling routes within the site; ix)provision of infrastructure to support public transport through the site.</u>	Following discussions with the County Council, and to ensure consistency between the strategic site policies.	Post hearings
	3 (x) [new]	48	New criterion: <u>x)a net gain in biodiversity which is integrated into the masterplan through the creation of priority habitats, and significant native tree planting, with any residual impacts offset through the ecological improvement of a named site in South Oxfordshire under the promoter's control in line with an agreed management plan or a recognised biodiversity offsetting scheme.</u>	Bespoke biodiversity paragraph following discussions with the Inspector.	Post hearings

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
Chapter 12 - Monitoring and Review					
	1. Strategy	229	To permit approximately 3,000 homes and deliver a minimum of 2025 2,105 in the plan period	Amendment to indicator necessary as a result of proposed modifications to policy	With response to Inspector's questions May 2020 (PSD05-N79)
Policy STRAT8: Culham Science Centre					
MM11	n/a	51	Site area: 73 77 hectares	To reflect the boundary change to STRAT8 and the Green Belt	Hearings
	1	51	1. Proposals for the redevelopment and intensification of Culham Science Centre will be supported where this does not have an unacceptable visual impact, particularly on the openness of the surrounding Green Belt character and appearance of the surrounding countryside and the Registered Parkland associated with Nuneham House.'	To address concerns raised by the UKAEA in their Statement of Common Ground	Post Hearings

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	2	52	2. In combination with the adjacent strategic allocation (Policy STRAT9) this site will deliver at least a net increase in employment land of 7.3 hectares (with the existing 10 hectares of the No.1 site retained but redistributed across the two strategic allocations). The exact siting and phasing of the employment development must be agreed through the master planning and subsequent planning application process <u>including addressing any heritage assets and their settings in accordance with Policy ENV6 and the NPPF.</u>	Partly influenced by Regulation 19 responses from Historic England, and to reflect other policy provision in the Plan	Submission Schedule of Modifications March 2019 (CSD13-N11)
	n/a	52	New paragraph: <u>3. Proposals for development on the site should seek to achieve a net gain in biodiversity. Any residual biodiversity loss should be offset through a recognised offsetting scheme.</u>	Bespoke biodiversity paragraph following discussions with the Inspector.	Post hearings
	n/a	52	New paragraph: <u>5. Proposals will be expected to deliver low carbon development and renewable energy in accordance with STRAT4</u>	Consistent addition to all proposed large strategic allocation policies to reflect the importance of climate change following the declared climate emergency.	With response to Inspector's questions May 2020 (PSD05-N62)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
Appendix 2 - Strategic Allocation Maps					
	n/a	254	Amendment to the Culham Science Centre strategic allocation map. See attached Appendix B for change.	To address concerns raised at the hearings	Post hearings
Appendix 4 - Green Belt Proposed Changes					
	n/a	261	Amendment to the Culham Science Centre green belt inset map. See attached Appendix C for change.	To address concerns raised at the hearings	Post hearings
STRAT9: Land adjacent to Culham Science Centre					
MM12	n/a	51	Amendment to concept plan to reflect changes to the site policy (see Appendix A attached for change)	To address concerns raised at hearing sessions	Hearings
	1	52	1. Land within the strategic allocation adjacent to Culham Science Centre, will be developed to deliver approximately 3,500 new homes, with approximately 1,850 2,100 homes within the plan period, a net increase of 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.	To account for the modified trajectory (Appendix 8) and to reflect employment land allocation update in PSD60.	With response to Inspector's questions May 2020 (PSD05-N64) and matter 9 hearing session and in PSD60

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	3 (iii)	53	iii) development densities in accordance with Policy STRAT5;	This deletion reflects the modification to Policy STRAT5, as it no longer includes density figures that relate to this site. Therefore, in the interest of soundness, this criterion requires deletion.	Post hearings
	3 (vii)	53	vii) all necessary transport infrastructure as set out referred to in the Infrastructure Delivery Plan, which is likely to include: a. new junctions onto the A405 A415 and significant contributions towards the Clifton Hampden bypass Bypass , the Didcot to Culham River Crossing Thames road-River crossing between Culham and Didcot Garden Town , and upgrading the A4074/B4015 junction at Golden Balls; b. provide for excellent public sustainable transport facilities including, but not limited to, new and improvements to existing cycle and footpaths including contributions towards for a 'Cycle Premium Route' that is proposed between Didcot and Culham; provision of a new cycle bridge and associated connectivity and paths across the River Thames to connect appropriately with Abingdon-on-Thames to the north of the site; bus improvements including provision of a scheduled bus service, with a minimum of two buses per hour between Berinsfield, Culham and Abingdon, with options to extend or	Following discussions with the County Council the amendments have been made for accuracy.	Post hearings

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			vary services to locations such as Cowley , Chalgrove, and Didcot; c. contributions to Culham station improvements including longer platforms, public realm and new station building; and potentially car parking;		
	3 (ix) [new]	53	New criterion - <u>ix) Low carbon development and renewable energy in accordance with STRAT4</u>	Consistent addition to all proposed large strategic allocation policies to reflect the importance of climate change following the declared climate emergency.	With response to Inspector's questions May 2020 (PSD05-N62)
	4	54	4. The proposed development at Culham will deliver a scheme in accordance with an agreed comprehensive masterplan taking into consideration the <u>indicative</u> concept plan. The masterplan must be prepared in collaboration and agreed with the Local Planning Authority. The proposals will be expected to deliver a masterplan that demonstrates: i) a layout that recognises plans for improvements to Culham railway station and any associated future rail capacity upgrades, recognising its importance and potential to support growth and development at the adjacent Science Centre;	To reflect the indicative nature of the concept plan.	Post hearings

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	4 (ii-iii) [new]	54	<p>New criterion - <u>ii) a layout that delivers higher density development (a minimum of 50 dph) along the principal internal transport corridors, adjacent to the local centre and adjacent to the railway station, provided it does not adversely impact any existing heritage assets. Density should then gradually reduce from these locations outwards to provide a transition across the site, with lower density development located on the northern, southern and eastern edges of the site, to create a permanent defensible edge to protect the Oxford Green Belt.</u></p> <p><u>iii)</u> a layout that recognises the overhead power lines on the site and avoids the built form beneath these where possible;</p>	To address concerns expressed at the Matter 4 hearing session	Post hearings
	4 (iv)	54	<p><u>iv)</u> appropriate landscaping and an integrated network of green infrastructure throughout the site and in particular along the boundaries of the strategic allocation, which would allow limited through views, creating a permanent defensible edge to protect the Oxford Green Belt. This shall be based on a landscape character, including historic landscape characterisation <u>considering the contribution of the site to the setting of Oxford,</u> that preserve and enhance the surrounding Green Belt Way and River Thames long distance footpaths;</p>	Partly influenced by Regulation 19 responses from Historic England, and to reflect other policy provision in the Plan	Submission Schedule of Modifications March 2019 (CSD13-N13)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	4 (vi)	54	layout that takes into account the mineral safeguarding area to the north of the site and the amenity of future residents.'	It is not considered appropriate for the layout to take account of the minerals safeguarded areas as the development would be separated from potential future mineral extraction by the A415	In response to matters and issues June 2020
	4 (viii-ix) [new]	54	New criterion - <u>viii) high quality walking and cycling routes within the site.</u> <u>ix) provision of infrastructure to support public transport through the site.</u>	Agreed following discussions with the County Council to ensure consistency between the strategic site policies.	Post hearings
	4 (x) [new]	54	New criterion - <u>x) a net gain in biodiversity which is integrated into the masterplan through the creation of new woodland habitats along the river escarpment and ecological enhancements of the floodplain habitats, including a complex of new wetland habitats and species rich floodplain meadows. Any residual biodiversity loss should be offset through a recognised biodiversity offsetting scheme.</u>	Bespoke biodiversity paragraph following discussions with the Inspector.	Post hearings

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	n/a	55	New paragraph: <u>6. Proposals will need to take account of policy EP5: Minerals Safeguarding Areas. This policy encourages developers to extract minerals prior to non-mineral development taking place, where this is practical and environmentally feasible.</u>	To acknowledge the minerals safeguarding area within the site and highlight the requirement to comply with Policy EP5	In response to matters and issues June 2020
Chapter 12 - Monitoring and Review					
	1. Strategy	229	To permit approximately 3,500 homes and deliver approximately 1,850 <u>2,100</u> homes in the plan period	Amendment to indicator necessary as a result of proposed modifications to policy	With response to Inspector's questions May 2020 (PSD05-N80)
STRAT10: Land at Berinsfield					
MM13	n/a	n/a	<u>Policy STRAT10: Berinsfield Garden Village</u> <u>1. Berinsfield Garden Village is defined as the existing village and any future development that is contiguous to the existing village including land within the strategic allocation in Policy STRAT10i: Land at Berinsfield Garden Village.</u> <u>2. All development within the Berinsfield Garden Village will meet the Garden Village principles as set out by the Town and Country Planning Association (TCPA) and in accordance with the Berinsfield Garden Village principles below:</u>	To account for Berinsfield's Garden Village status awarded in June 2019	With response to Inspector's questions May 2020 (PSD05-N65)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p>i) <u>stewardship and legacy – a cared for garden village of attractive built and natural environments, healthy and accessible nurseries and classrooms with residents involved in managing space and facilities</u></p> <p>ii) <u>forward thinking – a resilient garden village, masterplanned at a human scale that incorporates sustainable energy, adaptable homes and smart street lighting that avoids night sky light pollution</u></p> <p>iii) <u>landscape led – a green garden village with a minimum 38 per cent usable green space in built up areas, minimum 10 per cent biodiversity net gain and design that responds visually to topography and aspect, multi-functional blue-green infrastructure with integrated SUDS from rooftop to attenuation</u></p> <p>iv) <u>strong sense of place – a connected garden village that creates attractive walking and cycling links between the existing village, new development and the surrounding countryside</u></p> <p>v) <u>healthy, vibrant community – a healthy garden village with integrated open space that incorporates ‘edible landscape’, orchards, allotments, natural play, private and community gardens, space for healthy lifestyles and social mixing, tenure blind housing and full integration of mixed tenure homes</u></p>		

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p>vi) <u>Sustainable transport and access – an accessible garden village that prioritises walking and cycling, well designed parking solutions, integrated public transport, built in capacity in homes, businesses and public space to enable innovative transport solutions and safe neighbourhoods with natural surveillance and smart lighting</u></p> <p>vii) <u>Attention to detail – a legible garden village that people can find their way in, through landmarks, character areas and waymarked routes, detailed design to make local trips more attractive on foot or by bike and use of high-quality materials and design</u></p> <p><u>This policy contributes towards achieving objectives 1,2, 4, 5, 6, 7 & 8</u></p>		
Explanatory Text					
4.79		56	<p>Given this, the exceptional circumstances for releasing land from the Green Belt at Berinsfield are as follows: • the tenure mix of housing in Berinsfield is more unbalanced than in other parts of the district, with higher levels of social rent. Releasing land for development will help to rebalance the mix as well as provide further opportunities for employment and service provision; and • for Oxfordshire, the village scores highly on the Indices of Deprivation (2019), particularly in the <u>following domains</u>: area of barriers to housing and services; o <u>income; o employment; o</u> education, skills and training; employment; income; <u>including</u> adult skills; and children and young people; and o the proximity of local services. <u>access to housing, including affordability</u>. Development in this specific location will help to address these matters.</p>	To clarify the domains of deprivation that Berinsfield scores highly on in the most recent Indices of Deprivation (2019)	With response to Inspector's questions May 2020

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	4.80	56	<p>The expansion of Berinsfield is considered acceptable only if it will lead directly to the implementation of a masterplan for the regeneration of the village and the funding of the necessary entire cost of the regeneration package identified by the council through the community Investment Scheme, including the requirements set out in Policies STRAT10 and STRAT10i. The mix of housing should reflect the regeneration objectives of Berinsfield taking account of site specific evidence. The regeneration of Berinsfield has strong community support and this policy seeks to achieve a unique solution which could not otherwise be realised. <u>The tenure mix delivered at Berinsfield should be informed by robust local evidence and should seek to address existing local need as well as rebalance the mix. It is likely that to achieve this the mix will include a higher proportion of units that meet the NPPF definition of ‘other affordable routes to home ownership’ such as shared ownership.</u></p>	To take account of modifications and changes in circumstance that have taken place during the Examination of the Plan	Examination
	4.82	56	<p>The council’s most recent evidence suggests that the necessary regeneration package will need to include the following:</p> <ul style="list-style-type: none"> • new premises for Berinsfield children’s centre; • new and expanded premises for Abbey Woods Academy or a new primary school; • new premises for the Adult Learning Centre; • new and expanded premises for a health centre; • upgraded or new premises for the Abbey Sports Centre, including a replacement swimming pool of regulation length and a four-court (34.5m x 20m) sports hall; and • a ‘community Hub’ building – a flexible community space that enables the co-location of a range of different users and groups 	To take account of modifications and changes in circumstance that have taken place during the Examination of the Plan	Examination

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	4.84	57	In order to deliver the regeneration package the plan needs to allow for a sufficient number of homes to be built at the village. The development will also need to make sure it can mitigate its impact on the infrastructure network and is expected will need to make contributions towards off-site infrastructure to some expensive projects, including the <u>Didcot to Culham</u> new River crossing Thames bridge at Culham, the Clifton Hampden bypass, improvements to Golden balls roundabout and a new secondary school on the strategic allocation at Culham.	To take account of modifications and changes in circumstance that have taken place during the Examination of the Plan	Submission Schedule of Modifications March 2019 (CSD13-N14)
	4.85	57	4.85 Through the Council's work with the community, the viability assessments and Infrastructure Delivery Plan, it has been calculated that the number of homes that we need to achieve this regeneration to be around 1,700 new homes. This would be inappropriate in one of the larger villages and could give rise to more Green belt harm as it could result in fewer open gaps between buildings and taller structures	To take account of modifications and changes in circumstance that have taken place during the Examination of the Plan	Examination

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed						
	4.89	57	<p><u>Berinsfield was awarded Garden Village status in June 2019 and Policy STRAT10 sets out the principles that development within the Garden Village, including land within the strategic allocation in Policy STRAT10i, should accord with. As identified in the Garden Village Bid there is potential for the project to become an exemplar for the delivery of high quality place making and well-being.</u> In addition to the regeneration package to be delivered at Berinsfield, the development will also be expected to contribute towards off-site infrastructure to mitigate the development, such as a contribution towards road infrastructure (such as the new Culham river crossing, the Clifton Hampden bypass and upgrades to the Golden Balls roundabout) and a contribution towards a new secondary school. These are set out in the South Oxfordshire Infrastructure Delivery Plan.</p>	To take account of modifications and changes in circumstance that have taken place during the Examination of the Plan	Examination						
Chapter 12 - Monitoring and Review											
	1. Strategy	229	<table border="1"> <thead> <tr> <th>Policy</th> <th>Indicator</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td><u>Policy STRAT10: Berinsfield Garden Village</u></td> <td><u>Number of planning permissions granted on major development sites contrary to Policy STRAT10</u></td> <td><u>To ensure all relevant planning applications are granted in accordance with this policy</u></td> </tr> </tbody> </table>	Policy	Indicator	Target	<u>Policy STRAT10: Berinsfield Garden Village</u>	<u>Number of planning permissions granted on major development sites contrary to Policy STRAT10</u>	<u>To ensure all relevant planning applications are granted in accordance with this policy</u>	To account for new Policy STRAT10: Berinsfield Garden Village	Post hearings
Policy	Indicator	Target									
<u>Policy STRAT10: Berinsfield Garden Village</u>	<u>Number of planning permissions granted on major development sites contrary to Policy STRAT10</u>	<u>To ensure all relevant planning applications are granted in accordance with this policy</u>									
Policy STRAT10i: Land at Berinsfield Garden Village											
MM14	n/a	58	Amendment to concept plan to reflect changes to the site policy (see Appendix A attached for change)	To address concerns raised at hearing sessions	Hearings						

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	n/a	58-60	Policy STRAT10j: Land at Berinsfield <u>Garden Village</u>	To clarify the requirements of the policy including the necessary	With response to Inspector's questions May 2020
	1		1. Land within the strategic allocation at Berinsfield <u>Garden Village</u> , will be developed to provide around 1,700 new homes, with 1,600 expected within the plan period, around <u>at least</u> 5 hectares of <u>additional</u> employment land and supporting services and facilities. The number of new homes should demonstrably support the regeneration of Berinsfield and the delivery of the necessary social infrastructure	regeneration package, in order to address concerns from Inspector raised in examination document IC4, and to reflect employment land allocation update in PSD60.	(PSD05-N4) and in response to June 2020 matters and issues and PSD60
	2 (i-iii)		2. The proposals to develop land at Berinsfield will be expected to deliver: <ul style="list-style-type: none"> <u>i) Development in accordance with Policy STRAT10</u> <u>ii) the entire cost of the necessary regeneration package, referring to the Infrastructure Delivery Plan, which is likely to include the refurbishment and expansion of the Abbey sports centre and library to accommodate new community facilities in a 'community hub'. This may include new premises for an expanded health centre or alternatively premises for a new health centre will be provided within the new development</u> including social, environmental, recreation, housing and public services infrastructure; 		

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p>iii) affordable housing provision and mix in accordance with Policy H9 and a mix informed by robust local evidence that seeks to address existing local need as well as rebalance the mix of housing tenures across the Garden Village;</p>		
	2 (iii)		<p>iii) development densities in accordance with Policy STRAT5;</p>	<p>This deletion reflects the modification to Policy STRAT5, as it no longer includes density figures that relate to this site. Therefore, in the interest of soundness, this criterion requires deletion.</p>	<p>Post hearings</p>
	2 (iv-ix)		<p>iv) provide sufficient education capacity, which is likely to require one additional primary school provided on site, contributions to the enhancement of Abbey Woods Primary School, and contributions to be a total of two primary schools on site and a contribution to a new secondary school and Special Education Needs (SEN) provided off site;</p>	<p>To update the school provision required on site.</p>	<p>With response to Inspector's questions May 2020 (PSD05-N4) and in response to June 2020 matters and issues</p>
			<p>v) provision of convenience floorspace that meets the day-to-day needs of the local community only without impacting on the vitality and viability of existing centres in accordance with Policy TC2 – Retail Hierarchy;</p>	<p>To clarify the requirements of the policy</p>	

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p>vi) all necessary transport infrastructure as set out in the Infrastructure Delivery Plan, which is likely to include <u>the following as referenced in the Infrastructure Delivery Plan:</u></p> <p>a. a new junction and access onto the A4074 <u>to the north of the existing A4074/A415 junction</u></p> <p>b. upgrades to the existing A4074/A415 junction,</p> <p>c. contributions towards upgrading the A4074/B4015 junction at Golden Balls, the Clifton Hampden bypass, and the Thames road <u>River</u> crossing between Culham and Didcot Garden Town</p> <p>d. <u>provision for excellent public transport facilities including pump priming a scheduled bus service, with a minimum of two buses per hour between Berinsfield, Culham and Abingdon, with options to extend or vary services to Chalgrove and Didcot</u></p> <p>e. <u>high quality infrastructure to encourage cycling and walking, and provide links through the site and to adjacent employment and into the village of Berinsfield and to other surrounding locations including Culham; specifically (but not limited to) improving the existing pedestrian / cyclist infrastructure along the A415 from Berinsfield to Culham, and providing for a cycle route from Berinsfield to Oxford</u></p> <p>vii) provide an integrated network of green infrastructure that links locally important wildlife sites and the enhancement of ecologically important habitats including areas of woodland and open space provision as set out in the Infrastructure Delivery Plan;</p>		

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p>viii) be accompanied by an accompanying minerals assessment that considers if minerals can be extracted and used in accordance with Policy EP5; and</p> <p>ix) be accompanied by an accompanying archaeological assessment evaluation that considers the areas of known and potential archaeological interest of the site in accordance with Policy ENV9 and informs the development layout and form.</p>		
	2 (x) [new]		New criterion: x) Low carbon development and renewable energy in accordance with STRAT4	Consistent addition to all proposed large strategic allocation policies to reflect the importance of climate change following the declared climate emergency.	With response to Inspector's questions May 2020 (PSD05-N62)
	3		3. The proposed development at Berinsfield will deliver a scheme in accordance with an agreed comprehensive masterplan taking into consideration the this policy's indicative concept plan. The masterplan must be prepared in collaboration and agreed with the Local Planning Authority. The proposals will be expected to deliver a masterplan that demonstrates:	To reflect the indicative nature of the concept plans	Post hearings
	3 (i-iii)		i) appropriate landscaping throughout the site, including a new permanent defensible landscaped edge to protect the Oxford Green Belt, while still maintaining a sense of permanent openness between Berinsfield and Drayton St Leonard, and maintaining key views to the Chiltern Hills and Wittenham Clumps;	To clarify the requirements of the policy	With response to Inspector's questions May 2020 (PSD05-N4) and in response to

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p>ii) no greater land-take of greenfield land than is necessary to deliver the required regeneration and other relevant policy requirements. Any part of the developable greenfield area that is not required for housing or related infrastructure should provide green infrastructure including planting to contain the settlement edge</p> <p><u>iii) It has taken account of the archaeological -evaluation and identified an appropriate scheme of mitigation, including the physical preservation of significant archaeological features and their setting, where appropriate</u></p>		June 2020 matters and issues
	3 (iv) [new]		<p><u>New criterion - iv) the delivery of higher density development (a minimum of 50 dph), along key transport corridors and adjacent to the local centre, gradually reducing the scale and density of development to provide a transition across the site towards the northern and eastern countryside edges where lower density development should be delivered, alongside a network of green infrastructure and planting to create a new permanent landscaped edge to protect the Oxford Green Belt, to deliver an overall site-wide average net density of 35-50 dph.</u></p>	Bespoke density wording following the Matter 4 hearing session.	Post hearings
	3 (v) [new]		<p><u>New criterion - v) a net gain in biodiversity delivered on site which includes extensive new woodland planting in the north and east of the site, significant new woodland buffers around the site boundaries and green linkages through the site.</u></p>	Bespoke biodiversity paragraph following discussions with the Inspector.	Post hearings

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	3 (vi-vii) [new]		New criterion - <u>vi) high quality walking and cycling routes within the site.</u>	Following discussions with the County Council,	Post hearings
	3 (vii) [new]		New criterion <u>-vii) provision of infrastructure to support public transport through the site.</u>	and to ensure consistency between the strategic site policies.	
	4 and 5		<p>4. The number and phasing of homes to be permitted and the timing of the housing delivery linked to the planned infrastructure needs to be informed by further evidence as per the requirements of other policies in the plan including Policy TRANS4. This will be agreed (and potentially conditioned) through the planning application process, in consultation with the relevant statutory authority.</p> <p>5. Land at Berinsfield is proposed to be removed from the Green Belt and inset as a <u>Garden Village</u> settlement as shown on the Green Belt Inset Plan (Appendix 4) and specifically to enable this development to be brought forward.</p>	To clarify the requirements of the policy	With response to Inspector's questions May 2020 (PSD05-N4) and in response to June 2020 matters and issues

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed										
Chapter 12 - Monitoring and Review															
	1. Strategy	229	<table border="1"> <thead> <tr> <th>Policy</th> <th>Indicator</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td rowspan="3">STRAT10i: Land at Berinsfield Garden Village</td> <td>Progress of Masterplan for the strategic allocation</td> <td>To agree a masterplan for the strategic allocation which guides any subsequent planning applications</td> </tr> <tr> <td>Number of homes permitted and delivered at strategic allocation</td> <td>To permit approximately and deliver approximately 1,700 homes in the plan period 1,700 homes and deliver approximately 1,600 in the plan period</td> </tr> <tr> <td>Quantum of employment land permitted and completed at strategic allocation</td> <td>To permit and deliver 5 hectares of employment land at strategic allocation</td> </tr> </tbody> </table>	Policy	Indicator	Target	STRAT10i: Land at Berinsfield Garden Village	Progress of Masterplan for the strategic allocation	To agree a masterplan for the strategic allocation which guides any subsequent planning applications	Number of homes permitted and delivered at strategic allocation	To permit approximately and deliver approximately 1,700 homes in the plan period 1,700 homes and deliver approximately 1,600 in the plan period	Quantum of employment land permitted and completed at strategic allocation	To permit and deliver 5 hectares of employment land at strategic allocation	Amendment required following update to figures	Post hearings
Policy	Indicator	Target													
STRAT10i: Land at Berinsfield Garden Village	Progress of Masterplan for the strategic allocation	To agree a masterplan for the strategic allocation which guides any subsequent planning applications													
	Number of homes permitted and delivered at strategic allocation	To permit approximately and deliver approximately 1,700 homes in the plan period 1,700 homes and deliver approximately 1,600 in the plan period													
	Quantum of employment land permitted and completed at strategic allocation	To permit and deliver 5 hectares of employment land at strategic allocation													
Policy STRAT11: Land south of Grenoble Road															
MM15	n/a	62	Amendment to concept plan to reflect changes to the site policy (see Appendix A attached for change)	To address concerns raised at hearing sessions	Hearings										
	1	63	Land within the strategic allocation at Grenoble Road will be developed to deliver approximately 3000 new homes, 1700 2,480 within this Plan period, provide approximately at least 10 hectares of employment land extending incorporating an extension to the Oxford Science Park, a Park and Ride site adjacent to the A4074 and supporting services and facilities.	To account for the modified trajectory (Appendix 8)	With response to Inspector's questions May 2020 (PSD05-N67)										

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	2 (iii)	63	iii) development densities in accordance with of Policy STRAT5;	This deletion reflects the modification to Policy STRAT5, as it no longer includes density figures that relate to this site. Therefore, in the interest of soundness, this criterion requires deletion.	Post hearings
	2 (vi)	63	vi) improvements of to existing community facilities at Blackbird Leys necessary to address impacts arising from the increased usage by the residents of land south of Grenoble Road	Proposed modification suggested by site promoters to clarify relationship of the site with the regeneration of Blackbird Leys	Post hearings
	2 (vii)	64	vii) sufficient education capacity, likely to be on-site primary school provision of two one 2-form 3-form entry primary schools; 10.55 hectares for a a 1,200 place secondary school with an initial capacity of 600 students and this should have the capability to expand to meet future needs; and appropriate contributions towards Special Education Needs (SEN);	Modification agreed following discussions with Oxfordshire County Council.	OCC Matter 13 Statement

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	2 (ix, c) [new]	64	Add new criteria c: <u>improvements to highway infrastructure in the vicinity of the site</u>	To reflect IDP and consistency with other STRAT policies	Submission Schedule of Modifications March 2019 (CSD13-N21)
	2 (xii)	64	xii) be accompanied by a comprehensive odour assessment, the methodology of which will be agreed by the Local Planning Authority, that identifies the necessary mitigation required to offset address the odour impact of the sewage treatment works. This will need to be submitted and agreed <u>with the Local Planning Authority</u> before development can commence, and the mitigation measures implemented <u>in accordance with the recommendations of the odour assessment</u> before any residential units are occupied;	Action following Matter 13 hearing session to agree and propose odour mitigation terminology between Council and Site Promoter	Matter 13 post hearing Action
	2 (xiv) [new]	64	New criterion: <u>xiv) Low carbon development and renewable energy in accordance with STRAT4</u>	Consistent addition to all proposed large strategic allocation policies to reflect the importance of climate change following the declared climate emergency.	With response to Inspector's questions May 2020 (PSD05-N62)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	3	64	The proposed development at Grenoble Road will deliver a scheme in accordance with an agreed comprehensive masterplan for the site and a strategy for the regeneration of Greater Blackbird Leys, taking into account the indicative concept plan. The masterplan must be prepared in collaboration and agreed with the Local Planning Authority and Oxford City Council . The proposals will be expected to deliver a masterplan that demonstrates:	To reflect the indicative nature of the concept plans, and in order to ensure that the policy is effective so links to the City can be agreed in consultation	In response to matters and issues June 2020
	3(ii)	64	ii) a landscaped urban edge can be created to the south of the site to provide a transition into the wider landscape through woodland planting. The landscape planting should create a strong and defensible edge to Oxford, and create a permanent sense of openness between the site and Nuneham Courtenay, Marsh Baldon, Toot Baldon and Garsington <u>and green infrastructure only should be provided on land to the south of Minchery Farmhouse to respect the setting of the Grade II* listed farmhouse;</u>	Partly influenced by Regulation 19 responses from Historic England, and to explain the indicative concept plans provisions more clearly	Submission Schedule of Modifications March 2019 CSD13-N22)
	3(iv)[new]	64	New criterion - <u>iv) the delivery of higher density development (a minimum of 70 dph) around the local centres and (a minimum 60dph) along key transport corridors. The northern part of the site will respond to sensitivities relating to the listed Minchery Farm and densities will gradually reduce towards the southern landscape buffer and the eastern edge of the site, close to the Sandford Brake Local Wildlife Site to create a suitable interface with the adjacent Green Belt.</u>	Bespoke density wording following the Matter 4 hearing session.	Matter 5 post hearing Action

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	3(v) [new]	64	New criterion- <u>v) a net gain in biodiversity, including proposals to enhance the biodiversity value of the watercourse which connects to the Littlemore Brook. Any residual biodiversity loss should be offset through a recognised biodiversity offsetting scheme.</u>	Bespoke biodiversity paragraph following discussions with the Inspector.	Post hearings
	3 (vi and vii) [new]	64	New criterion- <u>vi high quality walking and cycling routes within the site. Vii provision of infrastructure to support public transport through the site.</u>	Following discussions with the County Council to ensure consistency between the strategic site policies.	Post hearings
Explanatory Text					
4.96		61	<u>The Council took into account the government’s policy in the NPPF relating to the Green Belt, and concluded that exceptional circumstances existed to release the site from the Green Belt. There will be some Green belt harm from releasing this site for development. However, the exceptional circumstances for releasing this land justify this harm. These include: (a) •the development of this site will help to provide for Oxford City’s unmet housing need, including affordable housing need, close to where that need arises;...</u>	To ensure that the role of the Grenoble Road site in providing for Oxford City’s unmet housing need, is recognised as a local level exceptional circumstance.	In response to matters and issues June 2020

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	4.96	61	...and the ability to contribute to the regeneration of Greater Blackbird Leys. Policy Strat11 includes mitigation measures to require the creation of <u>maintain a sense of openness between</u> the site and surrounding villages.	This proposed modification will clarify the relationship of the supporting text and Part 3 ii) of Policy STRAT11.	In response to matters and issues June 2020
	4.97	61	In addition to its Green belt designation, t The site has a number of other challenges that development would need to address. The Sewage Treatment Works generates a significant odour issue on the site. In its current form it would not be acceptable to locate new homes near the works. An odour study must be completed and submitted prior to the commencement of development, with appropriate mitigation measures being put in place before the occupation of any residential units in <u>accordance with the recommendations of the odour assessment.</u>	To reflect main modifications proposed to part 2xii of the policy	Post hearing
	4.98	62	4.98 The site is also adjacent to Greater Blackbird Leys, one of the most deprived areas of Oxfordshire. Part of the justification for releasing this site from the Green Belt is that it can support the regeneration of this area through providing new housing stock, community facilities, employment and training opportunities and excellent sustainable transport links. The development is considered acceptable only if it will lead directly to the implementation of a masterplan for the regeneration of the Greater Leys area. <u>The development will make a valuable contribution towards meeting Oxford City Council's regeneration objectives for Blackbird Leys through the provision of new housing alongside employment and education facilities.</u>	Proposed modification suggested by site promoters to clarify relationship of the site with the regeneration of Blackbird Leys	Post hearings

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed										
	4.99	62	The site will also provide for a at least 9.7 hectare at least 10 hectares of employment land incorporating an extension to the South Oxford Science Park to support the economic growth of the knowledge industry to the south of the city along the Oxfordshire Knowledge Spine.	To reflect main modifications proposed to part 1 of the policy	Post hearing										
Chapter 12 - Monitoring and Review															
1. Strategy	230		<table border="1"> <thead> <tr> <th>Policy</th> <th>Indicator</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td rowspan="3">STRAT11: Land South of Grenoble Road</td> <td>Progress of Masterplan for the strategic allocation</td> <td>To agree a masterplan for the strategic allocation which guides any subsequent planning applications</td> </tr> <tr> <td>Number of homes permitted and delivered at strategic allocation</td> <td>To permit approximately 3000 homes and deliver approximately 1700 2480 homes in the plan period</td> </tr> <tr> <td>Quantum of employment land permitted and completed at strategic allocation</td> <td>To permit and deliver 9.7 10 hectares of employment land at strategic allocation</td> </tr> </tbody> </table>	Policy	Indicator	Target	STRAT11: Land South of Grenoble Road	Progress of Masterplan for the strategic allocation	To agree a masterplan for the strategic allocation which guides any subsequent planning applications	Number of homes permitted and delivered at strategic allocation	To permit approximately 3000 homes and deliver approximately 1700 2480 homes in the plan period	Quantum of employment land permitted and completed at strategic allocation	To permit and deliver 9.7 10 hectares of employment land at strategic allocation	Amendment To STRAT11 to reflect new site capacity, and correction to employment land figure.	With response to Inspector's questions May 2020 (PSD05-N82)
Policy	Indicator	Target													
STRAT11: Land South of Grenoble Road	Progress of Masterplan for the strategic allocation	To agree a masterplan for the strategic allocation which guides any subsequent planning applications													
	Number of homes permitted and delivered at strategic allocation	To permit approximately 3000 homes and deliver approximately 1700 2480 homes in the plan period													
	Quantum of employment land permitted and completed at strategic allocation	To permit and deliver 9.7 10 hectares of employment land at strategic allocation													

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
Policy STRAT12: Northfield					
MM16	n/a	66	Amendment to concept plan to reflect changes to the site policy (see Appendix A attached for change)	To address concerns raised at hearing sessions	Hearings
	2 (ii)	66	ii) development densities in accordance with of Policy STRAT5;	This deletion reflects the modification to Policy STRAT5, as it no longer includes density figures that relate to this site. Therefore, in the interest of soundness, this criterion requires deletion.	Post hearings
	2 (iii)	66	iii) sufficient educational capacity likely to be for up to a new 3-form entry primary school and appropriate contributions towards an other or off-site secondary school and Special Education Needs (SEN);	Clarity	Submission Schedule of Modifications March 2019 (CSD13-N24)
	2 (vi)	67	(vi) all necessary transport improvements through direct mitigation or contributions to new and improved infrastructure, as set out in referring to the Infrastructure Delivery Plan, which is likely to include	To change how the IDP is referred to as agreed with Oxfordshire County Council.	in response to matters and issues June 2020

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	2 (vi, a)	67	a) provision and contribution towards cycling and walking infrastructure and the public rights of way network on and off site ensuring the site is well connected to Oxford City, and appropriate surrounding villages	To ensure good connectivity	in response to matters and issues June 2020
	2 (vi, b)	67	b) contributions towards the financial costs of the engineering works to a scheme to improve the B480 route towards Cowley for buses, pedestrians and cyclists ;	These are proposed following agreement in discussions during preparation of a statement of common ground with Oxfordshire County Council, which is to follow. The modification ensures the information in the Policy regarding transport improvements is accurate thus ensuring the policy is effective and sound.	In response to matters and issues June 2020

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	2 (vi, c)	67	c) provision of infrastructure/financial support for Eastern Arc-Culham-Science Vale bus service (assumed access point near Oxford Rd/Watlington Road junction);	The access point for this site will be determined at the planning application stage, therefore are proposing to remove this reference.	In response to matters and issues June 2020
	2(vi, e) [new]	67	Add criteria e: <u>upgrades to the existing junctions on the Oxford Eastern bypass (A4142), including Cowley junction.</u>	These are proposed following agreement in discussions during preparation of a statement of common ground with Oxfordshire County Council, which is to follow. The modification ensures the information in the Policy regarding transport improvements is accurate thus ensuring the policy is effective and sound.	In response to matters and issues June 2020

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	2 (iv)[new]	67	New criterion- <u>iv) Low carbon development and renewable energy in accordance with STRAT4</u>	Consistent addition to all proposed large strategic allocation policies to reflect the importance of climate change following the declared climate emergency.	With response to Inspector's questions May 2020 (PSD05-N62)
	3	67	3.The proposed development at Northfield will deliver a scheme in accordance with an agreed comprehensive masterplan taking into consideration the <u>indicative</u> concept plan. The masterplan must be prepared in collaboration and agreed with the Local Planning Authority <u>and Oxford City Council</u> . The proposals will be expected to deliver a masterplan that demonstrates:...	To reflect the indicative nature of the concept plans, and in order to ensure that the policy is effective so links to the City can be agreed in consultation.	Post hearings
	3 (v)	68	Add new criterion: <u>v) a net gain in biodiversity through the creation and restoration of habitats along the course of the Northfield Brook and biodiversity enhancements integrated into the masterplan with any residual impacts offset through a recognised biodiversity offsetting scheme.</u>	Bespoke biodiversity paragraph following discussions with the Inspector.	Post hearings

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	3(vi)	68	Add new criterion: <u>(vi) the delivery of higher density development (a minimum of 70 dph) along key transport corridors, adjacent to the local centre, and towards the north western boundary of the site to respond to the existing adjacent development, gradually reducing the scale and density of development to provide a transition across the site towards the eastern and south-eastern countryside edges where the lower density development should be delivered, alongside a network of green infrastructure to create an appropriate urban edge, to deliver an overall site-wide average net density of 50-70 dph.</u>	Bespoke density wording following the Matter 4 hearing session.	Post hearings
	3 (vii-viii) [new]	68	Add two new criterion: <u>vii) high quality walking and cycling routes within the site.</u> <u>viii) provision of infrastructure to support public transport through the site....</u>	Following discussions with the County Council to ensure consistency between the strategic site policies.	Post hearings
	3 (v)	68	v) it can maximise densities along key transport corridors on the site.	There is now bespoke density wording in STRAT12, and therefore this criterion is no longer required.	Post hearings

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	n/a	68	New paragraph prior to existing paragraph 4. - <u>Archaeological evaluation will need to be undertaken ahead of the determination of any planning application in order to assess the significance of deposits in line with the NPPF (2019). A scheme of appropriate mitigation will be required following this evaluation including the physical preservation of significant archaeological features and their setting where appropriate.</u>	This modification is proposed to reflect the archaeological potential on site, and thus ensure the policy is sound	In response to matters and issues June 2020
Explanatory Text					
	4.103	65	4.103 An urban extension on the southern edge of Oxford will promote a sustainable form of development that will in part, assist the city in addressing its housing commitments of the Oxfordshire Growth Deal.- <u>Northfield is well located for access to employment and services within walking and cycling ranges and the B480 is an existing public transport corridor. There are opportunities to provide improved transport links.</u>	In order to provide additional information about this site from a transport point of view and highlight the opportunity for good transport links the site presents. The supporting text currently has no reference to the transport advantages of allocating this site, and therefore these modifications will ensure the policy is both effective and	In response to matters and issues June 2020

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
				consistent with other proposed allocations.	
	4.106	65	4.106 The development would be required to mitigate its impact on the local infrastructure as per the policy requirements below. Developer funding would be expected to contribute towards enabling primary healthcare services to deal with patient growth associated with development and local upgrades to the existing water network and water supply infrastructure <u>as well as a range of other matters such as transport.</u>	In order to provide additional information about this site from a transport point of view and highlight the opportunity for good transport links the site presents. The supporting text currently has no reference to the transport advantages of allocating this site, and therefore these modifications will ensure the policy is both effective and consistent with other proposed allocations.	In response to matters and issues June 2020

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
Policy STRAT13: Land north of Bayswater Brook					
MM17	n/a	70	Amendment to concept plan to reflect changes to the site policy (see Appendix A attached for change)	To address concerns raised at hearing sessions	Hearings
	2 (ii)	71	ii) development densities in accordance with Policy STRAT5;	Bespoke density wording following the Matter 4 hearing session.	Post hearings
	2 (iii)	71	iii) ii) sufficient educational capacity likely to be a 2-form 1.5-form entry primary school including early years provision, appropriate contributions towards an off-site secondary school and Special Educational Needs (SEN);	To account for updates to the Education topic paper [PSD9]	With response to Inspector's questions May 2020 (PSD05-N69)
	2 (vi)	71	vi) v) all necessary facilities for movement. transport improvements as set out in the Infrastructure Delivery Plan, As a first priority, these should provide high quality pedestrian, cycle and public transport connections into Oxford to maximise the number of trips made by non-car modes, and measures to discourage car-based development. If, having taken the impact of these measures into account, significant residual impacts on the highway network are still predicted, new highway infrastructure will be required to mitigate those impacts. Any planning application will be expected to be accompanied by a Transport Assessment and Travel Plan. Transport improvements which is are likely to include:	To address concerns raised at the Matter 16 hearing session.	Hearings.

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p>a. provision of high-quality pedestrian, cycle and public transport access and connectivity to Oxford City Centre and other major employment locations, particularly the hospitals John Radcliffe Hospital and Oxford Science and Business Parks, <u>including (but not limited to) the links to and across the A40 Oxford Northern Bypass and a new pedestrian and cycle bridge across the A40 which will require a suitable landing point outside of the allocated site;</u></p> <p>b. road access from the surrounding road network; provision of sustainable-transport connectivity improvements to overcome severance caused by the A40-Oxford Bypass; and</p> <p>c. provision of all necessary highways infrastructure as set out in the Infrastructure Delivery Plan, which is likely to include a new road access between the site and the A40/ B4150/ Marsh Lane junction, and either a new road link between the site and the A40 between the Thornhill Park and Ride junction and the Church Hill junction for Forest Hill, or significant upgrades to the existing A40 Northern Oxford Bypass road including at the A40/ A4142 Headington Roundabout. If more detailed evidence indicates that the preferred mitigation is a new link road, land will need to be identified and secured for delivery of this in consultation with the land owners and County Council;</p> <p><u>c. measures to mitigate any significant residual impacts on the highway network, first taking into account the benefits from the sustainable movement measures described above</u></p>	For accuracy and clarity	In response to matters and issues June 2020

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	2 (viii) [new]	72	New criterion - viii) appropriate air quality mitigation measures to minimise impacts on the Oxford AQMA as demonstrated through an appropriate Air Quality Screening Assessment	To ensure consistency with other edge of Oxford allocations and address any potential issues with air quality in the vicinity to the Oxford AQMA	In response to matters and issues June 2020
	2 (ix) [new]	72	New criterion: ix) Low carbon development and renewable energy in accordance with STRAT4	Consistent addition to all proposed large strategic allocation policies to reflect the importance of climate change following the declared climate emergency.	With response to Inspector's questions May 2020 (PSD05-N62)
	3	72	3. The proposed development at Land North of Bayswater Brook will deliver a scheme in accordance with an agreed comprehensive masterplan taking into consideration this policy's inclusive indicative concept plan. The masterplan must be prepared in collaboration and agreed with the Local Planning Authority, Oxford City Council and Oxfordshire County Council . Proposals will be required expected to deliver a masterplan that has been informed by detailed landscape, visual, heritage and ecological impact assessments and demonstrates an appropriate scale, layout and form that:	To address concerns raised during the Matter 16 hearing session.	Post hearings

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	3(ii)	72	<p>...ii) includes a landscape buffer between the development and Wick Farm, as well as incorporating high quality design to conserves preserves or enhances the significance of listed buildings and their settings, both structures within and surrounding the site, and the appreciation of that significance, and preserves or enhances their settings in accordance with Policy ENV7...</p>	In order to strengthen the approach to mitigate issues regarding listed buildings and so that so that the recommendations of the HIA [BHE03.1] are fully addressed.	Submission Schedule of Modifications March 2019 (CSD13-N29)
	3 (iii)	72	<p>... iii) develops a transport and movement hierarchy which promotes non-car modes of travel and permeability across the site and beyond to Oxford City, including on and off-site public rights of way enhancements, and identifies where on-site highways infrastructure will be required; ensures appropriate highways and sustainable transport access and permeability across the site, including between Bayswater Road and the B4150 Marsh Lane/A40 junction;...</p>	To address concerns raised during the Matter 16 hearing session.	Post hearings

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	3 (ix) [new]	72	Add new criterion: <u>ix) that delivers higher density development (a minimum of 45 dph) along key frontages, transport corridors and towards the south and east boundaries of the main site and the south of the smaller site, to respond to the existing adjacent development, provided it does not adversely impact any heritage assets or their settings, and provided that it respects the character of, and living conditions within, neighbouring residential development. This will be interspersed with green links and public access to attractive walking routes. Densities on both sites will gradually reduce towards the northern landscape buffer and on the main site, densities will be lower close to Sidlings Copse and College Pond SSSI and also reduce towards the western edge of the site to reflect the sensitivities of the view cone.</u>	Bespoke density wording following the Matter 4 hearing session.	Post hearings
	3 (x) [new]	72	Add new criterion: <u>x) a net gain in biodiversity through the protection and enhancement of habitats along the Bayswater Brook, new habitats to the north buffering the Sidlings Copse and College Pond SSSI and offsite biodiversity enhancements.</u>	Bespoke biodiversity paragraph following discussions with the Inspector.	Post hearings
	3(ix)d	73	d. retains and incorporates existing public rights of way, <u>improves and extends public rights of way where appropriate,</u> and supports movement through the site and into adjoining areas by walking and cycling	To ensure good connectivity	In response to matters and issues June 2020

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	4	73	An archaeological assessment will need to be evaluation was undertaken during 2020 before the preparation of the masterplan . determination of any planning application for this site. Following this assessment, a A scheme of appropriate mitigation should be established, to include the physical preservation of significant archaeological features and their setting where appropriate.	To reflect evidence required for this site. An amendment to section 4 of STRAT13 which deals with archaeology to reflect the latest information as agreed through the SOCG with OCC *s previous amendment (CSD13-N30)	In response to matters and issues June 2020 (superseding CSD13-N30)
Explanatory Text					
	4.110	69	A designated Oxford view cone lie directly to the west of the site. This area is safeguarded identified for access only and is not proposed to be inset from the Green Belt.	To clarify that terminology should not be confused with formal safeguarding	Submission Schedule of Modifications March 2019 (CSD13-N26)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	4.111	69	<p>Sidlings copse and college Pond SSSI and Wick copse ancient Woodland are located directly to the north of the site. These are fragile sites comprising rare habitats which could suffer under increased visitor pressure. Other potential indirect impacts of development, such as impacts on hydrology and air pollution and nutrient deposition, also need to be considered and managed. <u>The masterplanning of any development here should take into account the recommendations of the Council's Ecological Assessment and a detailed hydrological assessment to understand the developments effects on the SSSI must be completed prior to masterplanning.</u></p>	To add reference in the supporting text to important evidence that has recommendations referred to in the Policy.	With response to Inspector's questions May 2020 (PSD05-N68)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	4.115	69	<p>Road capacity to the east of Oxford is already under significant pressure, particularly along the A40 and the Headington roundabout. <u>Residual trips made by car arising from the development on the surrounding highway network, including on the A40 and Headington Roundabout, could include improvements to the Headington roundabout and its approaches (including bus priority measures); grade separation of the Headington Roundabout; or a new link road between the A40/ B4150/ Marsh Lane junction and the A40 between the Thornhill Park and Ride junction and the Church Hill junction for Forest Hill. The provision of any additional highway capacity should be suitably phased to meet the increase in traffic demand arising from the Land North of Bayswater Brook site as and when it is likely to impact on the highway network, so as to discourage a general increase in car usage (including from the development) through the early provision of significant levels of additional traffic capacity. If more detailed evidence indicates that the required mitigation is a new link road, land will need to be identified and secured for delivery of this in consultation with the landowners and the County Council.</u></p> <p>There is currently insufficient road capacity to support new, direct road access between the site and the A40 west of the Barton Park site. <u>Therefore, it is anticipated that the main access for the site will come via a remodelling of the Marston interchange with an additional access onto Bayswater Road which will be improved so that the access is safe. Where necessary, this may include adjoining land outside of the allocation.</u></p>	To address concerns raised during the Matter 16 hearing session.	Post hearings

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
Policy STRAT14: Land at Wheatley Campus, Oxford Brookes University					
MM18	n/a	76	Remove the 'Land at Wheatley Campus, Oxford Brookes University' concept plan.	Modification requested by Inspector in IC9A, as things have moved on since it was drawn up and the framework for development on the site is now governed by the terms of the planning permission.	Response to Inspector's position regarding STRAT14 July 2020
	n/a	76	Policy STRAT14: Land at Wheatley Campus, Oxford Brookes University Site area: 22 hectares — Existing development footprint: 12 hectares	All of Avison Young's points and proposed changes are accepted, so the policy reflects what has been granted permission on the site.	Response to Inspector's position regarding STRAT14 July 2020

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	1	76	1. Land within the strategic allocation at Wheatley Campus will be developed to deliver at least 300 approximately 500 new homes within the plan period. Higher density development should be located in the focused on the previously developed and eastern and central parts of the site with lower density development in the south western part . In general, development on the undeveloped, western part of the site will not be considered appropriate with the exception of an access route and functional green space (including playing pitches) where their layout and design is sensitive to heritage assets, landscape and protected trees.	All of Avison Young's points and proposed changes are accepted, so the policy reflects what has been granted permission on the site. Modifications also reflect previous amendments made in May 2020.	Response to Inspector's questions in May 2020 and further amendments proposed in response to Inspector's position regarding STRAT14 July 2020
	2(iv)	76/77	iv) all necessary transport infrastructure as set out in the Infrastructure Delivery Plan, which is likely to include: including: a) Improvements to walking and cycling provision; b) Contribution to Public Transport provision; c) Travel Plan monitoring. a. cycling and walking links to the centres of Holton and Wheatley and to the primary school; b. cycle link improvements to Oxford City, to ensure the route is a safe and attractive travel option; c. pedestrian and vehicular access to the east, with at least emergency, pedestrian, cycle and bus access to the west; d. Support for accessible and well connected bus services through the site; accessible green infrastructure and open space provision as set out in the IDP;	All of Avison Young's points and proposed changes are accepted, so the policy reflects what has been granted permission on the site.	Response to Inspector's position regarding STRAT14 July 2020

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	2 (v)	77	2(v) a programme of archaeological evaluation and mitigation to be <u>undertaken ahead of any development;</u> and	All of Avison Young's points and proposed changes are accepted, so the policy reflects what has been granted permission on the site.	Response to Inspector's position regarding STRAT14 July 2020
	2 (vii) [new]	77	New criterion: <u>vii) Low carbon development and renewable energy in accordance with STRAT4</u>	Consistent addition to all proposed large strategic allocation policies to reflect the importance of climate change following the declared climate emergency.	With response to Inspector's questions May 2020 (PSD05-N62)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	3	77	<p>3. The proposed development at Wheatley Campus will deliver a scheme in accordance with an agreed comprehensive masterplan, taking into consideration the concept plan. The masterplan must be prepared in collaboration and agreed with the Local Planning Authority. Proposals will be expected to deliver a masterplan that demonstrates:</p> <ul style="list-style-type: none"> i) visual impacts on surrounding countryside has been minimised; ii) valuable individual specimen trees, avenue and groups of trees and native vegetation are retained and respected; iii) surrounding listed buildings and structures (in particular Holton Park) and their setting are conserved and enhanced; and iv) an appropriate buffer and setting to Scheduled Monuments within the site (the moated site 580m south west of Church Farm) and adjacent to the site (the moated site of Holton House and its associated ice house). <u>v) appropriate biodiversity measures in accordance with the NPPF.</u> 	All of Avison Young's points and proposed changes are accepted, so the policy reflects what has been granted permission on the site.	Response to Inspector's position regarding STRAT14 July 2020 & CSD13 July 2020

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
Explanatory Text					
	4.119	73	<p>Wheatley is the only Larger Village which is inset from the Green Belt where a Neighbourhood Development Plan is being prepared. According to current national planning guidance, a NDP can make detailed amendments to the Green Belt boundary where the Local Planning authority sets the need. <u>The preparation of the Wheatley NDP (2019-2034) overtook the production of this Local Plan so has been examined in advanced of this Local Plan. This meant that the NDP (2019-2034) was unable to make detailed amendments to the Green Belt. The council is committed to supporting Wheatley and their ambitions for a review of their Neighbourhood Development Plan. The Wheatley Neighbourhood Plan will be reviewed within two years of the adoption of the Local Plan to release land from the Green Belt, to enable the allocation of land for mixed use development.</u></p>	<p>Modifications the the supporting text to clarify the position of the Wheatley NDP.</p>	<p>With response to Inspector's questions May 2020 (PSD05-N70)and further amended June 2020</p>
	4.123	74	<p><u>The site was granted outline planning permission for up to 500 dwellings.</u> Additional Housing <u>on this site</u> could help sustain current bus service provision on the A40/Oxford corridor and other village facilities. The A40 is a potential barrier to movement by sustainable modes; there will be a need for good cycle and walking links to the village centre and primary school to encourage active and healthy travel. Improved cycle links to Oxford City will also be needed to encourage travel to employment, further education and other services by sustainable modes.</p>	<p>Modifications to the supporting text to respond to IC5 (May 2020) to better reflect the terms of the recent planning permission on site.</p>	<p>With response to Inspector's questions May 2020</p>

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed						
	4.125	75	The north -western, undeveloped part of the site is particularly sensitive in landscape and heritage terms. There is a scheduled monument within this part of the site. The open parkland is a particularly important part of the setting to surrounding listed buildings, notably the former deer park to Holton Park. There are trees within the site directly connected to its historic parkland use, a high number of which are the subject of a tree preservation order. It is also possible that archaeological deposits may survive within the less disturbed parts of the site. Built- Higher density development should therefore be located in the focus on the less-sensitive, eastern and central parts of the site with lower density development in the south western part.	Modifications to the policy text to better reflect the terms of the recent planning permission on site.	With response to Inspector's questions May 2020 and further amended in response to IC9						
	4.126	75	The development capacity of the site is constrained by primary education capacity in Wheatley. There is limited potential for primary school provision to be extended at present. Therefore, taking into consideration new homes that are likely to be delivered through the Wheatley Neighbourhood Development Plan, the number of new homes to come forward on the Wheatley Campus site will need to reflect available primary education capacity.	Modifications to the supporting text to respond to IC5 (May 2020) to better reflect the terms of the recent planning permission on site.	With response to Inspector's questions May 2020						
Chapter 12 - Monitoring and Review											
1. Strategy	230		<table border="1"> <thead> <tr> <th>Policy</th> <th>Indicator</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>STRAT14: Land at Wheatley Campus, Oxford Brookes University</td> <td>Number of homes permitted and delivered at strategic allocation</td> <td>To permit and deliver at least 300 500 homes</td> </tr> </tbody> </table>	Policy	Indicator	Target	STRAT14: Land at Wheatley Campus, Oxford Brookes University	Number of homes permitted and delivered at strategic allocation	To permit and deliver at least 300 500 homes	Amendment required following update to figures	Post hearings
Policy	Indicator	Target									
STRAT14: Land at Wheatley Campus, Oxford Brookes University	Number of homes permitted and delivered at strategic allocation	To permit and deliver at least 300 500 homes									

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
Policy HEN1: The Strategy for Henley-on-Thames					
MM19	1	78-9	<p>1. Neighbourhood Development Plans are expected to and t support development proposals that:</p> <p>i) are in accordance with the Joint Henley-on-Thames and Harpsden Neighbourhood Development Plan or any subsequent made replacement of that Plan; deliver homes in accordance with Policy H3;</p> <p>ii) strengthen the retail offer within Henley Town Centre; iii) enhance the town's environment and conserve and enhance the town's heritage assets; iv) strengthen and improve the attraction of Henley-on-Thames for visitors and provide leisure opportunities; v) improve accessibility, car and cycle parking in the Town Centre, and pedestrian and cycle links; vi) improve employment opportunities at existing employment sites and identify new sites for employment; vii) address air quality issues;</p> <p>viii) support Henley College and Gillotts School to meet their accommodation needs.</p> <p><u>ix) provide new, or enhanced community facilities that meet an identified need.</u></p>	The Council will In order to address concerns raised in examination document IC4 and at matter 19 hearing session	With response to Inspector's questions May 2020 (PSD05-N5) and at matter 19 examination

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
Explanatory Text					
	4.132	78	<p>4.132 The joint Henley-on-Thames and Harpsden Neighbourhood Development Plan was made in April 2016 and sets out planning policies for the town, including housing allocations. <u>It forms part of the Development Plan for South Oxfordshire. The Council encourages landowners to discuss development proposals with the Town Council and neighbourhood planning group to attain support for the scheme, if possible, prior to submitting a planning application.</u></p>	In order to address concerns raised in examination document IC4	With response to Inspector's questions May 2020 (PSD05-N6)
Policy TH1: The Strategy for Thame					
MM20	1	80	<p><u>1. Neighbourhood Development Plans are expected to and t</u>The Council will support development proposals that:</p> <p>i) are in accordance with the Thame Neighbourhood Development Plan or any subsequent made replacement of that Plan; <u>deliver homes in accordance with Policy H3;</u></p> <p>ii) strengthen the retail offer within Thame Town Centre;</p> <p>iii) improve the attraction of Thame for visitors and businesses;</p> <p>iv) improve accessibility, car <u>and cycle</u> parking, pedestrian and cycle links;</p> <p>v) support schemes that enhance the quality of the town's environment and conserve and enhance the town's heritage assets;</p> <p>vi) provide new employment opportunities and improve the stock of existing employment areas.</p> <p>vii) provide new, or enhanced community facilities that meet an identified need.</p>	In order to address concerns raised in examination document IC4 and at matter 19 hearing session	With response to Inspector's questions May 2020 (PSD05-N7) and matter 19 at examination

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
Explanatory Text					
	4.136	79	4.136 Thame was one of the first places in the country to have a Neighbourhood Development Plan, with their plan was made in July 2013 and sets out planning policies for the town including housing allocations. It forms part of the Development Plan for South Oxfordshire. The Council encourages landowners to discuss development proposals with the Town Council and neighbourhood planning group to attain support for the scheme, if possible, prior to submitting a planning application.	In order to address concerns raised in examination document IC4	With response to Inspector's questions May 2020 (PSD05-N8)
Policy WAL1: The Strategy for Wallingford					
MM21	1	81	<p>1. Neighbourhood Development Plans are expected to and tThe Council will support development proposals that:</p> <p>i) that have regard to a Wallingford Neighbourhood Development Plan appropriate to its stage in the plan making process; deliver homes in accordance with Policy H3;</p> <p>ii) support measures that improve the attraction of Wallingford for visitors with emphasis on the River Thames and the towns' heritage;</p> <p>iii) support the market place as a focal hub;</p> <p>iv) improve accessibility, car and cycle parking in the town centre, pedestrian and cycle links;</p> <p>v) provide new employment opportunities and improve the stock of existing employment areas;</p> <p>vi) support schemes that enhance the town's natural and historic environment and conserve and enhance the town's heritage assets;</p> <p>vii) address air quality issues in the town centre.</p>	In order to address concerns raised in examination document IC4 and at matter 19 hearing session	With response to Inspector's questions May 2020 (PSD05-N9) and matter 19 at examination

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			viii) provide new, or enhanced community facilities that meet an identified need.		
Explanatory Text					
4.140	81		<p>Members of Wallingford community are in the process of preparing a The Wallingford Neighbourhood Development Plan that will contain planning policies for the town including possibly allocating sites for housing. Like all planning policy documents, the Neighbourhood Development Plan will gather increasing weight as a material consideration the further it gets through the process. Full weight can be given to the plan when it is made. This also applies to a review of the Neighbourhood Development Plan. <u>it will form part of the Development Plan for South Oxfordshire. The Council encourages landowners to discuss development proposals with the Town Council and neighbourhood planning group to attain support for the scheme, if possible, prior to submitting a planning application</u></p>	In order to address concerns raised in examination document IC4	With response to Inspector's questions May 2020 (PSD05-N10)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
CHAPTER 5 - Delivering New Homes					
Sources of Housing Supply					
MM22	5.7	84	However, the strategic allocations are still an important part of the delivery of the Local Plan and to the achievement of our vision and objectives. as set out in our spatial strategy chapter, we propose six large scale developments and a brownfield redevelopment opportunity. Together, these sites have a potential capacity for around 14,400 14,600 new homes. However, we do not expect these to all be built before 2034 and so the Local Plan only counts 10,375 11,785 homes towards the plan requirement	Amendment required following update to figures	Post Hearings
	5.8	84	The Plan already made provision for around 15,700 16,360 new homes through the rolling forward of allocations in our adopted core Strategy and the Local Plan 2011, the commitments in made neighbourhood Development Plans and the granting of planning permissions. Around 4,400 7,178 of these committed new homes have been built since 2011	Amendment required following update to figures	Post Hearings

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	5.10	85	<p>5.10. At the time of publication Neighbourhood Development Plans have been made at Benson, Brightwell-cum-Sotwell, Chinnor, Dorchester-on-Thames, Henley-on-Thames and Harpsden, Long Wittenham, Thame, The Baldons, Sonning-Common, Warborough and Shillingford, Watlington and Woodcote. The council continue to support the creation of Neighbourhood Development Plans. <u>The Council continues to support the creation of Neighbourhood Development Plans across the District. Table 5b sets out the where Neighbourhood Development Plans have been made, and the homes these plans allocate, at the time of publication.</u></p>	Amendment to text to reflect changes to Table 5b.	In response to matters and issues June 2020

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed																																																
	Table 5b	85	<table border="1"> <thead> <tr> <th>Neighbourhood Development Plan</th> <th>Net number of dwellings</th> </tr> </thead> <tbody> <tr> <td colspan="2"><i>Towns</i></td> </tr> <tr> <td>Henley-on-Thames</td> <td>500</td> </tr> <tr> <td>Thame</td> <td>775</td> </tr> <tr> <td colspan="2"><i>Larger Villages</i></td> </tr> <tr> <td>Benson</td> <td>561 541</td> </tr> <tr> <td>Chalgrove</td> <td>320</td> </tr> <tr> <td>Chinnor</td> <td>0</td> </tr> <tr> <td>Cholsey</td> <td>189</td> </tr> <tr> <td>Goring</td> <td>94 (+10 to 16) *</td> </tr> <tr> <td>Sonning Common</td> <td>195 (+34 +44) *</td> </tr> <tr> <td>Watlington</td> <td>260</td> </tr> <tr> <td>Woodcote</td> <td>76 (+36)</td> </tr> <tr> <td colspan="2"><i>Smaller Villages</i></td> </tr> <tr> <td>Brightwell-cum-Sotwell</td> <td>67</td> </tr> <tr> <td>Dorchester-on-Thames</td> <td>0</td> </tr> <tr> <td>East Hagbourne</td> <td>74</td> </tr> <tr> <td>Little Milton</td> <td>0</td> </tr> <tr> <td>Long Wittenham</td> <td>0</td> </tr> <tr> <td>The Baldons</td> <td>15</td> </tr> <tr> <td>Warborough and Shillingford</td> <td>29</td> </tr> <tr> <td colspan="2"><i>Other Villages</i></td> </tr> <tr> <td>Berrick Salome</td> <td>0</td> </tr> <tr> <td>Pyrton</td> <td>15</td> </tr> </tbody> </table>	Neighbourhood Development Plan	Net number of dwellings	<i>Towns</i>		Henley-on-Thames	500	Thame	775	<i>Larger Villages</i>		Benson	561 541	Chalgrove	320	Chinnor	0	Cholsey	189	Goring	94 (+10 to 16) *	Sonning Common	195 (+34 +44) *	Watlington	260	Woodcote	76 (+36)	<i>Smaller Villages</i>		Brightwell-cum-Sotwell	67	Dorchester-on-Thames	0	East Hagbourne	74	Little Milton	0	Long Wittenham	0	The Baldons	15	Warborough and Shillingford	29	<i>Other Villages</i>		Berrick Salome	0	Pyrton	15	Update to the table with NPs adopted since submission and relevant allocation numbers.	In response to matters and issues June 2020
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Policy H1: Delivering New Homes					
MM23	n/a	86	<p>1. Housing Residential development (including general market housing and affordable housing within land use class C3, institutional specialist accommodation for older people within land use class C2 or use class C3, and residential caravan and mobile home development) where need is demonstrated will be permitted at strategic allocations, smaller sites allocated or carried forward in by this Plan and on sites that are allocated by Neighbourhood Development Plans. Where Neighbourhood Development Plans are not progressed in larger villages and market towns, planning applications will be considered against the housing delivery targets for the towns and larger villages set out as identified in Policies H3 and H4 of this in this Plan.</p> <p>2. The Development Plan contains a range of site types and sizes that will be developed with different time scales and that are dependent on different infrastructure. The Council has developed a detailed development trajectory (shown at Appendix 8) that will provide the annual delivery targets for this plan period.</p> <p>3. Housing Residential development on sites not allocated in the development plan will only be permitted where:</p> <ul style="list-style-type: none"> i. it is for affordable housing on a rural exception site or entry level housing scheme in accordance with Policy H10; or ii. it is for specialist housing for older people in locations with good access to public transport and local facilities; or 	<p>To address recommendations for the policies in IC2. An additional clause is also proposed to bring the policy into accordance with NPPF Para 79e and at matter 3 hearing session</p> <p>Officer modification is the addition of Boat Dwellers.</p>	With response to Inspector's questions May 2020 (PSD05-N11) and at matter 3 at examination

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p>iii. it is appropriate infilling development within the existing built up areas of towns and larger villages as defined in the settlement hierarchy (shown in Appendix 7); or</p> <p>–iiiiv. <u>infilling and brownfield sites within smaller and other villages as defined in the settlement hierarchy; or</u></p> <p>ivv. it is brought forward through a community right to build order; or</p> <p>–vvi. there are other specific exceptions/circumstances defined in a Neighbourhood Development Plan and/or Neighbourhood Development Orders; or</p> <p>–vii. it is a proposal involving the sensitive, adaptive re-use of vacant or redundant building(s). Provided that the building(s) in question are proven to not be in a viable use as required by other policies of this Plan. <u>It would bring redundant or disused buildings into residential use and would enhance its immediate surroundings; or</u></p> <p>–viii. <u>The design is outstanding or innovative and of exceptional quality and would significantly enhance its immediate setting.</u></p>		

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p>4. On-sites that are not allocated in the development plan, housing development and Conversions of vacant or redundant buildings to dwellings residential use and the residential development of will be permitted on previously developed land will be permitted where the proposed development that is within and or adjacent to the existing built-up areas of towns, larger villages and smaller villages provided that it does not conflict with other policies in the Development Plan. In other locations, the potential to develop previously developed land will be balanced considered alongside against other policies of the Development Plan, particularly with reference to safe and sustainable access to services and facilities and safeguarding the natural and historic environment. <u>The residential development of previously developed land will be permitted within and adjacent to the existing built up areas of towns, larger villages and smaller villages. The Council will also support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.</u></p> <p>5. Proposals that will bring empty housing back into residential use will also be encouraged.</p>		

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed																																						
			<p>6. The Council will support development which provides for the residential needs of for all parts of our community, including Gypsies, Travellers, Travelling Showpeople and caravan dwellers and boat dwellers. Proposals for new residential caravan and mobile home sites to accommodate people who do not meet the planning definition for Gypsies and Travellers set out in Planning Policy for Traveller Sites 2015, or legacy definition, will be considered in accordance with this policy the housing policies of the Development Plan. Planning permission for single residential caravans or mobile homes will only be given in exceptional circumstances and on a temporary and personal basis.</p>																																								
	5.11 table 5c	86	<table border="1"> <thead> <tr> <th></th> <th>Net number of dwellings to 2034 2035</th> </tr> </thead> <tbody> <tr> <td>Supply of new homes to come forward</td> <td></td> </tr> <tr> <td>Committed components of housing supply</td> <td>45,726 16,360</td> </tr> <tr> <td>Completions</td> <td>4,364 7,178</td> </tr> <tr> <td>Commitments (as at 30 September 2018 1 April 2020)</td> <td>41,362</td> </tr> <tr> <td>Sites under construction, with planning permission and allocations carried forward from the Local Plan 2011 and Core Strategy</td> <td>9,182</td> </tr> <tr> <td></td> <td>42,739</td> </tr> <tr> <td>New components of housing supply</td> <td>13,696</td> </tr> <tr> <td></td> <td>40,375</td> </tr> <tr> <td>New strategic allocations delivering in the plan period*</td> <td>11,785</td> </tr> <tr> <td>Outstanding Market Town allocations to be made through Neighbourhood development plans</td> <td>519</td> </tr> <tr> <td>Outstanding Larger Village allocations to be made through Neighbourhood Development Plans</td> <td>454</td> </tr> <tr> <td>Outstanding Larger Village allocations to be made through Neighbourhood Development Plans</td> <td>499</td> </tr> <tr> <td>Nettlebed allocations</td> <td>211</td> </tr> <tr> <td></td> <td>46</td> </tr> <tr> <td>Windfall allowance</td> <td>4300</td> </tr> <tr> <td></td> <td>1,200</td> </tr> <tr> <td></td> <td>28,465</td> </tr> <tr> <td>Total</td> <td>30,056</td> </tr> </tbody> </table>		Net number of dwellings to 2034 2035	Supply of new homes to come forward		Committed components of housing supply	45,726 16,360	Completions	4,364 7,178	Commitments (as at 30 September 2018 1 April 2020)	41,362	Sites under construction, with planning permission and allocations carried forward from the Local Plan 2011 and Core Strategy	9,182		42,739	New components of housing supply	13,696		40,375	New strategic allocations delivering in the plan period*	11,785	Outstanding Market Town allocations to be made through Neighbourhood development plans	519	Outstanding Larger Village allocations to be made through Neighbourhood Development Plans	454	Outstanding Larger Village allocations to be made through Neighbourhood Development Plans	499	Nettlebed allocations	211		46	Windfall allowance	4300		1,200		28,465	Total	30,056	Table updated as housing trajectories updated, supporting text will be updated in accordance with this update	In response to matters and issues June 2020 (superseding PSD05-N91)
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			*strategic allocations continue to deliver housing beyond the plan period, and will deliver a total of 14,400 14,600 homes		
Explanatory Text					
	5.12	86	Within South Oxfordshire, new housing will be planned in order to deliver the scale and distribution of housing development set out in chapter 4: Our Spatial Strategy. Whilst the overall level of development required to support the existing and future needs of South Oxfordshire, and a proportion to assist Oxford city in meeting its commitments of the Growth Deal amounts to 22,775 23,550 new homes, the Local Plan provides for development that exceeds these requirements. this provides additional flexibility to enable the management of our housing land supply trajectory going forwards and to respond to changing circumstances	Update to figures	Post Hearings
Appendix 8 - Local Plan Development Trajectory					
	n/a	281	Updated trajectory to replace trajectory currently in Appendix 8. Please see attached Appendix F for the updated graph.	To reflect updates to the trajectory.	Post hearings

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed																						
Policy H2: New Housing in Didcot																											
MM24	n/a	88	<p>Policy H2: New Housing in Didcot</p> <p>1. At Didcot, provision will be made for around 6,500* 6,399 new homes between 2011 and 20342035. This provision will be at:</p> <table border="0"> <thead> <tr> <th style="text-align: left;">Location</th> <th style="text-align: right;">Indicative Dwelling Capacity</th> </tr> </thead> <tbody> <tr> <td>Ladygrove East (saved from the Local Plan 2011) (H2a)</td> <td style="text-align: right;">642</td> </tr> <tr> <td>Didcot North East (saved from the Core Strategy) (H2b)</td> <td style="text-align: right;">2030</td> </tr> <tr> <td>Great Western Park (saved from the Local Plan 2011 (H2c)</td> <td style="text-align: right;">2587</td> </tr> <tr> <td>Vauxhall Barracks (saved from the Core Strategy) (H2d)</td> <td style="text-align: right;">300</td> </tr> <tr> <td>Orchard Centre Phase 2 remaining site (saved from the Core Strategy) (H2e)</td> <td style="text-align: right;">300</td> </tr> <tr> <td>New: Didcot A (H2f)</td> <td style="text-align: right;">270</td> </tr> <tr> <td>New: Didcot Gateway (H2g)</td> <td style="text-align: right;">300</td> </tr> <tr> <td><u>New: Land South of A4130 (H2i)</u></td> <td style="text-align: right;"><u>166</u></td> </tr> <tr> <td>New: Hadden Hill (H2h)</td> <td style="text-align: right;">74</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">6,5036,399</td> </tr> </tbody> </table>	Location	Indicative Dwelling Capacity	Ladygrove East (saved from the Local Plan 2011) (H2a)	642	Didcot North East (saved from the Core Strategy) (H2b)	2030	Great Western Park (saved from the Local Plan 2011 (H2c)	2587	Vauxhall Barracks (saved from the Core Strategy) (H2d)	300	Orchard Centre Phase 2 remaining site (saved from the Core Strategy) (H2e)	300	New: Didcot A (H2f)	270	New: Didcot Gateway (H2g)	300	<u>New: Land South of A4130 (H2i)</u>	<u>166</u>	New: Hadden Hill (H2h)	74	Total	6,503 6,399	To take into account of planning permissions granted in Didcot for 166 homes, planning applications number P16/S3609/O and P18/S0719/RM	With response to Inspector's questions May 2020 (PSD05-N12) and amended June 2020 with matters and issues
Location	Indicative Dwelling Capacity																										
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Total	6,503 6,399																										

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

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed						
Explanatory Text											
	5.13	89	5.13 The supply of sites to deliver 6,500 around 6,399 homes at Didcot is shown in Policy H2. As outlined in Policy Strat3, All development will be expected to be delivered following the Masterplan Principles of the Didcot Garden Town set out in Policy STRAT3 and figure 1 . Some of the sites in the centre of Didcot have the potential to deliver at a higher density than shown here – and hence these are indicative numbers of homes – but this will be further explored through the work on the delivery of the Garden Town where opportunity sites around Orchard Centre Phase II, Rich’s Sidings, Broadway the Jubilee Roundabout and Didcot Gateway are expected to be developed.	To take into account of planning permissions granted in Didcot for 166 homes, planning applications number P16/S3609/O and P18/S0719/RM	With response to Inspector's questions May 2020 (PSD05-N12) and amended June 2020 with matters and issues						
Chapter 12 - Monitoring and Review											
	2. Settlements and Housing	230	<table border="1"> <thead> <tr> <th>Policy</th> <th>Indicator</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Policy H2: New Housing in Didcot</td> <td>Number of homes permitted and completed in Didcot at strategic allocation sites</td> <td>To deliver at least approximately 6,500 6,399 homes at Didcot over the plan period</td> </tr> </tbody> </table>	Policy	Indicator	Target	Policy H2: New Housing in Didcot	Number of homes permitted and completed in Didcot at strategic allocation sites	To deliver at least approximately 6,500 6,399 homes at Didcot over the plan period	Amendment to reflect update to figures	Post Hearings
Policy	Indicator	Target									
Policy H2: New Housing in Didcot	Number of homes permitted and completed in Didcot at strategic allocation sites	To deliver at least approximately 6,500 6,399 homes at Didcot over the plan period									

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
Appendix 3 - Site Allocations					
	n/a	258	Didcot Site Allocations Map - Removal of Site 'Didcot A'. The 'Great Western Park' site is to be amended to remove the areas of overlap with new site 'Land South of the A4018'. See attached Appendix D for change.	For Policy H2 New Housing in Didcot, we propose to delete the reference to the Didcot A site to reflect planning permissions granted on the site by the Council and Vale of White Horse District Council for mixed use redevelopment. Maps as shown in Appendix x	In response to matters and issues June 2020
Policy H3: Housing in the towns of Henley-on-Thames, Thame and Wallingford					
MM25		90	<p>1 A minimum housing requirement of 3,873 homes will be collectively delivered in the towns of Henley-on-Thames, Thame and Wallingford as follows:</p> <p>i) Henley-on-Thames: at least 1,285 homes (156 remain to be allocated through a Neighbourhood Development Plan)</p> <p>ii) Thame: at least 1,518 homes (363 remain to be allocated through a Neighbourhood Development Plan)</p>	In order to address concerns raised in examination document IC4 in relation to WAL1 and to address concerns expressed at the Matters 5,17,18,19 hearing sessions	In responses to matters and issues June 2020 superseding (PSD05-N13) and at hearing sessions

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p><u>iii) Wallingford; at least 1,070 homes</u></p> <p><u>2. Neighbourhood Development Plans for the market towns should seek to meet demonstrable local needs, for example for specialist or affordable housing, even where this would result in housing provision in excess of the outstanding requirement shown in Table 5d.</u></p> <p>2.3. If a Neighbourhood Development Plan has not adequately progressed with allocating sites* to meet these requirements within 12 months of adoption of this Local Plan, planning applications for housing in that market town will be supported provided that proposals comply with the <u>remainder of the policies in this</u> Development Plan.</p> <p>* the plan has reached submission stage and has allocated sufficient housing sites.</p>		

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	n/a	90	<p>Add new paragraph 4:</p> <p><u>4. Land within the allocation at West of Wallingford will be developed to deliver approximately 555 new homes. Proposals will be expected to deliver:</u></p> <p><u>i. Access from the western bypass, with no vehicular access provided through Queen’s Avenue and the discouragement of traffic from entering the Wallingford AQMA;</u></p> <p><u>ii. The western and southern boundaries are reinforced with significant landscape buffers, with no built development along the western boundary adjacent to the bypass;</u></p>	<p>A site previously allocated in the old Local Plan will need to be carried over to the new Local Plan as site specific elements of that policy will need to remain in place. This modification incorporates the site to the West of Wallingford (known locally as "Site B"). Comments were received during the Publication Consultation of the Local Plan that questioned why this housing site (which do not yet benefit fully from detailed planning permission) no longer featured explicitly in the Local Plan.</p>	<p>Submission Schedule of Modifications March 2019 (CSD13-N38)</p>

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
Explanatory Text					
	5.14	90	In each of the towns of Henley-on-Thames, Thame and Wallingford the Local Plan proposes the provision of an additional 15% growth of housing stock in addition to existing commitments from the Core Strategy . This level of growth has been calculated on the basis of the housing stock existing as at 2011-the base date of the Local Plan. The market towns have already collectively delivered 5% growth from the start of the plan period and The Plan is therefore planning positively for further growth over the remainder of the plan period. This will be delivered in accordance with Policy H3. The NDP, or review of the made NDP, for each town must explore opportunities to address local needs and provide allocations to meet or exceed the minimum requirements in Policy H3.	To address concerns expressed at the Matters 5, 17,18,19 hearing sessions	Matters 5,17,18,19 at examination
	5.15	90	If a Neighbourhood Development Plan does not progress within a specified time-frame, the Council, as the local planning authority, will allocate sites for housing in those towns. To support this, the published Strategic Housing Land availability assessment will be used as the basis to identify suitable, available and achievable sites. This would be done by working with the local community and parish council. planning applications will be supported provided they comply with the policies of the Plan.	To address concerns expressed at the Matter 5 hearing session	Matter 5 at examination

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	5.16	90	<p>This 15% growth figure Growth needs to be balanced with the social, economic and environmental factors that may impact upon the ability of settlements to accommodate the amount of development that has been calculated. Consideration of the availability of suitable and deliverable sites may also impact on how much development a settlement may accommodate. An assessment has been undertaken to check the capacity of our towns to accommodate further growth. This took account of the evidence collected as part of the plan-making process, including land availability, infrastructure delivery and landscape capacity. This has informed the number of homes identified for each town in Policy H3. Ultimately the a detailed evidence base will need to be provided to support each neighbourhood Development Plan and its assessment of land availability, infrastructure delivery and landscape capacity, whether this is to support a higher or lower number than that to meet the figures provided in table 5d: Provision of homes at the market towns. The figures provide housing requirements for the neighbourhood plans which reflects the overall strategy for the pattern and scale of development and for making any relevant allocations. The identified figures also provide a guide for infrastructure providers to ensure necessary infrastructure is available at the right time and that growth is sustainable. Much infrastructure in the market towns serves a wider hinterland, and cumulative needs should be assessed. In many areas this will mean a step change in infrastructure provision.</p>	To address concerns expressed at the Matters 5, 17,18,19 hearing sessions	Matters 5,17,18,19 at examination

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed																
	5.17	90	5.17 On the basis of 15% dwelling growth from 2011 and the requirements from the Core Strategy the following minimum numbers of houses are expected to be built in the plan period. These numbers take into account existing commitments and completions and identify the following minimum remaining levels of development to be delivered.	To reflect the nature of the figures.	Post hearings																
	Table 5d	90	<p>Table 5d: Provision of homes at Market Towns</p> <table border="1"> <thead> <tr> <th>Town</th> <th>Core Strategy + 15% growth</th> <th>Completions and commitments*</th> <th>Minimum Outstanding requirement for NDP</th> </tr> </thead> <tbody> <tr> <td>Henley on Thames</td> <td>1,285</td> <td>1,170 1,129</td> <td>115 156</td> </tr> <tr> <td>Thame</td> <td>1,518</td> <td>1,179 1,155</td> <td>339 363</td> </tr> <tr> <td>Wallingford</td> <td>1,070</td> <td>1,435 1,431</td> <td>0</td> </tr> </tbody> </table>	Town	Core Strategy + 15% growth	Completions and commitments*	Minimum Outstanding requirement for NDP	Henley on Thames	1,285	1,170 1,129	115 156	Thame	1,518	1,179 1,155	339 363	Wallingford	1,070	1,435 1,431	0	Updated with new housing numbers, supporting text will be updated in accordance with this update	In response to matters and issues June 2020 - (superseded PSD05-N14)
Town	Core Strategy + 15% growth	Completions and commitments*	Minimum Outstanding requirement for NDP																		
Henley on Thames	1,285	1,170 1,129	115 156																		
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Wallingford	1,070	1,435 1,431	0																		
Appendix 3 - Site Allocations																					
	n/a	259	Add new map to Appendix 3 to reflect the addition of 'Land West of Wallingford' See attached Appendix E for change.	To update the maps to reflect modification to Policy H3 (part 3)	In response to matters and issues June 2020																

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	
Policy H4: Housing in the Larger Villages						
MM26	1 and 2	94	<p>1. A housing requirement of 257499 257499 homes will be collectively delivered through Neighbourhood Development Plans and Local Plan site allocations at the Larger Villages as follows:</p> <ul style="list-style-type: none"> • 27 27 homes at Cholsey • 233 233 homes at Goring-on-Thames • 46 homes at Nettlebed • 96108 96108 homes at Sonning Common • 115131 115131 homes at Woodcote <p>2. If a Neighbourhood Development Plan has not adequately progressed with allocating sites* to meet these requirements within 12 months of adoption of this Local Plan, planning applications for housing in the larger villages will be supported provided that proposals comply with the overall housing distribution strategy as set out in Policy STRAT1 remainder of the policies in this Development Plan.</p>	Update to the housing requirement and allocations to larger villages, supporting text will be updated in accordance with this update and at matter 5 examination	In response to matters and issues June 2020 and at matter 5 examination	
	Explanatory Text					
	5.21		91	<p>5.21 If a neighbourhood Development Plan does not progress within a specified time frame, the local planning authority will allocate sites for housing in those villages. To support this, the published Strategic Land availability assessment will be used to identify suitable, available and achievable sites. this would be done by working with the local community and parish council</p>	To address concerns expressed at the Matter 5 hearing session	Matter 5 at examination

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed																																																												
	Table 5f	93	<div style="border: 1px solid black; padding: 5px;"> <table border="1"> <thead> <tr> <th>Larger Village</th> <th>Core strategy + 15% growth</th> <th>Completions and Commitments*</th> <th>Outstanding requirement for NDP</th> </tr> </thead> <tbody> <tr> <td colspan="4">Villages without allocations in this Local Plan</td> </tr> <tr> <td>Benson</td> <td>383</td> <td>831-854</td> <td></td> </tr> <tr> <td>Chinnor</td> <td>594</td> <td>947-796</td> <td></td> </tr> <tr> <td>Cholsey</td> <td>612</td> <td>690-585</td> <td>27-</td> </tr> <tr> <td>Crowmarsh Gifford</td> <td>312</td> <td>571-570</td> <td></td> </tr> <tr> <td>Goring-on-Thames</td> <td>329</td> <td>180-96</td> <td>223</td> </tr> <tr> <td>Sonning Common</td> <td>377</td> <td>281-269</td> <td>96-108</td> </tr> <tr> <td>Watlington</td> <td>262</td> <td>363-305</td> <td></td> </tr> <tr> <td>Woodcote</td> <td>225</td> <td>110-94</td> <td>115-131</td> </tr> <tr> <td colspan="4">Villages with allocations in this Local Plan</td> </tr> <tr> <td>Berinsfield</td> <td>274</td> <td>48-7</td> <td></td> </tr> <tr> <td>Chalgrove</td> <td>248</td> <td>334-339</td> <td></td> </tr> <tr> <td>Nettlebed</td> <td>70</td> <td>19-15</td> <td></td> </tr> <tr> <td>Wheatley</td> <td>305</td> <td>138-129</td> <td></td> </tr> </tbody> </table> <p>*completions as of March 31 2018, and commitments as of 30 September 2018- <u>Completions and commitments as of 1 April 2020</u></p> </div>	Larger Village	Core strategy + 15% growth	Completions and Commitments*	Outstanding requirement for NDP	Villages without allocations in this Local Plan				Benson	383	831-854		Chinnor	594	947-796		Cholsey	612	690-585	27-	Crowmarsh Gifford	312	571-570		Goring-on-Thames	329	180-96	223	Sonning Common	377	281-269	96-108	Watlington	262	363-305		Woodcote	225	110-94	115-131	Villages with allocations in this Local Plan				Berinsfield	274	48-7		Chalgrove	248	334-339		Nettlebed	70	19-15		Wheatley	305	138-129		Updated with new housing numbers, supporting text will be updated in accordance with this update	In response to matters and issues June 2020
Larger Village	Core strategy + 15% growth	Completions and Commitments*	Outstanding requirement for NDP																																																														
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Policy H9: Affordable Housing																																																																	
MM27	1	99	<p>1. The Council will seek affordable housing contributions in accordance with the criteria set out below:</p> <ul style="list-style-type: none"> 40% affordable housing on all sites with a net gain of 10 or more dwellings (Use Class C3) or a combined gross floorspace of more than 1000sqm (internal area) where the site has an area of 0.5 hectares or more. 	In response to examination document IC2. So that the definition of major residential development accords with the	In response to matters and issues June 2020 (superseding (PSD05-N15)																																																												

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<ul style="list-style-type: none"> <u>40% affordable housing in respect of all developments within Use Class C2 where the site is delivering a net gain of 10 or more self-contained units</u> Within the Areas of Outstanding Natural Beauty (AONB): 40% affordable housing on all sites with a net gain of five or more dwellings or a combined gross floorspace of more than 1000sqm (internal area) or where the site has an area of 0.5 hectares or more. For proposals of less than 10 homes in the AONB, this will be sought as a financial contribution. On sites adjacent to Oxford City: 50% affordable housing on all sites with a net gain of 10 or more dwellings or a combined gross floorspace of more than 1000sqm (gross internal area) <u>or where the site has an area of 0.5 hectares or more</u> 	NPPF. To clarify when C2 provision needs to contribute affordable housing. *Previously set out in (PSD05-N15). Further amended to provide clarity on what level of provision we would seek from use class C2 developments and to confirm that level is 40%	
	2 (iii)	99	iii) The Council will expect a tenure mix of 40% affordable rented, 35% social rented and 25% other affordable routes to home ownership with the exception of Berinsfield <u>(see specific tenure considerations in Policy STRAT10i)</u> ;	To refer to deviation of policy that should have been referenced	Submission Schedule of Modifications March 2019 (CSD13-N43)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	n/a	100	<p>New paragraph following 5.46: <u>In regard to accommodation classified as C2, or housing developments that seek to address the needs of the elderly, the Council will seek affordable housing contributions from developments that provide for 10 or more self-contained units. The Council defines a self-contained unit in accordance with the government’s definition³, which states 'Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household’s accommodation are behind a single door which only that household can use.'</u> <u>Developments that consist of single bedroom units, such as traditional care or nursing homes, will not be required to provide a contribution towards affordable housing.</u></p> <p>Footnote: ³ https://www.gov.uk/guidance/definitions-of-general-housing-terms</p>	To reflect modification to Policy H9 above.	With response to Inspector's questions May 2020 (PSD05-N16)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed									
Chapter 12 - Monitoring and Review														
	2. Settlements and Housing	232	<table border="1"> <thead> <tr> <th>Policy</th> <th>Indicator</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Policy H9: Affordable Housing</td> <td>Percentage of affordable housing provided on major developments or where the site has an area of 0.5 hectares or more. sites with a combined gross floorspace of more than 1000sqm</td> <td>To ensure all planning permissions on major developments or where the site has an area of 0.5 hectares or more sites with a combined gross floorspace of more than 1000sqm provide 40% affordable housing or in accordance with policy</td> </tr> <tr> <td></td> <td>Tenure split</td> <td>To provide a split of 40% affordable rented, 35% social rented and 25% intermediate housing</td> </tr> </tbody> </table>	Policy	Indicator	Target	Policy H9: Affordable Housing	Percentage of affordable housing provided on major developments or where the site has an area of 0.5 hectares or more. sites with a combined gross floorspace of more than 1000sqm	To ensure all planning permissions on major developments or where the site has an area of 0.5 hectares or more sites with a combined gross floorspace of more than 1000sqm provide 40% affordable housing or in accordance with policy		Tenure split	To provide a split of 40% affordable rented, 35% social rented and 25% intermediate housing	Amendment to target and indicator necessary as a result of proposed modifications to policy	Post Hearings
Policy	Indicator	Target												
Policy H9: Affordable Housing	Percentage of affordable housing provided on major developments or where the site has an area of 0.5 hectares or more. sites with a combined gross floorspace of more than 1000sqm	To ensure all planning permissions on major developments or where the site has an area of 0.5 hectares or more sites with a combined gross floorspace of more than 1000sqm provide 40% affordable housing or in accordance with policy												
	Tenure split	To provide a split of 40% affordable rented, 35% social rented and 25% intermediate housing												
Policy H10: Exception Sites														
MM28	n/a	101	<p>Policy H10: Exception Sites and Entry Level Housing Schemes</p> <p>1. In exceptional circumstances, Small-scale affordable housing schemes may will be permitted within or adjoining villages outside settlements, provided that:</p> <p>i) it can be demonstrated that all the proposed dwellings meet a particular local need that cannot be accommodated in any other way;</p> <p>ii) there are satisfactory arrangements to ensure that the benefits of affordable housing remain in perpetuity and that the dwellings remain available for local people;</p>	In order to address concerns raised in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N17)									

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p>iii) there are no overriding amenity, environmental, design or highway objections <u>they have no unacceptable impact on amenity, character and appearance, environment or highways;</u> and</p> <p>iv) they do not form an isolated development and have access to <u>they do not form an isolated development and have access to</u> there are adequate local services and facilities in the settlement.</p> <p><u>2. Planning obligations will be sought before planning permission is issued to ensure that the above conditions are met.</u></p> <p><u>3. Small-scale entry-level housing schemes will be permitted adjacent to existing settlements when the need for such homes is not already being met within the district provided that they are:</u></p> <p><u>i) suitable for first time buyers or those looking to rent their first home;</u></p> <p><u>ii) proportionate in scale to the settlement, cumulatively no larger than 1 hectare in size or exceeding 5% of the size of the existing settlement;</u></p> <p><u>iii) generating no unacceptable impact on amenity, Character and appearance, environment or highways</u></p> <p><u>iv) located outside Areas of Outstanding Natural Beauty or land designated as Green Belt;</u></p>		

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed						
Chapter 12 - Monitoring and Review											
	2. Settlements and Housing	232	<table border="1"> <tr> <td>Policy (existing to be amended)</td> <td>Indicator (additional, to be added below existing indicator)</td> <td>Target (additional, to be added below existing target)</td> </tr> <tr> <td>Policy H10: Exception Sites and Entry Level Housing Schemes</td> <td>Site size and number of units permitted for entry level housing schemes by settlement</td> <td>To ensure cumulative impact of development does not exceed the policy threshold</td> </tr> </table>	Policy (existing to be amended)	Indicator (additional, to be added below existing indicator)	Target (additional, to be added below existing target)	Policy H10: Exception Sites and Entry Level Housing Schemes	Site size and number of units permitted for entry level housing schemes by settlement	To ensure cumulative impact of development does not exceed the policy threshold	Additional indicator and target necessary as a result of proposed modifications to policy	With response to Inspector's questions May 2020 (PSD05-N81)
Policy (existing to be amended)	Indicator (additional, to be added below existing indicator)	Target (additional, to be added below existing target)									
Policy H10: Exception Sites and Entry Level Housing Schemes	Site size and number of units permitted for entry level housing schemes by settlement	To ensure cumulative impact of development does not exceed the policy threshold									
Appendix 1 - Glossary											
	Glossary	243	<p><u>Entry-level exception site</u></p> <p><u>A site that provides entry-level homes suitable for first time buyers (or equivalent, for those looking to rent), in line with paragraph 71 of the NPPF.</u></p>	In order to address concerns raised in examination document IC2 as it related to Policy H10 modifications above.	With response to Inspector's questions May 2020 (PSD05-N56)						
Policy H11: Housing Mix											
MM29	n/a	103	<p>1. A mix of dwelling types and sizes to meet the needs of current and future households will be sought on all new residential developments.</p> <p>2. All affordable housing and at least 15% of market housing on sites of 140 dwellings or more should be designed to meet the standards of Part M (4) Category 2: accessible and adaptable dwellings (or any replacement standards).</p>	To be consistent with the NPPF to address concerns raised in examination document IC2.	With response to Inspector's questions May 2020 (PSD05-N18)						

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p>3. At least 5% of affordable housing dwellings should be designed to the standards of Part M (4) Category 3: wheelchair accessible dwellings.</p> <p>4. On sites of 100 dwellings or more plots should be set aside to allow for at least 3% of market housing dwellings to be designed to the standards of Part M (4) Category 3: wheelchair accessible dwellings (or any replacement standards). The exact requirement should be based on evidence regarding current demand. The plots should be marketed to an acceptable level for a period of 12 months to identify an appropriate buyer.</p> <p>4. All affordable housing and 1 and 2 bed market housing dwellings should be designed to meet the Nationally Described Space Standards.</p> <p>6. 5. The mix of housing should have regard to shall be in general conformity with the Council's latest evidence* and Neighbourhood Development Plan evidence where applicable for the relevant area.</p> <p>*The latest evidence is in the Oxfordshire SHMA 2014, but The Council's housing mix evidence will be updated and published periodically.</p>		

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

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
Policy H13: Specialist Accommodation for Older People					
MM30	n/a	108	<p><u>1. Encouragement will be given to developments which include the delivery of specialist housing for older people in locations with good access to public transport and local facilities.</u></p> <p><u>2. Local communities will be encouraged to identify suitable sites for specialist housing for older people through the Neighbourhood Planning process.</u></p> <p><u>3. Provision should be made for specialist housing for older people within the strategic housing developments allocated in this plan.</u></p> <p>1. The Council will use its current housing strategy* to identify appropriate locations for specialist accommodation for older people to meet the needs of specialist housing. Specific sites could be identified through Neighbourhood Development Plans.</p> <p>2. On major development sites the Council will seek a proportion of the dwellings to be specifically built to meet the needs of older people. This will be subject to the local need identified and the viability of individual sites.</p> <p>* Joint Housing Delivery Strategy For South Oxfordshire and Vale of White Horse (2018-2028) www.southoxon.gov.uk/sites/default/files/Joint%20Housing%20Delivery%20Strategy%20-%202018%20to%202028.pdf</p> <p>This policy contributes towards achieving objectives 1, 2, 4, 5 & 6.</p>	In order to address concerns raised in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N21)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
Explanatory Text					
	n/a	109	<p>New paragraph after 5.73 - <u>The private sector is a key player in bringing forward specialist schemes for older people, and full encouragement is given to such schemes on sites close to public transport and local shops and facilities. Developers are also encouraged to work with local communities to identify suitable sites within Neighbourhood Development Plans. Developers of specialist schemes for older people should also work with the developers of major strategic sites to ensure that such housing is delivered as part of the strategic allocations. Strategic site masterplans should demonstrate how needs for specialist accommodation for older people have been incorporated in the site layout and design.</u></p> <p>Another new paragraph after 5.73 above - <u>The Council will work with the County Council and Homes England to secure sites and obtain funding, to deliver suitable housing that enables older people and people with other specialist housing needs to live independently.</u></p>	To address concerns expressed at the Matter 3 hearing session	Matter 3 Hearing Session (in discussion with developer)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
Policy H14: Provision for Gypsies, Travellers and Travelling Showpeople					
MM31	n/a	109	<p>1. The provision of pitches for Gypsies and Travellers and plots for Travelling Showpeople will be delivered through:</p> <ul style="list-style-type: none"> i) Safeguarding authorised sites; ii) Extending existing sites, where possible, to meet the needs of existing residents and their families iii) Delivery within the following strategic allocations: <ul style="list-style-type: none"> a) 4 pitches for Gypsies and Travellers at Didcot North East (carried forward from Core Strategy) as shown on the policies map b) 3 pitches for Gypsies and Travellers at Land adjacent to Culham Science Centre (STRAT79) as shown on the policies map c) 3 pitches for Gypsies and Travellers at Land at Chalgrove Airfield (STRAT97) as shown on the policies map. <p>2. Additional proposals for pitches for Gypsies, Travellers and Travelling Showpeople not set out in Part 1 of this policy, will be permitted where it has been demonstrated that the following criteria have been met:</p> <ul style="list-style-type: none"> i) the capacity of the site can be justified to meet needs for further Gypsy, Traveller and Travelling Showpeople sites, or extensions to an existing sites; ii) the site is not located within the Oxford Green Belt unless very special circumstances are demonstrated; 	In order to address concerns raised in examination document IC2.	With response to Inspector's questions May 2020 (PSD05-N23)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p>iii) the proposal will not have an unacceptable impact on the character and appearance of the landscape and the amenity of neighbouring properties, and is sensitively designed to mitigate visual impacts on its surroundings Proposals within the AONB will be considered in accordance with Policy ENV1;</p> <p>iv) there are no adverse impacts on the significance of heritage assets in accordance with Policy ENV6;</p> <p>v) the site has safe and satisfactory vehicular and pedestrian access to the surrounding principal highway network. The site will be large enough to enable vehicle movements, parking and servicing to take place, having regard to the number of pitches/ plots on site;</p> <p>vi) the site can be provided with safe electricity, drinking water, sewage treatment and waste disposal facilities;</p> <p>vii) no significant barriers to development exist in terms of flooding, poor drainage, poor ground stability or proximity to other hazardous land or installation where other forms of housing would not be suitable.</p>		
Policy H15: Safeguarding Gypsy, Traveller and Travelling Showpeople sites					
MM32	n/a	110	<p>Policy H15: Safeguarding Gypsy, Traveller and Travelling Showpeople sites</p> <p>1. Proposals that result in the loss of an authorised and permanent site for residential use by Gypsies, Travellers and Travelling Showpeople will not be permitted unless <u>it can be clearly demonstrated that:</u></p>	Strengthen protection afforded to existing traveller sites	With response to Inspector's questions May 2020 (PSD05-N24)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p>i) <u>the site is no longer suitable for such use and</u> suitable alternative provision is made for the use on a site <u>of equal or better quality</u> with equal access to services; or</p> <p>ii) it has been <u>that there is no need for traveller pitches in the district</u> determined that the site is no longer needed for this use.</p> <p>2. Appropriate, detailed and robust evidence will be required to satisfy the above criteria. The Council will require the independent assessment of this evidence.</p> <p>3. Planning conditions or legal obligations may be necessary to ensure that any replacement sites are provided. Any replacement site should be available before the original site is lost.</p>		
Policy H16: Infill Development and Redevelopment					
MM33	n/a	113	<p>1. Proposals for housing on sites within the built-up areas of the towns and larger villages will be supported permitted. <u>Within smaller villages and other villages, development should be limited to infill and the redevelopment of previously developed land or buildings.</u> provided that:</p> <p>i) an important open space of public, environmental, historical or ecological value is not lost, nor an important public view harmed;</p> <p>ii) If <u>2. Where the a proposal constitutes backland encompasses residential development of land behind an existing frontage or placing of further dwelling/s behind existing dwelling/s within the existing site, the proposals should demonstrate that:</u></p>	To address concerns raised. An additional clause is also proposed to bring the policy into accordance with NPPF Para 79e.	With response to Inspector's questions May 2020 (PSD05-N25)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed											
			<p>iii) — i) the privacy of existing and future residents will be protected;</p> <p>iv) — ii) means of access can be appropriately secured; and</p> <p>v) — iii) development it would not create problems of for privacy and or access- and would not extend the built limits of the settlement.; and</p> <p>vi) — it does not conflict with other policies in the Development Plan.</p> <p>2. 3. Infill development is defined as the filling of a small gap in an otherwise continuous built-up frontage or on other sites within settlements where the site is closely surrounded by buildings. The scale of infill should be appropriate to its location. and this will be directed, in part, by the settlement hierarchy as shown on the table below.</p> <p>3. — Proposals for the redevelopment of existing sites for residential use will be supported in accordance with the table below:+</p> <table border="1"> <thead> <tr> <th>Settlement type</th> <th>Infill limit</th> <th>Redevelopment supported</th> </tr> </thead> <tbody> <tr> <td>Towns/larger villages</td> <td>No limit</td> <td>No limit</td> </tr> <tr> <td>Smaller villages</td> <td>Sites of up to 0.2ha (equivalent to 5 to 6 homes)</td> <td rowspan="2">No site area limit. Redevelopment proposals in these categories of settlement are likely to be acceptable but will be considered on a case by case basis through the development management process in line with other policies in the Development Plan.</td> </tr> <tr> <td>Other villages</td> <td>Sites of up to 0.1ha (equivalent to 2 to 3 homes)</td> </tr> </tbody> </table>	Settlement type	Infill limit	Redevelopment supported	Towns/larger villages	No limit	No limit	Smaller villages	Sites of up to 0.2ha (equivalent to 5 to 6 homes)	No site area limit. Redevelopment proposals in these categories of settlement are likely to be acceptable but will be considered on a case by case basis through the development management process in line with other policies in the Development Plan.	Other villages	Sites of up to 0.1ha (equivalent to 2 to 3 homes)		
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Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
Policy H17: Sub-division and Conversion to Multiple Occupation					
MM34	n/a	114	<p>1. The sub-division of dwellings and conversions to multiple occupation will be permitted within the built-up areas of the towns and villages (as set out in Appendix 7) provided that the development:</p> <p>i) would not harm the amenity of the occupants of nearby properties; and</p> <p>ii) is appropriate in terms of the size of the property and the proposed internal layout, access, private amenity space and car parking provision;</p> <p>iii) would not adversely affect the historical interest or character of the building or the surrounding residential area; and</p> <p>iv) would not result in environmental or highway objections.</p>	In order to address concerns raised in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N26)
Policy H18: Replacement Dwellings					
MM35	n/a	115	<p>1. Proposals for the replacement of an existing dwelling located outside the built-up areas limits of settlements will be permitted provided that:</p> <p>i) the residential use of the existing dwelling has not been abandoned;</p> <p>ii) the existing dwelling is not subject to a temporary or time limited planning permission;</p> <p>iii) where the dwelling is listed, or of historic, visual or architectural merit or interest, repair and restoration is to be fully explored before replacement is entertained;</p>	In order to address concerns raised in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N27)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			iv) within the Green Belt, the proposed replacement dwelling is not materially larger than the original* dwelling; and v) the proposal can demonstrate that satisfactory vehicular access and parking arrangements and adequate amenity areas are retained for the replacement dwelling.		
Policy H19: Re-use of rural buildings					
MM36	n/a	116	1. When planning permission is required for a change of use of rural buildings priority will be given to employment uses in order to support sustainable rural economic development. 2. In the case of proposals for the re-use of a rural building(s) for residential use where planning permission is required it will only be granted where other uses have been explored and found to be unacceptable in planning terms and where the location constitutes sustainable development.	Delete policy. In order to address concerns in examination document IC2. It is proposed that Paragraphs 5.89 to 5.91 of the supportive text is removed from Chapter 5: Delivering New Homes and included as supporting text in Chapter 6: Employment and Economy to follow Policy EMP11, before Paragraph 6.33.	With response to Inspector's questions May 2020 (PSD05-N28)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
Policy H21: Extensions to Dwellings					
MM37	n/a	119	<p>1. Extensions to dwellings or the erection and extension of ancillary buildings within the curtilage of a dwelling, will be permitted provided that:</p> <p>i) Within the Green Belt, outside of the built form the larger and smaller villages the proposed extension or alteration does not result in disproportionate additions over and above the size of the original* dwelling or ancillary building <u>the extension or the alteration of a building does not result in disproportionate additions over and above the size of the original* building;</u></p> <p>ii) adequate and satisfactory parking is provided. in accordance. <u>Development should have regard to</u> with the current Oxfordshire County Council parking standards, unless specific evidence is provided to justify otherwise;</p> <p>iii) <u>Sufficient</u> amenity areas are provided for the extended dwelling. <u>Development should have regard to the advice within</u> that accord with the South Oxfordshire Design Guide, and</p> <p>iv) the proposal does not conflict with other policies in the Development Plan.</p>	In order to address concerns in examination document IC2	With response to Inspector's questions May 2020 (PSd05-N29)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
CHAPTER 6 - Employment and Economy					
Policy EMP1: The Amount and Distribution of New B-class Employment Land					
MM38	1	128	1.To facilitate the provision of additional office, manufacturing and distribution jobs ('B-class jobs' *refer to Appendix 1), between 2011 and 2034 5 a <u>the minimum</u> requirement of 34.7 hectares and 37.5 <u>39.1</u> hectares of B-class employment land will be provided. Employment land will be provided at the following locations:... Thame - Sites to be identified in the NDP – 1.6 <u>3.5</u> ha...	To clarify that the overall employment land requirement is a minimum. Reference to B class uses has also been removed, in light of changes to the Use Classes Order. The employment allocation at Thame has been increased to a minimum of 3.5ha to reflect identified local needs, as highlighted in the 2015 Employment Land Review	Matter 9 hearing - Included in Table 1 of 'Update on the Plan's Employment Land Allocations' note, PSD60 July 2020

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	1	128	<p>...Wallingford – Sites to be identified in the NDP (Likely to be at Hithercroft Industrial Estate) – 3.1 ha</p> <p>Hithercroft Industrial Estate (Carried forward from Core Strategy) – 2.25 1.09 ha...</p>	<p>The 3.1 ha relates to a site now identified in the Wallingford NDP Submission draft (known as Site C Land West of Hithercroft Ind Estate).</p> <p>Part of Site EMP7i (land at Hithercroft Road and Lupton Road) has now been developed as a Lidl foodstore (with a site area of 1.16ha).</p>	Matter 9 hearing - Included in Table 1 of 'Update on the Plan's Employment Land Allocations' note, PSD60 July 2020
	1	129	...Total - 47.2 47.94	If the suggested changes are made to the Thame and Wallingford allocations, the total amount of employment land allocated under Policy EMP1 will increase from 47.2 hectares to 47.94 hectares	Matter 9 hearing - Included in Table 1 of 'Update on the Plan's Employment Land Allocations' note, PSD60 July 2020

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed						
Chapter 12 - Monitoring and Review											
	3. Employment	234	<table border="1"> <thead> <tr> <th>Policy</th> <th>Indicator</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Policy EMP1: The amount and distribution of new B-class employment land</td> <td>Quantum of employment land permitted and completed, by location</td> <td>To deliver a minimum of 39.1 27.5 hectares of employment land</td> </tr> </tbody> </table>	Policy	Indicator	Target	Policy EMP1: The amount and distribution of new B-class employment land	Quantum of employment land permitted and completed, by location	To deliver a minimum of 39.1 27.5 hectares of employment land	To reflect changes to the respective policies in Chapter 6.	Post hearings
Policy	Indicator	Target									
Policy EMP1: The amount and distribution of new B-class employment land	Quantum of employment land permitted and completed, by location	To deliver a minimum of 39.1 27.5 hectares of employment land									
Policy EMP3: Retention of Employment Land											
MM39	n/a	130-131	<p>1. Existing employment land will be retained in order to promote and grow a balanced, sustainable economy and local services. Proposals for the redevelopment or change of use of employment land to non-employment uses will only be permitted if:</p> <p>i. the Council agrees that the applicants can demonstrate that any employment use is no longer viable; <u>or</u></p> <p>ii. it is evidenced that there is no market interest in the site following one year of active and effective marketing; and <u>or</u></p> <p>iii. the change of use from employment uses will not lower the employment capacity of the District below that estimated to be necessary to meet projected need.</p>	The word 'or' has been included after (i) and (ii) to clarify that the applicant must satisfy one, but not all, of the three criteria in Part 1. Revised wording for Part 1 (iii) has also been included to clarify circumstances where changes of use from employment uses may be acceptable to bring about significant improvements to	With response to Inspector's questions May 2020 (PSD05-N30)						

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p><u>iii. the development would bring about significant improvements to the living conditions of nearby residents, or to the environment. In assessing this, the Council will consider whether there is a realistic prospect of mitigating the detrimental effects of continuing employment use.</u></p> <p>2. In addition to the criteria above, where there is no reasonable prospect of land or premises being used for continued employment use, a mixed-use enabling development which incorporates employment space should first be considered.</p> <p>3. Proposals for the loss of an existing employment land use which causes detrimental effects to the amenity of the nearby area (particularly where residential uses are adversely affected) will only be permitted:-</p> <ul style="list-style-type: none"> • where the Council is satisfied that all options to mitigate the detrimental effects have been explored; and • where the proposal secures the relocation of the existing employment land use on a suitable alternative site or where the proposal provides sufficient, suitable employment land to compensate for the loss of the existing employment land use to the satisfaction of the Council. <p>4. Such relocation or compensation shall be secured using a planning condition or legal agreement.</p>	<p>the living conditions of nearby residents, or to the environment. This changes were proposed in response to IC6.</p>	

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
Policy EMP4: Employment Land in Didcot					
MM40	1	132	In addition to employment opportunities generated through the Didcot Garden Town Delivery Plan and the strategic allocations in this Plan, at least 2.92 hectares of employment land will be delivered at Didcot at the following sites located within Southmead Industrial estate: <ul style="list-style-type: none"> • Site EMP4i: Southmead Industrial estate East (2.66 hectares) • Site EMP4ii: Southmead Industrial estate West (0.26 hectares) 	Delete 'at least' from EMP4 (1) as this is a site specific allocation.	Matter 9 hearing - Included in Table 1 of 'Update on the Plan's Employment Land Allocations' note, PSD60 July 2020
Policy EMP5: New Employment Land at Henley-on-Thames					
MM41	1	132	In addition to allocations in the made in the Joint Henley and Harpsden Neighbourhood Development Plan, an additional at least a further 1 hectare of employment land will be delivered at Henley-on-Thames. This will be delivered through a review of the Neighbourhood Development Plan.	To provide consistency with para 11(b) of the NPPF	Matter 9 hearing - Included in Table 1 of 'Update on the Plan's Employment Land Allocations' note, PSD60 July 2020

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Policy	Indicator	Target									
Policy EMP5: New Employment Land at Henley-on-Thames	Quantum of employment land permitted and completed at Henley-on-Thames	To deliver at least a further 1 hectare of employment land in addition to that allocated in the Joint Henley and Harpsden Neighbourhood Plan									
Policy EMP6: New Employment Land at Thame											
MM42	1	133	In addition to allocations in the made Thame Neighbourhood Development Plan, an additional 1.6 at least a further 3.5 hectares of employment land will be delivered at Thame. These This will be delivered through a review of the Neighbourhood Development Plan.	To provide consistency with para 11(b) of the NPPF	Matter 9 hearing - Included in Table 1 of 'Update on the Plan's Employment Land Allocations' note, PSD60 July 2020						

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Policy	Indicator	Target									
Policy EMP6: New Employment Land at Thame	Quantum of employment land permitted and completed at Thame	To deliver <u>at least a further 3.5</u> 1.6 hectares of employment land in addition to that allocated in the Thame Neighbourhood Plan									
Policy EMP7: New Employment Land at Wallingford											
MM43	1	133	<p>A least 2.25 hectares of e Employment land will be delivered at Wallingford at the following sites located within Hithercroft Industrial Estate:</p> <ul style="list-style-type: none"> • Site EMP7i: land at Hithercroft Road and Lupton Road (2.0 <u>0.84</u> hectares) • Site EMP7#i: land at the junction of Whitley Road and Lester Road <u>Way</u> (0.25 hectares) 	<p>To provide consistency with para 11(b) of the NPPF.</p> <p>Part of Site EMP7i (land at Hithercroft Road and Lupton Road) has now been developed as a Lidl foodstore (with a site area of 1.16ha).</p>	Matter 9 hearing - Included in Table 1 of 'Update on the Plan's Employment Land Allocations' note, PSD60 July 2020						

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	3. Employment	234	<table border="1"> <thead> <tr> <th>Policy</th> <th>Indicator</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Policy EMP7: New Employment Land at Wallingford</td> <td>Quantum of employment land permitted and completed at Wallingford</td> <td>To deliver at least 4.19 5.25 hectares of employment land</td> </tr> </tbody> </table>	Policy	Indicator	Target	Policy EMP7: New Employment Land at Wallingford	Quantum of employment land permitted and completed at Wallingford	To deliver at least 4.19 5.25 hectares of employment land	To reflect changes to the respective policies in Chapter 6.	Post hearings
Policy	Indicator	Target									
Policy EMP7: New Employment Land at Wallingford	Quantum of employment land permitted and completed at Wallingford	To deliver at least 4.19 5.25 hectares of employment land									
Policy EMP8: New Employment Land at Crowmarsh Gifford											
MM44	n/a	134-135	<p>1. At least 0.28 hectares of employment land will be delivered at Crowmarsh Gifford. This will be delivered through the Neighbourhood Development Plan.</p> <p>2. The Neighbourhood Development Plan must be submitted to the Council within 12 months of adoption of this Local Plan. If the Neighbourhood Development Plan is not adequately progressed with allocating sites* to meet these requirements within 12 months of adoption of this Local Plan, planning applications for employment will be supported provided that proposals comply with the overall employment distribution strategy as set out in Policy EMP1 and the overall plan distribution strategy as set out in STRAT1. and the policies within the development plan.</p>	In order to address concerns raised in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N31)						
Chapter 12 - Monitoring and Review											
	3. Employment	234	<table border="1"> <thead> <tr> <th>Policy</th> <th>Indicator</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Policy EMP8: New Employment Land at Crowmarsh Gifford</td> <td>Quantum of employment land permitted and completed at Crowmarsh Gifford</td> <td>To deliver at least 0.28 hectares of employment land</td> </tr> </tbody> </table>	Policy	Indicator	Target	Policy EMP8: New Employment Land at Crowmarsh Gifford	Quantum of employment land permitted and completed at Crowmarsh Gifford	To deliver at least 0.28 hectares of employment land	To reflect changes to the respective policies in Chapter 6.	Post hearings
Policy	Indicator	Target									
Policy EMP8: New Employment Land at Crowmarsh Gifford	Quantum of employment land permitted and completed at Crowmarsh Gifford	To deliver at least 0.28 hectares of employment land									

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
Policy EMP9: New Employment Land at Chalgrove					
MM45	1	135	In addition to the strategic allocations at Chalgrove Airfield, at least 2.25 hectares of employment land will be delivered at Chalgrove at the following site located within the Monument Business Park: <ul style="list-style-type: none"> • Site EMP9i: Land at Monument Business Park (2.25 hectares) 	To provide consistency with para 11(b) of the NPPF.	Matter 9 hearing - Included in Table 1 of 'Update on the Plan's Employment Land Allocations' note, PSD60 July 2020
Policy EMP10: Community Employment Plans					
MM46	n/a	137	1. All new development proposals should demonstrate how opportunities for local employment, apprenticeships and training can be created and seek to maximise the opportunities for sourcing local produce, suppliers and services during both construction and operation. 2.The Council will require, where appropriate, the submission of a site-specific Community Employment Plan (CEP) for the construction and operation of major* development sites, using a planning condition or legal agreement.	In order to address concerns raised in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N33)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p>3.The CEP should be prepared in partnership with South Oxfordshire District Council and any other appropriate partners. The CEP should cover, but not be limited to: i)local procurement agreements; ii)apprenticeships, employment and training initiatives for all ages and abilities; and iii)training and work experience for younger people including those not in education, employment or training</p> <p>*as defined by article 2 of the town and country Planning (Development Management Procedure) Order 2015.</p>		
Explanatory Text					
	6.28- 6.32	136	<p>6.28 Sustainable development can include new jobs or make it easier for jobs to be created locally and a key principle of National Planning Policy is to drive and support economic development. Development should therefore consider how to maximise opportunities to deliver the greatest benefit for local communities.</p> <p>6.29 Providing jobs and training for the local community offers the opportunity to generate and share increased economic prosperity. Community Employment Plans (CEP) prepared in partnership with developers, the Council and skills providers can play an important role in achieving this. A CEP is an employer led initiative which can form part of planning obligations for significant developments. the measures contained within a CEP seek to mitigate the impacts of development through ensuring local people can better access employment, skills and training opportunities arising from development. CEPs can also help to create the proper alignment between the jobs created and a local labour force with the appropriate skills. they can also reduce the need to source employees from outside of the area, reducing the need for longer distance commuting.</p>	In order to address concerns raised in examination document IC2 in how they relate to modifications to Policy EMP10 above	With response to Inspector's questions May 2020 (PSD05-N32)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p>6.30 In South Oxfordshire both economic activity and employment rates are higher than the regional average and significantly higher than the national average. The tightness of the local labour market brings challenges for businesses seeking to recruit staff from a small pool of local labour. the deliverability and viability of sites could potentially be affected by labour skills shortages and subsequent increased labour costs.</p> <p>6.31 The Oxfordshire Strategic Economic Plan identifies the importance of a CEP as an action to help deliver the ‘People Programme’, in particular by addressing exclusion from the labour market, upskilling and other measures to help young people and adults who are marginalised from or disadvantaged in work. CEPs will assist with delivering our Corporate Plan 2016-2020 strategic priorities to optimise employment opportunities; encourage local apprenticeships and local workforce schemes that benefit our young people; support the Government’s objective of achieving full employment; and ensure that the skills needs of our employers are identified and that training programmes are in place to provide a skilled labour force.</p> <p>6.32 To support this approach, all new development is encouraged to maximise opportunities for local economic development and the council may seek the preparation of a CEP for major development. Where a CEP is required applicants will be provided with a template as a basis. Through discussion with the council appropriate targets and outcomes for the site specific CEP will be agreed. The CEP will then be subject to regular review and monitoring meetings with us. The council will provide assistance to identify appropriate local partner</p>		

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed						
			agencies and organisations to work with and support the developer to facilitate the timely delivery of the CEP.								
Chapter 12 - Monitoring and Review											
	3. Employment	235	<table border="1"> <thead> <tr> <th>Policy</th> <th>Indicator</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Policy EMP10: Community Employment Plans</td> <td>Number of applications for Major developments supported by a community employment plan</td> <td>To maximise the opportunities for sourcing local produce, suppliers and services during both construction and operation</td> </tr> </tbody> </table>	Policy	Indicator	Target	Policy EMP10: Community Employment Plans	Number of applications for Major developments supported by a community employment plan	To maximise the opportunities for sourcing local produce, suppliers and services during both construction and operation	To reflect the deletion of Policy EMP10	Post hearings
Policy	Indicator	Target									
Policy EMP10: Community Employment Plans	Number of applications for Major developments supported by a community employment plan	To maximise the opportunities for sourcing local produce, suppliers and services during both construction and operation									
Policy EMP11: Development in the Countryside and Rural Areas											
MM47	n/a	137-138	<p>Policy EMP11: Development in the Countryside and Rural Areas</p> <p>1. Proposals for sustainable economic growth in the countryside and rural areas will be supported. The Council will:</p> <p>i) support the sustainable growth and expansion of all types of business and enterprise in rural areas through conversion of existing buildings and within the built-up areas of towns and villages (as set out in Appendix 7), both through conversion of existing buildings and well-designed new buildings;...</p>	<p>To remove inappropriate wording. In order to address concerns raised in examination document IC2</p> <p>This includes additional strikethrough of “Through conversion of existing buildings” which was not included in error in the Councils response to IC2.</p>	With response to Inspector's questions May 2020 (PSD05-N34)						

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
Policy EMP14: Retention of Visitor Accommodation					
MM48	n/a	142-143	<p>1. Development resulting in the loss of sites or premises used, or last used, as visitor accommodation will only be considered acceptable where it can be adequately demonstrated that: the business is no longer viable and has no reasonable prospect of continuing and alternative visitor accommodation businesses have been fully explored; and</p> <p>the loss of the visitor accommodation will not have an adverse impact on the tourism industry, the local community and the local economy.</p>	To remove wording that is inappropriate. In order to address concerns raised in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N35)
CHAPTER 7 - Infrastructure					
Policy INF1: Infrastructure Provision					
MM49	3	150	<p>Add the following point to the end of point 3; <u>'This applies equally where external funding for infrastructure necessary for development has been secured (including where the infrastructure is delivered ahead of development), on the expectation that funding shall be recovered from development'</u>.</p>	This is to help the County Council recycle funding received through the HIF to help fund other future transport improvements	In response to matters and issues June 2020

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	4	150	4. Development will also need to take account of existing infrastructure, such as sewerage treatment works , electricity pylons or gas pipelines running across development sites. Early engagement with infrastructure providers will be necessary, with any changes set down and agreed at planning application stage, for example through planning conditions.	In response to Inspector's questions about STRAT11 Grenoble Road in IC4 and delivery of sewerage treatment works odour mitigation, it is considered necessary to refer specifically to this in INF4.	With response to Inspector's questions May 2020 (PSD05-N36)
Explanatory Text					
	7.1	147	Good connections and high quality infrastructure are essential to our quality of life. We need to travel to work, school, shops, leisure and health facilities. a thriving economy needs good connections to operate efficiently. These can range from the strategic road and rail network, to our ability to access the internet with the benefits that it can offer to work from home and provide services. Improving accessibility to services and employment is fundamental to sustainable development and to meeting the objectives of this Plan. The challenge is to do this in a way that minimises the impact of the transport system on the environment whilst encouraging development that actively supports walking, cycling and public transport to minimise the need to travel , and provides for necessary improvements in a cost effective way.	Additional text to reflect modifications to the spatial strategy and to reflect the importance of climate change following the declared climate emergency.	With response to Inspector's questions May 2020 (PSD05-N74)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	n/a	149	Add the following paragraph following 7.10; <u>'Where funding is secured for infrastructure, there will be an expectation that funding will be recovered and recycled and obtained from developer contributions retrospectively. Where forward funding is secured it will not circumvent the need for a development to contribute towards the cost of such infrastructure if such infrastructure is relevant to the development of the site. Infrastructure and services required as a consequence of development, and provision for their maintenance, will be sought from developers, and secured through developer contributions.'</u>	This is to help the County Council recycle funding received through the HIF to help fund other future transport improvements	In response to matters and issues June 2020
Policy TRANS1a: Supporting Strategic Transport Investment across the Oxford to Cambridge Expressway					
MM50	1	151	Policy TRANS1a: Supporting Strategic Transport Investment across the Oxford to Cambridge Arc Expressway : 1. The Council will work with Network Rail, Highways England, the National Infrastructure Commission, the County Council and others to: i) plan for, and understand the impacts of changes to rail infrastructure and service improvements linked to East-West rail; ii) plan for, and understand impacts and required mitigation associated with the Oxford to Cambridge Arc Expressway .	Incorrect references to Expressway when it should have referred more generally to the 'Arc'	Submission Schedule of Modifications March 2019 (CSD13-N49)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
Policy List					
	n/a	3	Policy TRANS1a: Supporting Strategic Transport Investment across the Oxford to Cambridge Arc Expressway	Incorrect references to Expressway when it should have referred more generally to the 'Arc'	Submission Schedule of Modifications March 2019 (CSD13-N49)
Chapter 12 - Monitoring and Review					
	4. Infrastructure	235	Policy TRANS1a: Supporting Strategic Transport Investment across the Oxford to Cambridge Arc Expressway Progress of infrastructure within the Oxford to Cambridge Arc Expressway Positive progress towards the Oxford to Cambridge Arc's Expressway's identified priorities	Incorrect references to Expressway when it should have referred more generally to the 'Arc'	Submission Schedule of Modifications March 2019 (CSD13-N49)
Policy TRANS1b: Supporting Strategic Transport Investment					
MM51	1 (vii)	152	vii) understand any wider cross-border transport impacts from development and plan for associated mitigation; —	To ensure the policy reflects all the schemes linked to the HIF funding for consistency	In response to matters and issues June 2020
	1 (ix)	152	ix-viii) support the development and delivery of a new River Thames road River crossing between Culham and Didcot Garden Town, <u>the A4130 widening and road safety improvements from the A34 Milton Interchange to Didcot, a Science Bridge over the A4130 and railway into the former Didcot A power station site and the Clifton Hampden Bypass;</u>		

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	1 (x) [new]	152	New criterion - <u>x) Support for the delivery of the Cowley Branch Line</u>	To add a missing scheme in Policy TRANS1b which is related to allocations in the Local Plan, this scheme is referred to elsewhere in the Plan, but should also be included as a scheme in TRANS1b.	With response to Inspector's questions May 2020 (PSD05-N75)
CHAPTER 8 - Natural and Historic Environment					
Policy ENV1: Landscape and Countryside					
MM52	2	169	...2. South Oxfordshire's landscape, countryside and rural areas will be protected against harmful development. Development will only be permitted where it protects and, where possible enhances, features that contribute to the nature and quality of South Oxfordshire's valued landscapes, in particular:...	In order to address concerns raised in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N37)
	4	170	...4. The Council will seek the retention of important hedgerows (according to the definition within the Hedgerow Regulations 1997). Where retention is not possible and a proposal seeks the removal of a hedgerow, the Council will require compensatory planting with a mixture of native hedgerow species.		

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
Trees and hedgerows in the landscape					
MM53	8.10	170	Trees and hedgerows, individually and collectively, can make an important contribution to biodiversity and the landscape. They also absorb atmospheric pollution and have a beneficial influence on the climate. <u>Development proposals should provide a net increase in canopy cover where possible. All developments should seek to include a wide range of long lived, large canopied trees species to achieve a net increase in canopy cover overall.</u>	We would like to suggest the following amendment to the supporting text to strengthen the plan with regard to carbon sequestration.	With response to Inspector's questions May 2020 (PSD05-N38)
Policy ENV3: Biodiversity - Non Designated Sites, Habitats and Species					
MM54	n/a	172	Policy ENV3: Biodiversity — Non Designated Sites, Habitats and Species	Policy ENV3 should apply to all development and be additional to policy ENV 2. The current title could be interpreted as suggesting that this policy only applies where there are non-designated sites habitats and species, whereas it should apply everywhere.	With response to Inspector's questions May 2020 (PSD05-N39)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
Policy List					
	n/a	3	Policy ENV3: Biodiversity — Non-Designated Sites, Habitats and Species	Policy ENV3 should apply to all development and be additional to policy ENV 2. The current title could be interpreted as suggesting that this policy only applies where there are non-designated sites habitats and species, whereas it should apply everywhere.	With response to Inspector's questions May 2020 (PSD05-N39)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
Chapter 12 - Monitoring and Review					
	5. Environment	237	Policy ENV3: Biodiversity – Non-Designated Sites, Habitats and Species	Policy ENV3 should apply to all development and be additional to policy ENV 2. The current title could be interpreted as suggesting that this policy only applies where there are non-designated sites habitats and species, whereas it should apply everywhere.	With response to Inspector's questions May 2020 (PSD05-N39)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
Policy ENV4: Watercourses					
MM55	2	174	2. Development should include a minimum 10m buffer zone along both sides of the watercourses to create a corridor favourable to the enhancement of biodiversity. <u>Where a 10m wide buffer zone is not considered possible by the local planning authority, (for example in dense urban areas where existing development comes closer to the watercourse) a smaller buffer zone may be allowed, but should still be accompanied by detailed plans to show how the land will be used to promote biodiversity and how maintenance access to the watercourse will be created. Wherever possible within settlements a minimum 10m buffer should be maintained.</u>	In order to address concerns raised in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N40)
	5		5. Development which is located within 20m of a watercourse will require a construction management plan to be agreed with the Council before commencement of work to ensure that the watercourse will be satisfactorily protected from damage, disturbance or pollution. <u>Major development proposals which are located within 20 m of a watercourse will require a construction management plan to be agreed with the Council before commencement of work to ensure that the watercourse will be satisfactorily protected from damage, disturbance or pollution.</u>		
Policy ENV5: Green Infrastructure in New Developments					

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
MM56	n/a	177	<p>1. Development will be expected to contribute towards the provision of additional Green Infrastructure and protect or enhance existing Green Infrastructure.</p> <p>2. Proposals should:</p> <ul style="list-style-type: none"> i) protect, conserve, enhance the district’s Green Infrastructure; ii) provide an appropriate level of Green Infrastructure where a requirement has been identified for additional provision either within the with regard to requirements set out in the Green Infrastructure Strategy, the relevant Neighbourhood Development Plan, AONB Management Plan or the Habitats Regulations Assessment; ii) avoid the loss, fragmentation, severance or other negative impact on the function of Green Infrastructure; iv) provide appropriate mitigation where there would be an adverse impact on Green Infrastructure; and v) provide an appropriate replacement where it is necessary for development to take place on areas of Green Infrastructure. 	In order to address concerns raised in examination document IC2 and to address the Council's declared climate emergency	With response to Inspector's questions May 2020 (PSD05-N41) and PSD25

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p>3. All Green Infrastructure provision should be designed to meet with regard to the quality standards set out within the Green Infrastructure Strategy, the relevant Neighbourhood Development Plan, or where relevant the Didcot Garden Town Delivery Plan. Consideration should also be given to inclusive access and contributing to gains in biodiversity, particularly through the use of appropriate planting which takes account of changing weather patterns using such guides as the Fieldfare Trust 'Countryside for All – A good practice guide to Disabled People's Access in the Countryside' and the South Oxfordshire Design Guide. Where new Green Infrastructure is provided, applicants should ensure that appropriate arrangements are in place to ensure its ongoing management and maintenance.</p>		
Policy ENV6: Historic Environment					
MM57	n/a	178-179	<p>1. The Council will seek to protect, conserve and enhance the District's historic environment. This includes all heritage assets including historic buildings and structures, Conservation Areas, landscapes and archaeology. <u>Proposals for new development that may affect designated and non-designated heritage assets must demonstrate that they protect, conserve and/or enhance the District's historic environment. Heritage assets include statutorily designated scheduled monuments, listed buildings or structures, Conservation Areas, Registered Parks and Gardens, Registered Battlefields, archaeology of national and local interest and non-designated buildings, structures or historic landscapes that contribute to local historic and architectural interest of</u></p>	In order to address concerns raised in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N42)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p><u>the District's historic environment, and also includes those heritage assets listed by the Oxfordshire Historic Environmental Record.</u></p> <p>2. Proposals for new development should be sensitively designed and should not cause harm to the historic environment. Proposals that have an impact on heritage assets (designated and non-designated) will be supported particularly where they:</p> <ul style="list-style-type: none"> i) conserve or enhance the significance of the heritage asset and settings. The more important the heritage asset, the greater the weight that will be given to its conservation; ii) make a positive contribution to local character and distinctiveness (through high standards of design, reflecting its significance, including through the use of appropriate materials and construction techniques); iii) make a positive contribution towards wider public benefits; iv) provide a viable future use for a heritage asset that is consistent with the conservation of its significance; and/or v) protect a heritage asset that is currently at risk. <p><u>3. Non-designated Heritage Assets, where identified through local or neighbourhood plan-making, Conservation Area appraisal or review or through the planning application process, will be recognised as heritage assets in accordance with national guidance and any local criteria. Development proposals that directly or indirectly affect the significance of a non-designated heritage asset will be determined with regard to the scale of any harm or loss and the significance of the asset.</u></p>		

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p>3. The Council will work with landowners, developers, the community, Historic England and other stakeholders to:</p> <p><u>4. Applicants will be required to describe, in line with best practice and relevant national guidance, the significance of any heritage assets affected including any contribution made by their setting. The level of detail should be proportionate to the asset's importance. In some circumstances further survey, analysis and/or recording will be made a condition of consent.</u></p> <p><u>5. Particular encouragement will be given to schemes that will help secure the long term conservation of vacant and under-used buildings and bring them back into appropriate use.</u></p> <p><u>6. Alterations to historic buildings, for example to improve energy efficiency, should respect the integrity of the historic environment and the character and significance of the building.</u></p> <p>i) — ensure that vacant historic buildings are appropriately re-used to prevent deterioration of condition;</p> <p>ii) — ensure that alterations (internal or external to the fabric of the building e.g. to improve energy efficiency), are balanced alongside the need to retain the integrity of the historic environment and to respect the character and significance of the asset;</p> <p>iii) — identify criteria for assessing non-designated heritage assets and maintaining a list of such assets as Locally Listed Buildings;</p>		

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p>iv) — encourage Heritage Partnership Agreements, particularly for Listed Buildings on any ‘at risk’ register;</p> <p>v) — encourage better understanding of the significance of scheduled monuments on the “Heritage at Risk” Register and to aid in their protection;</p> <p>vi) — seek to reduce the number of buildings on the “Heritage at Risk” Register;</p> <p>vii) — better understand the significance of Conservation Areas in the district through producing Conservation Area Character Appraisals and Management Plans; and</p> <p>viii) — support Neighbourhood Development Plans where they seek to assess their heritage assets and add to the evidence base.</p>		
Explanatory Text					
	8.31	180	<p>The Council will monitor buildings or other heritage assets at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk through discussions with owners and willingness to consider positively development schemes that would ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers. <u>The Council will work with relevant stakeholders to encourage better understanding of the heritage assets on the Historic England “Heritage at Risk” Register. Where appropriate the Council will encourage Heritage Partnership Agreements, particularly for Listed Buildings on any ‘at risk’ register.</u></p>	In response to recommendations set out in IC6	in response to matters and issues June 2020

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
Policy ENV7: Listed Buildings					
MM58	n/a	180	<p>1. Proposals for development, including change of use, that involve any alteration of, addition to or partial demolition of a listed building or within the curtilage of, or affecting the setting of a listed building will be expected to:</p> <p>i) conserve, enhance or better reveal those elements which contribute to the heritage significance and/or its setting;</p> <p>ii) respect any features of special architectural or historic interest, including, where relevant, the historic curtilage or context, such as burgage plots, or its value within a group and/or its setting, such as the importance of a street frontage or traditional shopfronts; and</p> <p>iii) be sympathetic to the listed building and its setting in terms of its siting, size, scale, height, alignment, materials and finishes (including colour and texture), design and form, in order to retain the special interest that justifies its designation through appropriate design, and in accordance with regard to the South Oxfordshire Design Guide.</p> <p>2. Where development proposals affecting the significance of a listed building or its setting will lead to substantial harm to or total loss of significance they will only be supported where it justified that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. This will be demonstrated by:</p> <p>i) the greater the harm to the significance of the Listed Building, the greater justification and public benefit that will be required [before the application could gain support];</p>	In order to address concerns raised in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N43)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p>ii) providing exceptional circumstances exist for the demolition of a listed building; and</p> <p>iii) minimising any identified harm or loss to the Listed Building through mitigation.</p> <p><u>2. Development proposals affecting the significance of a listed building or its setting that will lead to substantial harm or total loss of significance will be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that demonstrably outweigh that harm or loss or where the applicant can demonstrate that:</u></p> <p><u>i. The nature of the heritage asset prevents all reasonable uses of the site; and</u></p> <p><u>ii. No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and</u></p> <p><u>iii. Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and</u></p> <p><u>iv. The harm or loss is outweighed by the benefit of bringing the site back into use.</u></p> <p><u>3. Development proposals that would result in less than substantial harm to the significance of a listed building will be expected to:</u></p>		

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p><u>i. Minimise harm and avoid adverse impacts, and provide justification for any adverse impacts, harm or loss of significance;</u></p> <p><u>ii. Identify any demonstrable public benefits or exceptional circumstances in relation to the development proposed;</u></p> <p><u>iii. Investigate and record changes or loss of fabric, features, objects or remains, both known and unknown, in a manner proportionate to the importance of the change or loss, and to make this information publicly accessible.</u></p>		
Policy ENV8: Conservation Areas					
MM59	n/a	182	<p>1. Proposals for development within or affecting the setting of a Conservation Area must conserve or enhance its special interest, character, setting and appearance. Development will be expected to:</p> <p>i) contribute to the Conservation Area’s special interest and its relationship within its setting. The special characteristics of the Conservation Area (such as existing walls, buildings, trees, hedges, burgage plots, traditional shopfronts and signs, farm groups, medieval townscapes, archaeological features, historic routes etc.) should be preserved;</p> <p>ii) take into account important views within, into or out of the Conservation Area and show that these would be retained and unharmed;</p>	In order to address concerns raised in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N44)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p>iii) respect the local character and distinctiveness of the Conservation Area in terms of the development's: siting; size; scale; height; alignment; materials and finishes (including colour and texture); proportions; design; and form, in accordance with and should have regard to the South Oxfordshire Design Guide and any relevant Conservation Area Character Appraisal;</p> <p>iv) be sympathetic to the original curtilage of buildings and pattern of development that forms part of the historic interest of the Conservation Area;</p> <p>v) be sympathetic to important spaces such as paddocks, greens, gardens and other gaps or spaces between buildings which make a positive contribution to the pattern of development in the Conservation Area;</p> <p>vi) ensure the wider social and environmental effects generated by the development are compatible with the existing character and appearance of the Conservation Area; and/or</p> <p>vii) ensure no loss of, or harm to any building or feature that makes a positive contribution to the special interest, character or appearance of the Conservation Area.</p> <p>2. Where a proposed development will lead to substantial harm to or total loss of significance of a Conservation Area, consent will only be granted where it can be demonstrated that the substantial harm is necessary to achieve substantial public benefits that outweigh that harm or loss.</p>		

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p>3. Where a development proposal will lead to less than substantial harm to the significance of a Conservation Area, this harm will be weighed against the public benefits of the proposal.</p> <p>4. Wherever possible the sympathetic restoration and re-use of structures which make a positive contribution to the special interest, character or appearance of the Conservation Area will be encouraged to prevent harm through the cumulative loss of features which are an asset to the Conservation Area.</p> <p>5. Applicants will be required to describe, in line with best practice and relevant national guidance, the significance of any heritage assets affected including any contribution made by their setting. The level of detail should be proportionate to the assets' importance. In some circumstances, further survey, analysis and recording will be made a condition of consent.</p>		
Explanatory Text					
	8.36	183	<p>When undertaking conservation area appraisals the opportunity will be taken to produce and update lists of locally important non-designated heritage assets and a condition survey of listed buildings identification of any heritage assets 'at risk' in order to encourage better understanding.</p>	In response to recommendations set out in IC6	in response to matters and issues June 2020

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
ENV10: Historic Battlefields, Registered Parks and Gardens and Historic Landscapes					
MM60	1	185	1. Proposals should conserve or enhance the special historic interest, character or setting of a designated battlefield, historic landscape OR park or garden <u>on</u> contained in the Historic England Registers <u>of Historic Battlefields or Register of Historic Parks and Gardens of Special Historic Interest in England.</u>	In response to Historic England Regulation 19 response	Submission Schedule of Modifications March 2019 (CSD13-N55)
	n/a	185	Add new paragraph 2: <u>Any harm to or loss of significance of any heritage asset requires clear and convincing justification. Substantial harm to or loss of these assets should be wholly exceptional in the case of Registered Historic Battlefields and Grade I and Grade II* Registered Historic Parks and Gardens and exceptional in the case of Grade II Registered Historic Parks and Gardens.</u>	In response to Historic England Regulation 19 response	Submission Schedule of Modifications March 2019 (CSD13-N56)
	2	186	2 <u>3</u> . Where a proposed development will lead to substantial harm to or total loss of significance of such a designated heritage assets, consent will only be granted where it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. All other options for their conservation or use must have been explored.	In response to Historic England Regulation 19 response	Submission Schedule of Modifications March 2019 (CSD13-N567)
	4	186	Delete paragraph 4: Substantial harm to or loss of these assets should be wholly exceptional in the case of grade I and grade II* sites and require clear and convincing justification in other cases.	In response to Historic England Regulation 19 response	Submission Schedule of Modifications March 2019 (CSD13-N58)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
Policy EP1: Air Quality					
MM61	n/a	188	1. In order to protect public health from the impacts of poor air quality: · development must be compliant with have regard to the measures laid out in the Council's Developer Guidance Document and the associated Air Quality Action Plan, as well as the national air quality guidance and any local transport plans;...	In order to address concerns raised in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N45)
Policy EP5: Minerals Safeguarding Areas					
MM62	2	194	2. Where development in Minerals Safeguarding Areas cannot be avoided, development must demonstrate that all opportunities for mineral extraction have been fully explored. <u>developers are encouraged to extract minerals prior to non-mineral development taking place, where this is practical and environmentally feasible.</u>	In order to address concerns raised in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N46)
CHAPTER 9 - Built Environment					
Policy DES1: Delivering High Quality Development					
MM63	n/a	198	1. All new development must be of a high quality design that: reflects the positive features that make up the character of the local area and both physically and visually enhances and compliments the surroundings. <u>i) uses land efficiently whilst respecting the existing landscape character;</u>	In response to recommendations set out in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N47)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p><u>ii) enhances biodiversity and, as a minimum, leads to no net loss of habitat;</u></p> <p><u>iii) incorporates and/or links to a well-defined network of green and blue infrastructure;</u></p> <p><u>iv) is sustainable and resilient to climate change;</u></p> <p><u>v) minimises energy consumption;</u></p> <p><u>vi) mitigates water run-off and flood risks;</u></p> <p><u>vii) takes into account landform, layout, building orientation, massing and landscaping;</u></p> <p><u>viii) provides a clear and permeable hierarchy structure of streets, routes and spaces to create safe and convenient ease of movement by all users;</u></p> <p><u>ix) ensures that streets and spaces are well overlooked creating a positive relationship between fronts and backs of buildings;</u></p> <p><u>x) clearly defines public and private spaces;</u></p> <p><u>xi) provides access to local services and facilities and, where needed, incorporates mixed uses, facilities and co-locates services as appropriate with good access to public transport;</u></p> <p><u>xii) provides a wide range of house types and tenures;</u></p> <p><u>xiii) respects the local context working with and complementing the scale, height, density, grain, massing, type, details of the surrounding area;</u></p>		

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p><u>xiv) secures a high quality public realm that is interesting and aesthetically pleasing; and designed to support an active life for everyone with well managed and maintained public areas;</u></p> <p><u>xv) does not differentiate between the design quality of market and affordable housing or the adjacent public realm;</u></p> <p><u>xvi) is designed to take account of possible future development in the local area;</u></p> <p><u>xvii) understands and addresses the needs of all potential users by ensuring that buildings and their surroundings can be accessed and used by everyone;</u></p> <p><u>xviii) creates safe communities and reduces the likelihood of crime and antisocial behaviour as well as the fear of crime itself;</u></p> <p><u>xix) ensures a sufficient level of well-integrated and imaginative solutions for car and bicycle parking and external storage including bins.</u></p> <p>2. All proposals must be accompanied by a constraints and opportunities plan and design rationale. Important landscape and built features both within and adjacent to the site should be retained as part of a proposal.</p> <p>3. Planning permission will only be granted where proposals are designed to meet the key design objectives and principles for delivering high quality development set out in the South Oxfordshire Design Guide.</p>		

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p>4. New development should be designed to ensure that buildings and their surrounding spaces can be accessed and used by everyone and promote safe environments that reduce the opportunity for crime as well as the fear of crime itself.</p> <p>2. 5. Where development sites are located adjacent to sites that have a reasonable prospect of coming forward in the future, integration with the neighbouring site should form part of the proposal's design.</p> <p>3. 6. Where the Council is are aware that sites with similar delivery timescales are coming forward together, they will require a coordinated, integrated and comprehensive masterplan will be required to be prepared across all the sites.</p>		
Explanatory Text					
	9.5-9.7	198-199	<p>9.5 Creating high quality buildings and places is fundamental. Policy DES1 The South Oxfordshire Design Guide sets out the key design objectives and principles of the that we consider critical in delivering high quality development. These must be considered at the outset and throughout the design process. The Council will support development that meets these objectives. Developers should also have regard to the principles and design criteria set out in the South Oxfordshire Design Guide and principles and the design criteria set out in part 2 of the guide. New development should take account of all relevant guidance including the Government's priorities for well-designed places set out in the National Design Guide (2019), the County Council's Cycling Design Standards (2017), Walking Design Standards (2017) and Residential Road Design Guide 2nd Edition (2015) or updated versions of these</p>	In response to recommendations set out in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N48)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p>documents. New development within the Chilterns Area of Outstanding Natural Beauty should meet the principles set out in the Chilterns Building Design Guide.</p> <p>9.6 All proposals should take account of the local context, including the local character and existing features. Important local features, both within the landscape and built environment, in particular important trees and hedgerows, should be retained as part of the proposal. This should be set out on an opportunities and constraints plan.</p> <p>9.7 Securing high quality design is about more than just aesthetics. It is important that new development delivers sustainable, inclusive and mixed communities in order to create successful places where people want to live, work and play. New development should be designed to meet the needs of all users including the young and elderly, disabled, parents and carers. It is important that the places that we create are safe. To ensure that the development we deliver is designed to reduce the opportunity for crime, as well as the fear of crime itself, proposals must, wherever possible, incorporate the principles set out in the “Secured by Design” scheme.</p> <p><u>9.8 The quality of the spaces between buildings is as important as the buildings themselves. They are the setting for most movement and should be designed to support an active life for everyone. These should include areas allocated to different users for different purposes, including movement, parking, hard and soft surfaces, street furniture, lighting, signage and public art.</u></p>		

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p><u>9.9 In the right locations, public art can play an important part in the design and place making of new developments and can make a contribution to the creation of a high quality public realm. It can make places more interesting, exciting and aesthetically pleasing. The Council will support the provision of public art within new development schemes in accordance with our Arts Development Strategy. The Council will encourage and promote quality art within new developments by encouraging partnership working between professional artists and craftspeople and encouraging local participation to help establish an identity for an area. The Council will particularly support proposals that use public art to make a positive contribution to the character of an area and that is of benefit to the local community by establishing civic or corporate pride and identity, encouraging public enjoyment and engagement and/or promoting the renewal of social skills.</u></p>		
Policy DES2: Enhancing Local Character					
MM64	n/a	199	<p><u>1. All new development must be designed to reflect the positive features that make up the character of the local area and should both physically and visually enhance and complement the surroundings.</u></p> <p>12. All proposals for new development should include <u>be informed by</u> a contextual analysis that demonstrates how the design:</p>	In response to recommendations set out in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N49 and N77)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p>i) has been informed by and responds positively to the site and its surroundings; and ii) reinforces place-identity by enhancing local character.</p> <p>23. Where a character assessment has been prepared as part of a made Neighbourhood Development Plan, a proposal must demonstrate that the positive features identified in the assessment have been incorporated into the design of the development.</p> <p>34. Where there is no local character assessment a comprehensive contextual analysis of the local character should be prepared as part of an application. This should identify the positive features that make up the character of the area. The proposal must demonstrate that these positive features have been incorporated into the design of the development</p> <p>45. Proposals that have the potential to impact upon a conservation area or the setting of a conservation area should also take account of the relevant Conservation Character Appraisal.</p>		
Policy DES3: Design and Access Statements					
MM65	n/a	201	<p>1. Where an application is required to be supported by a Design and Access Statement, this must demonstrate how the development proposal meets the key design objectives of the South Oxfordshire Design Guide and the design criteria set out in Part 2 of the Guide.</p> <p>2. The Design and Access Statement should be proportional to the scale and complexity of the proposal. It should include:</p>	In response to recommendations in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N50)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p>i) a clear drawing trail that showing how the design of the proposal development and the rationale behind it has evolved and clearly demonstrating that the key design objectives and principles set out in the South Oxfordshire Design Guide have been considered at the outset and throughout the process and have been met by the final design;</p> <p>ii) a constraints and opportunities plan that clearly informs the design process and final design;</p> <p>iii) the delivery implementation phases and strategies to be put in place to ensure the timely delivery of infrastructure and services when they are needed by new residents; and</p> <p>iv) how consultation with the existing community and communities in the surrounding area has informed the design of the development.</p>		
Policy DES4: Masterplans for Allocated Sites and Major Development					
MM66	n/a	202	<p>1. Proposals for sites allocated in the Development Plan, including sites allocated within Neighbourhood Development Plans, and major development* must be accompanied by a masterplan. For outline applications, an illustrative masterplan should be submitted. In all cases, the masterplan should demonstrate that:</p> <p>i) clearly sets out the land uses proposed including the amount, scale and density of development, the movement and access arrangements and green infrastructure provision;</p> <p>ii) illustrates how the proposal integrates with the surrounding built, historic and natural environments, in particular maximising existing and potential movement connections and accessibility to encourage prioritise walking, cycling and use of public transport;</p>	To address concerns and errors expressed at the Matter 4 hearing session	Matter 4 hearing session

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p>iii) is be based on a full understanding of the significance or special interest of the historic environment as it relates to the site, including above and below ground archaeological remains and other heritage assets on the site or within the setting of which the site lies, and the conservation and enhancement of those remains or assets and significance or special interest.</p> <p>iv) defines a hierarchy of routes and the integration of suitable infrastructure, including for example SuDS within the public realm;</p> <p>v) demonstrates a legible structure and identifies key elements of townscape such as main frontages, edges, landmark buildings and key building groups and character areas;</p> <p><u>vi) be based on the principles of natural surveillance and active street frontages by demonstrating that streets and spaces are well overlooked and fronted by the main entrances of buildings which provide direct access to the street or space and that positive relationships have been created between the fronts and backs of buildings;</u></p> <p>vii) demonstrates as appropriate the careful siting of community facilities and other amenities to meet the needs of the existing and future community, including access to education/ training facilities, health care, community leisure and recreation facilities; and</p> <p><u>viii) demonstrates a clear link to the principles established in the Design and Access Statement and the South Oxfordshire Design Guide and accords with the masterplan.; and</u></p>		

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p><u>ix) demonstrate that it has been prepared with the involvement of the local community and other stakeholders and in consultation with the Local Planning Authority.</u></p> <p>*As defined by Development Management Procedure Order 2010. This policy contributes towards achieving objectives 4, 5, 6 & 7.</p>		
Explanatory Text					
	9.16	203	<p>Masterplans should be produced in consultation with South Oxfordshire District Council, the community and other stakeholders where appropriate. <u>As part of the masterplanning process site promoters and developers should also, where appropriate, explore the possibility of long-term stewardship of assets with the local community.</u></p>	To address concerns expressed at the Matter 4 hearing session	Matter 4 Hearing Session
Policy DES7: Public Art					
MM67	n/a	205	<p>Policy DES7: Public Art</p> <p>1. All proposals for major development*, or development of sites larger than 0.5 hectares, must make provision for public art that makes a significant contribution towards the appearance of the scheme or the character of the area, or which benefits the local community. Applicants will be required to set out in their proposal details of the provision of public art, including its location and design in accordance with the South Oxfordshire Design Guide. Contributions will be required in accordance with Policy INF1: Infrastructure Provision.</p> <p>*As defined by Article 2 of the Town and Country Planning (Development Management Procedure) Order 2015.</p>	Deleted in response to IC2	With response to Inspector's questions May 2020 (PSD05-N51)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
Explanatory Text					
	9.21-9.25	205-6	<p>9.21 Public art can improve the quality of new developments, and along with high-quality design, help to create stimulating and rewarding environments that are of benefit to current and future generations.</p> <p>9.22 National policy places an emphasis on public art in design and place-making for new developments. Successful schemes can make places more interesting, exciting and aesthetically pleasing for residents and the community. Public art incorporated into public spaces can also help to bring neighbourhoods together and provide a space for social activities and civic life.</p> <p>9.23 The Council will seek to support public art within new development schemes in accordance with our Arts Development Strategy. The Council also seeks to promote quality art within new developments by encouraging partnership working between professional artists and craftspeople and encouraging local participation to help to establish an identity for an area.</p> <p>9.24 Applicants will be expected to contribute towards the provision of public art in order to help improve the appearance of the scheme and/or reflect the character of the area.</p> <p>9.25 The Council will particularly support proposals for art within residential and commercial development that benefits the local community and helps to establish civic or corporate pride and identity, encourage public enjoyment and engagement, promote the renewal of</p>	Deleted in response to IC2	With response to Inspector's questions May 2020 (PSD05-N51)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed						
			social skills or supporting the local economy. Proposals that contribute towards the appearance of a scheme, for example to make a positive contribution to the character of an area or that draw inspiration from local culture and history to improve the 'sense of place', will also be supported.								
Chapter 12 - Monitoring and Review											
	6. Design	240	<table border="1"> <thead> <tr> <th>Policy</th> <th>Indicator</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Policy DES7: Public Art</td> <td>Number of permissions granted for major development, or sites larger than 0.5 hectares, that incorporate public art provision</td> <td>To ensure all planning permissions are granted in accordance with the policy</td> </tr> </tbody> </table>	Policy	Indicator	Target	Policy DES7: Public Art	Number of permissions granted for major development, or sites larger than 0.5 hectares, that incorporate public art provision	To ensure all planning permissions are granted in accordance with the policy	Deleted in response to IC2	With response to Inspector's questions May 2020 (PSD05-N51)
Policy	Indicator	Target									
Policy DES7: Public Art	Number of permissions granted for major development, or sites larger than 0.5 hectares, that incorporate public art provision	To ensure all planning permissions are granted in accordance with the policy									
Policy DES8: Efficient Use of Resources											
MM68	1 (i)	206	<p>1. New development is required to make provision for the effective use and protection of natural resources where applicable, including:</p> <p>i) the efficient use of land, with densities in accordance with Policy STRAT5 Residential Densities of at least 30 dwellings per hectare, taking account of local circumstances including protection of the local environment, access to local services and facilities and local character. Proposals which seek to deliver higher quality and higher density development which minimises land take will be encouraged...</p>	In response to recommendations in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N52)						

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed						
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Policy	Indicator	Target									
Policy DES8: Efficient Use of Resources	Covered by Indicators for STRAT12, EP1, and EP3 and DES10	Covered by targets for STRAT12, EP1, and EP3 and DES10									
Policy DES9: Promoting Sustainable Design											
MM69	n/a	208	<p>1. All new development, including building conversions, refurbishments and extensions, should seek to minimise <u>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 in line with taking into account any nationally adopted standards and in accordance with Policies DES11: Carbon Reduction and DES8: Efficient use of Resources.</u></p> <p>2. <u>All new development should be designed to improve resilience to the anticipated effects of climate change. Proposals should incorporate measures that address issues of adaptation to climate change taking account of best practice. These include resilience to increasing temperatures and wind speeds, heavy rainfall and snowfall events and the need for water conservation and storage.</u></p>	To reflect updates made to the NPPF (February 2019) and amendments made to Policy DES1 to respond to inspectors questions in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N53) and further amended June 2020						

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed									
			<p><u>3. All new development should be built to last. Proposals must demonstrate that they function well and are adaptable to the changing requirements of occupants and other circumstances.</u></p> <p>3. 4. The Council will not refuse planning permission for buildings or infrastructure <u>of an outstanding or innovative design</u> which promote high levels of sustainability <u>or help raise the standard of design, as long as they fit with the overall form and layout of their surroundings.</u> because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design.</p> <p>4. 5. A sensitive approach will need to be taken to conserve the special character of designated and non designated heritage assets in a manner appropriate to their significance.</p>											
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6. Design		240	<table border="1"> <thead> <tr> <th>Policy</th> <th>Indicator</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Policy DES9: Promoting Sustainable Design</td> <td>Number of permissions granted that incorporate climate change adaptation measures</td> <td>To ensure all planning permissions are granted in accordance with the policy</td> </tr> <tr> <td></td> <td><u>Covered by Indicators for DES11</u></td> <td><u>Covered by targets for DES11</u></td> </tr> </tbody> </table>	Policy	Indicator	Target	Policy DES9: Promoting Sustainable Design	Number of permissions granted that incorporate climate change adaptation measures	To ensure all planning permissions are granted in accordance with the policy		<u>Covered by Indicators for DES11</u>	<u>Covered by targets for DES11</u>	Additional monitoring indicators are proposed to monitor the effectiveness of Policy DES9.	With response to Inspector's questions May 2020 (PSD05-N78)
Policy	Indicator	Target												
Policy DES9: Promoting Sustainable Design	Number of permissions granted that incorporate climate change adaptation measures	To ensure all planning permissions are granted in accordance with the policy												
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Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
Policy DES10: Renewable Energy					
MM70	n/a	210	<p>The Council encourages schemes for renewable and low carbon energy generation and associated infrastructure at all scales including domestic schemes. <u>It also encourages the incorporation of renewable and low carbon energy applications within all development.</u> Planning applications for renewable and low carbon energy generation will be supported, provided that they do not cause a significantly adverse effect to:</p> <ul style="list-style-type: none"> i) landscape, both designated AONB and locally valued biodiversity, including protected habitats and species and Conservation Target Areas; ii) the historic environment, both designated and non designated assets, including by development within their settings; iii) openness of the Green Belt; iv) the safe movement of traffic and pedestrians; or v) residential amenity 	To respond to the Council's declared climate change emergency.	With response to Inspector's questions May 2020 (PSD05-N86)

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
Explanatory Text					
	9.36	210	<p>9.36 The Government has set a target of that the net UK carbon account for the year 2050 is at least 80100% lower than the 1990 baseline. To help increase the use of renewable and low carbon energy the Council we will promote the use of energy from renewable and low carbon sources, including community-led initiatives, and will develop design policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts. The Council will support the inclusion of connection readiness for decentralised energy networks and the use of decentralised energy sources in development. The Council will identify and publish a list of any areas considered suitable for wind energy development within the district.</p>	<p>A modification is proposed to reflect the changes to the Climate Change Act following the parliamentary declaration of a climate emergency. To respond to the Council's declared climate change emergency</p>	<p>With response to Inspector's questions May 2020 (PSD05-N87)</p>

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Policy	Indicator	Target															
Policy DES10: Renewable Energy	Number of , status and type of permissions granted for renewable energy installations	To deliver schemes for renewable energy in accordance with the policy, thereby contributing to the UK's renewable energy target															
	Renewable energy capacity	To increase the renewable energy capacity for the district															
	Renewable electricity generation	To increase the renewable electricity generation for the district															
Policy DES11: Carbon Reduction																	
MM71	n/a	n/a	<u>Policy DES11: Carbon Reduction</u> 1. Planning permission will only be granted where development proposals for:	To take account of the Council's declared climate emergency and	With response to Inspector's questions May 2020 (PSD05-												

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p>i) <u>new build residential dwelling houses; or</u></p> <p>ii) <u>developments including 1,000m2 or more of C2 use (including student accommodation); or</u></p> <p>iii) <u>Houses in Multiple Occupation (C4 use or Sui Generis) floorspace</u></p> <p><u>achieve at least a 40% reduction in the carbon emissions from a code 2013 Building Regulations (or future equivalent legislation) compliant base case. This reduction is to be secured through on-site renewable energy and other low carbon technologies (this would broadly be equivalent to 25% of all energy used) and/ or energy efficiency measures. The requirement will increase from 31 March 2026 to at least a 50% reduction in carbon emissions and again from 31 March 2030 to a 100% reduction in carbon emissions (Zero Carbon).</u></p> <p><u>2. Non-residential development proposals are required to meet the BREEM excellent standard (or a recognised equivalent assessment methodology) in addition to the following reductions in carbon emissions.</u></p>	<p>associated motion (Council Meeting 10/10/2019) to aim to reach net-zero carbon emissions for the whole district by 2030.</p>	<p>N554)</p>

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
			<p>i) <u>Development proposals of 1,000m2 or more are required to achieve at least a 40% reduction in the carbon emissions compared with a 2013 Building Regulations (or future equivalent legislation) compliant base case. This reduction is to be secured through on-site renewables and other low carbon technologies and/ or energy efficiency measures. The requirement will increase from 31 March 2026 to at least a 50% reduction in carbon emissions.</u></p> <p><u>3. An Energy Statement will be submitted to demonstrate compliance with this policy for all new build residential developments (other than householder applications) and new-build non-residential schemes over 1000m2. The Energy Statement will include details as to how the policy will be complied with and monitored.</u></p> <p><u>This policy contributes towards achieving objectives 5 & 8</u></p>		
Explanatory Text					
	9.38	211	<p><u>To tackle the causes of climate change and address the commitment of the Council to become a carbon neutral district by 2030 it is crucial that planning policy limits carbon dioxide emissions from new development by ensuring developments use less energy and assess the opportunities for using renewable energy technologies.</u></p>	To address concerns expressed at the Matter 8 hearing session	Matter 8 hearing session

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	9.39	211	<p><u>The Council have ambitious aspirations for reducing the district’s carbon emissions and recognise that more could be done to reduce emissions with regards to construction emissions, unregulated energy and reducing, capturing and storing embodied carbon. The Council also recognise that zero carbon homes are achievable for many residential developments now. The Council would encourage the delivery of zero carbon homes as soon as possible to avoid the need for costly retrofitting and would support development permitted by this plan that exceeds the carbon reduction requirements set. The Council would also encourage similar reductions in terms of construction emissions and would implore developers to consider a development's overall carbon footprint and opportunities to reduce carbon emissions from the construction of infrastructure through offsetting.</u></p>	To address concerns expressed at the Matter 8 hearing session	Matter 8 hearing session
	9.40	211	<p><u>The Council encourages developers to take account of the energy hierarchy when identifying the measures taken to reduce carbon emissions and to adopt a fabric first approach by maximising the performance of the components and materials that make up the building fabric before considering the use of mechanical or electrical building services systems. Consideration should also be given to modern methods of construction.</u></p>	To address concerns expressed at the Matter 8 hearing session	Matter 8 hearing session

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	9.41	211	<p><u>It is important that the carbon emissions of these new developments are monitored effectively to ensure compliance. The Energy Statement submitted to support the application needs to set out how the developer will demonstrate compliance with the carbon reduction requirements and how emissions will be monitored to ensure that the development continues to comply. Suitable accreditations can be used to demonstrate compliance as part of the Energy Statement, for example the Passivhaus standard or the highest BREEAM standards. However, it will need to be clear how the accreditation relates to the requirements of the policy.</u></p>	To address concerns expressed at the Matter 8 hearing session	Matter 8 hearing session
	9.42	211	<p><u>More information regarding sustainable design and construction is set out in the Council's Design Guide.</u></p>	To address concerns expressed at the Matter 8 hearing session	Matter 8 hearing session

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	6. Design	240	<table border="1"> <thead> <tr> <th>Policy</th> <th>Indicator</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td><u>Policy DES11: Carbon Reduction</u></td> <td><u>Percentage carbon reduction approved as part of a planning application (against a 2013 Building Regulations compliant base case)</u></td> <td><u>To reduce the carbon emissions resulting from residential and non-residential development</u></td> </tr> <tr> <td></td> <td><u>Number of permissions approved supported by an appropriate energy statement</u></td> <td><u>To ensure all relevant development is accompanied by an energy statement</u></td> </tr> </tbody> </table>	Policy	Indicator	Target	<u>Policy DES11: Carbon Reduction</u>	<u>Percentage carbon reduction approved as part of a planning application (against a 2013 Building Regulations compliant base case)</u>	<u>To reduce the carbon emissions resulting from residential and non-residential development</u>		<u>Number of permissions approved supported by an appropriate energy statement</u>	<u>To ensure all relevant development is accompanied by an energy statement</u>	New monitoring indicators are proposed to monitor the effectiveness of Policy DES11.	With response to Inspector's questions May 2020 (PSD05-N554)
			Policy	Indicator	Target									
<u>Policy DES11: Carbon Reduction</u>	<u>Percentage carbon reduction approved as part of a planning application (against a 2013 Building Regulations compliant base case)</u>	<u>To reduce the carbon emissions resulting from residential and non-residential development</u>												
	<u>Number of permissions approved supported by an appropriate energy statement</u>	<u>To ensure all relevant development is accompanied by an energy statement</u>												
Appendix 1 - Glossary														
	Glossary	243	<u>Zero Carbon: a dwelling whose carbon footprint does not add to overall carbon emissions. However, the Government have stated that Zero Carbon will only apply to those carbon dioxide emissions that are covered by building regulations.</u>	To address concerns expressed at the Matter 8 hearing session	Matter 8 hearing session									

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
CHAPTER 10 - Ensuring the Vitality of Town Centres					
Introduction					
MM72	10.4	213	<p>This plan seeks to build on the District’s improved retail offer and achieve a good balance of mixed uses in our town and village centres in order to meet the needs of those who live, work, shop and spend leisure time here³⁷. The policies in this section provide the Council’s proposed way forward for focusing growth, by recognising development already taking place in its town centres, particularly within Didcot.</p> <p><u>Changes to the Use Classes Order in 2020 provide enhanced flexibility for the use of buildings to switch between commercial, business and service uses in Class E.</u></p> <p>While all market towns also perform a leisure function, it is Henley on Thames which has a greater dual retail and leisure offer.</p>	To update for forthcoming Changes to the Use Classes Order	PSD66
Policy TC1: Retail and Services Growth					
MM73	1	214	1. Provision is made for 25,670 26,640sqm ₃₈ (net) of comparison retail floorspace and 4,500sqm ³⁹ of convenience floorspace to be provided in the District over the Plan period.	To reflect the change in the Plan period to 2035.	Post hearings
	Footnote 38	214	³⁸ The quantum of development for convenience floorspace in the district to 2034 5 has been calculated on a pro-rata basis to take account of the additional years not assessed in the retail needs assessment. Figures have been taken from the Addendum to the Retail and Leisure Needs Assessment 2016 – GVA Grimley Limited, published in 2017.	To reflect the change in the Plan period to 2035.	Post hearings

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed						
Chapter 12 - Monitoring and Review											
	7. Town Centres	240	<table border="1"> <thead> <tr> <th>Policy</th> <th>Indicator</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Policy TC1: Retail and Services Growth</td> <td>Net change in comparison and convenience retail floorspace</td> <td>Provision of a net increase of 26,640 25,670sqm comparison and 4,500sqm convenience retail floorspace</td> </tr> </tbody> </table>	Policy	Indicator	Target	Policy TC1: Retail and Services Growth	Net change in comparison and convenience retail floorspace	Provision of a net increase of 26,640 25,670sqm comparison and 4,500sqm convenience retail floorspace	Amendment to target necessary as a result of proposed modifications to policy	Post hearings
Policy	Indicator	Target									
Policy TC1: Retail and Services Growth	Net change in comparison and convenience retail floorspace	Provision of a net increase of 26,640 25,670sqm comparison and 4,500sqm convenience retail floorspace									
Policy TC2: Retail Hierarchy											
MM74	n/a	214	Policy TC2: Retail Town Centre Hierarchy	To address IC10	Post hearings						
	4	215	<p>4. For our Major town centres and town centres, development proposals for retail, services and other main town centres uses will be permitted that:</p> <ul style="list-style-type: none"> • seek to ensure such uses are located within the town centre boundary; • are in keeping with the role and function of that centre; • diversify the town centres to provide uses that are complementary to retail, while not undermining the town's retail role, including where appropriate mixed use developments, uses that contribute to the evening economy, community facilities and upper floor residential and office uses; or • reinforce the local distinctiveness of our towns, improve their vitality and viability and encourage more visits; or • seek to improve access and movement for all users 								

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
	6	215	6. Development proposals for uses within Class E will be permitted within the town centre boundaries. Retail, leisure, office and other main town centre uses will continue to be directed to these centres in line with the sequential approach to retail development locations set out in the NPPF ⁴ .		
	7	216	7. Where planning permission is required, any retail, leisure and offices developments proposed outside these centres must be subject to a retail impact assessment, where the proposed gross floorspace is greater than the local threshold of 500sqm.		
	Explanatory Text				
10.12	217	10.12 Modern retailers selling a range of comparison goods generally have a requirement for a larger format unit. A threshold of 500sqm is deemed appropriate for protecting the vitality and viability of the district's centres when considering the size of the smallest 'main' foodstore in the District is 569sqm. <u>The retail impact analysis threshold will be kept under review.</u>	To address IC10	Post hearings	

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed									
Chapter 12 - Monitoring and Review														
	7. Town Centres	240	<table border="1"> <thead> <tr> <th>Policy</th> <th>Indicator</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Policy TC2: Retail Town Centre Hierarchy</td> <td>A and D Retail use class development permitted by settlement hierarchy</td> <td>To ensure applications are granted in accordance with policy</td> </tr> <tr> <td></td> <td>Number of applications approved and refused for 500sqm or greater of retail floorspace accompanied with a Retail Impact Assessment</td> <td>To ensure applications are granted in accordance with policy</td> </tr> </tbody> </table>	Policy	Indicator	Target	Policy TC2: Retail Town Centre Hierarchy	A and D Retail use class development permitted by settlement hierarchy	To ensure applications are granted in accordance with policy		Number of applications approved and refused for 500sqm or greater of retail floorspace accompanied with a Retail Impact Assessment	To ensure applications are granted in accordance with policy	To update for forthcoming Changes to the Use Classes Order	PSD66
Policy	Indicator	Target												
Policy TC2: Retail Town Centre Hierarchy	A and D Retail use class development permitted by settlement hierarchy	To ensure applications are granted in accordance with policy												
	Number of applications approved and refused for 500sqm or greater of retail floorspace accompanied with a Retail Impact Assessment	To ensure applications are granted in accordance with policy												
Policy TC3: Comparison Goods Floorspace Requirements														
MM75	4	217	4. Applications for comparison retail located outside of town centres will be required to demonstrate compliance with the sequential test and the locally set retail impact threshold (500sqm <u>or as modified by the Council in response to the latest evidence</u>).	To address IC10	Post hearings									

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
Policy TC5: Primary Shopping Areas					
MM76	n/a	219	<p>Policy TC5 – Primary Shopping Areas</p> <p>1. Appendix 13 identifies the boundaries of the Primary Shopping Areas</p> <p>2. Where planning permission is required, proposals resulting in the loss of an E Class Use retail uses at ground floor must demonstrate that:</p> <ul style="list-style-type: none"> • the unit has been proactively and appropriately marketed for at least 12 months and it has been demonstrated that there is no longer a realistic prospect of the unit being used for retail purposes in the foreseeable future. • the proposal meets the needs of residents within the local neighbourhood • the proposal will not have an adverse impact on the vitality and viability of the centre as a whole <p>3. Proposals for retail and services outside the Primary Shopping Areas, over the relevant thresholds will only be permitted provided the sequential test and an accompanying impact assessment have indicated that is appropriate to do so.</p>	To address IC10	Post hearings

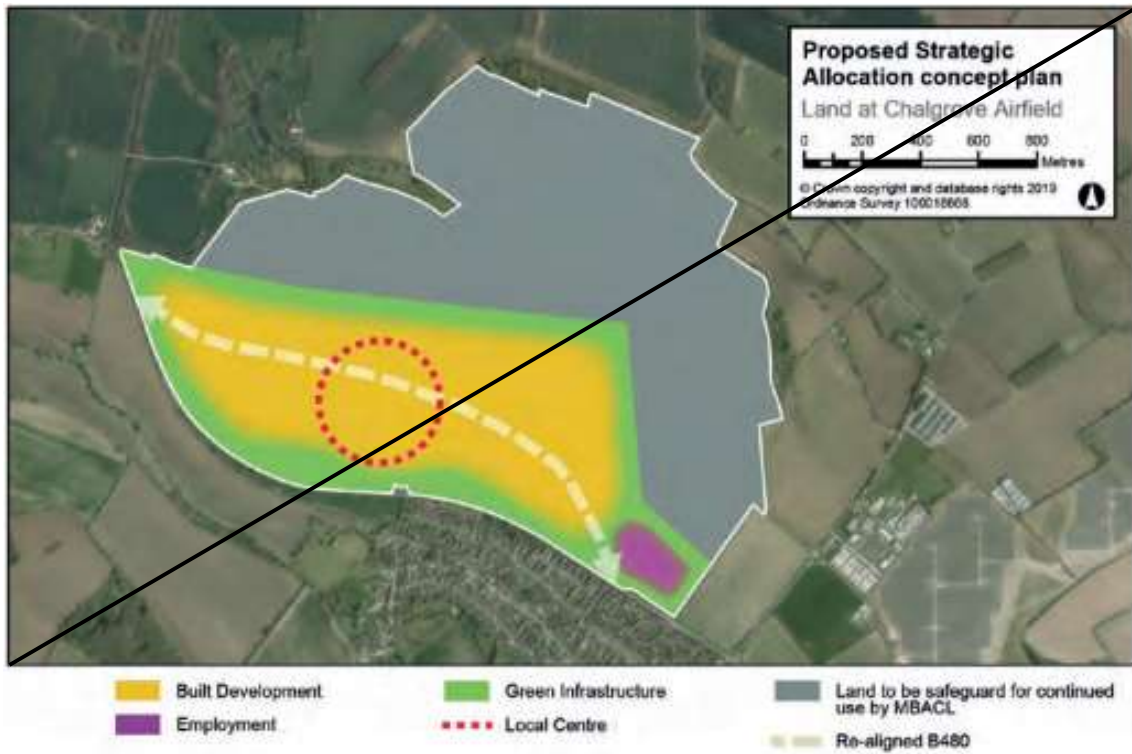
Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
CHAPTER 11 - Community and Recreation Facilities					
Policy CF1: Community Facilities					
MM77	n/a	222	<p>Policy CF1: Safeguarding Community Facilities</p> <p>1. Proposals that result in the loss of an essential community facility or service*, through change of use or redevelopment, will not be permitted unless:</p> <p>i) it would lead to the significant improvement of an existing facility or the replacement of an existing facility equally convenient to the local community it serves and with equivalent or improved facilities;</p> <p>ii) it has been determined that the community facility is no longer needed; or</p> <p>iii) in the case of commercial services, it is not economically viable....</p> <p><u>....* Facilities under Use Class F2 Local Community Uses (shops smaller than 280 m² and without another shop in 1,000 m², a hall or meeting place for the principal use of the local community, outdoor sport or recreation locations, and swimming pools or skating rinks), Use Class F1 Learning and non-residential institutions, and the following Sui Generis uses: drinking establishments, cinemas, concert/dance/bingo halls, theatres.</u></p>	IC10 (and further modified to apply to pubs etc)	Post hearings

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed
Chapter 12 - Monitoring and Review					
	7. Community Facilities	241	Amendment to footnote: * These include use-Facilities under a1, a2, a3, a4, a5, D1 and D2 use classes <u>use Class F2 Local Community Uses (shops smaller than 280 m² and without another shop in 1,000 m², a hall or meeting place for the principal use of the local community, outdoor sport or recreation locations, and swimming pools or skating rinks), Use Class F1 Learning and non-residential institutions, and the following Sui Generis uses: drinking establishments, cinemas, concert/dance/bingo halls, theatres.</u>	To update for forthcoming Changes to the Use Classes Order	PSD66
Policy CF5: Open Space, Sport and Recreation in New Residential Development					
MM78	1	225	1. New residential development will be required to provide or contribute towards inclusive and accessible open space and play facilities in line with <u>having regard to</u> the most up to date standards set out in the Open Spaces Study including: <ul style="list-style-type: none"> · Amenity greenspace (including parks and gardens) · Allotments Equipped · children’s play areas 	For reasons of clarity and consistency to respond to Inspector's questions in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N55)
	2	225	2. New residential development will be required to provide or contribute towards accessible sport and recreation facilities, including playing pitches, in line with <u>having regard to</u> the Council’s most up to date Leisure Study, and Sport England guidance.		

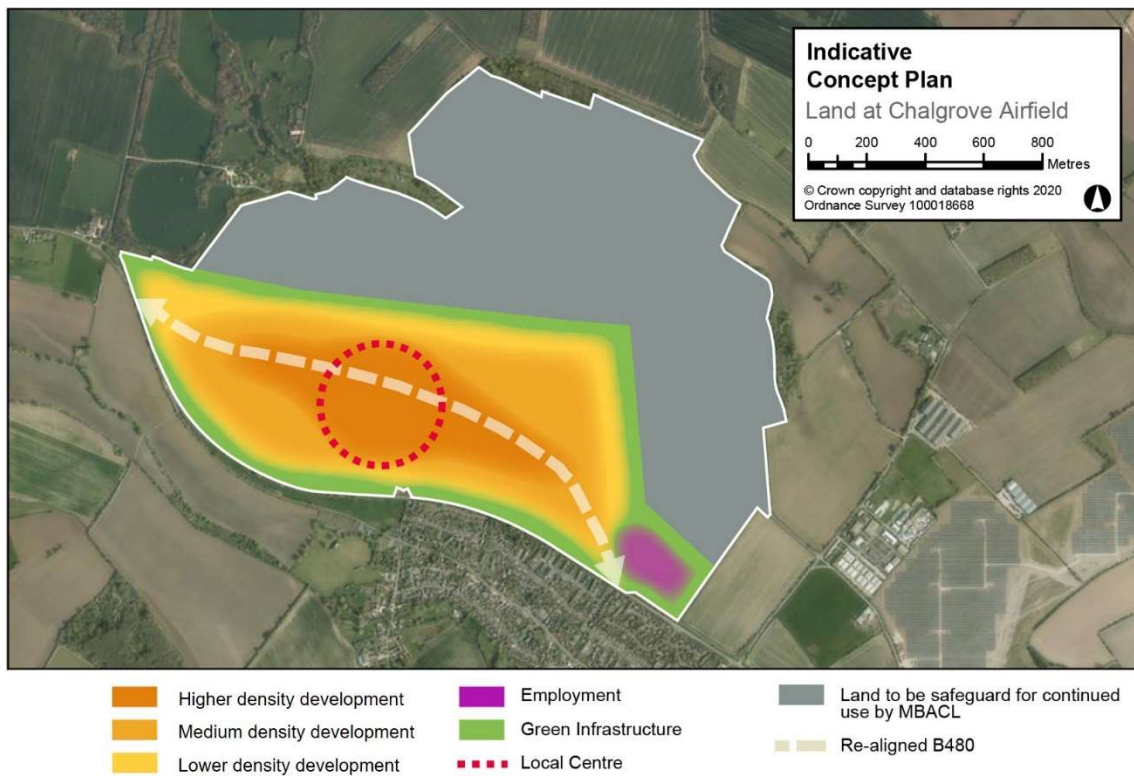
Appendix A – Amendments to the Concept Plans

STRAT7 – Land at Chalgrove Airfield

Submission Concept Plan (superseded by amended version):

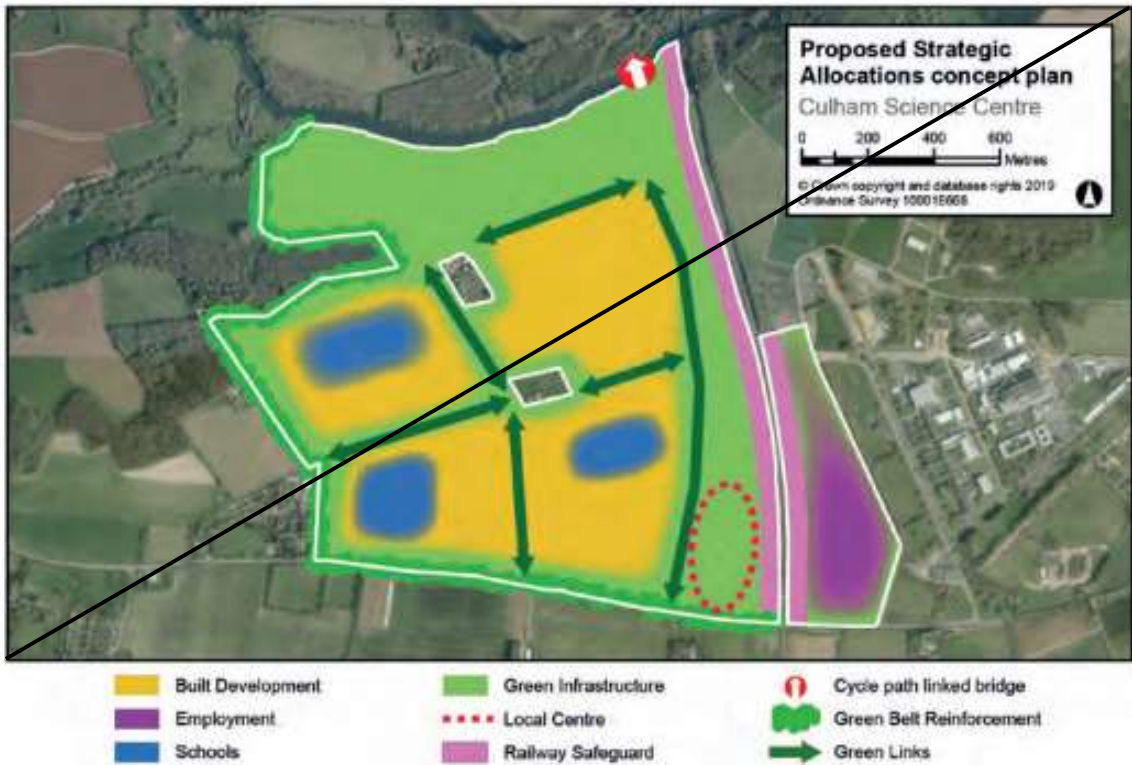


Amended Concept Plan (as will appear in Plan following adoption):

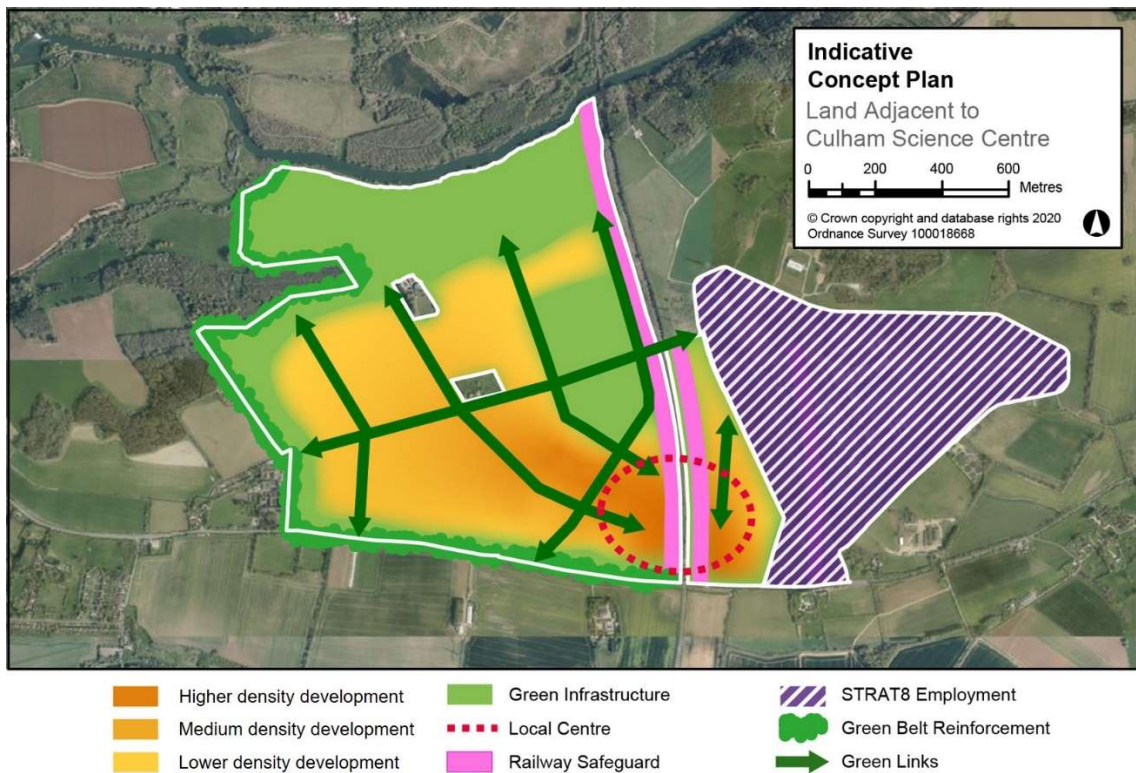


STRAT9 – Land Adjacent to Culham Science Centre

Submission Concept Plan (superseded by amended version):

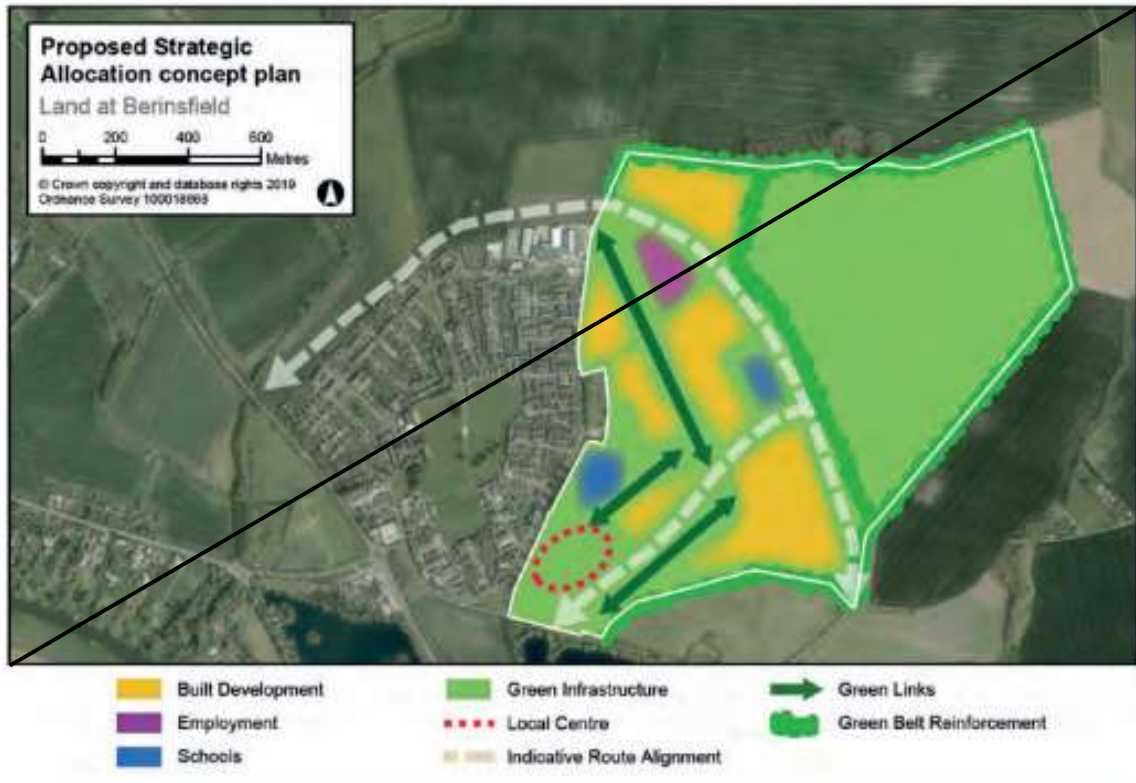


Amended Concept Plan (as will appear in Plan following adoption):

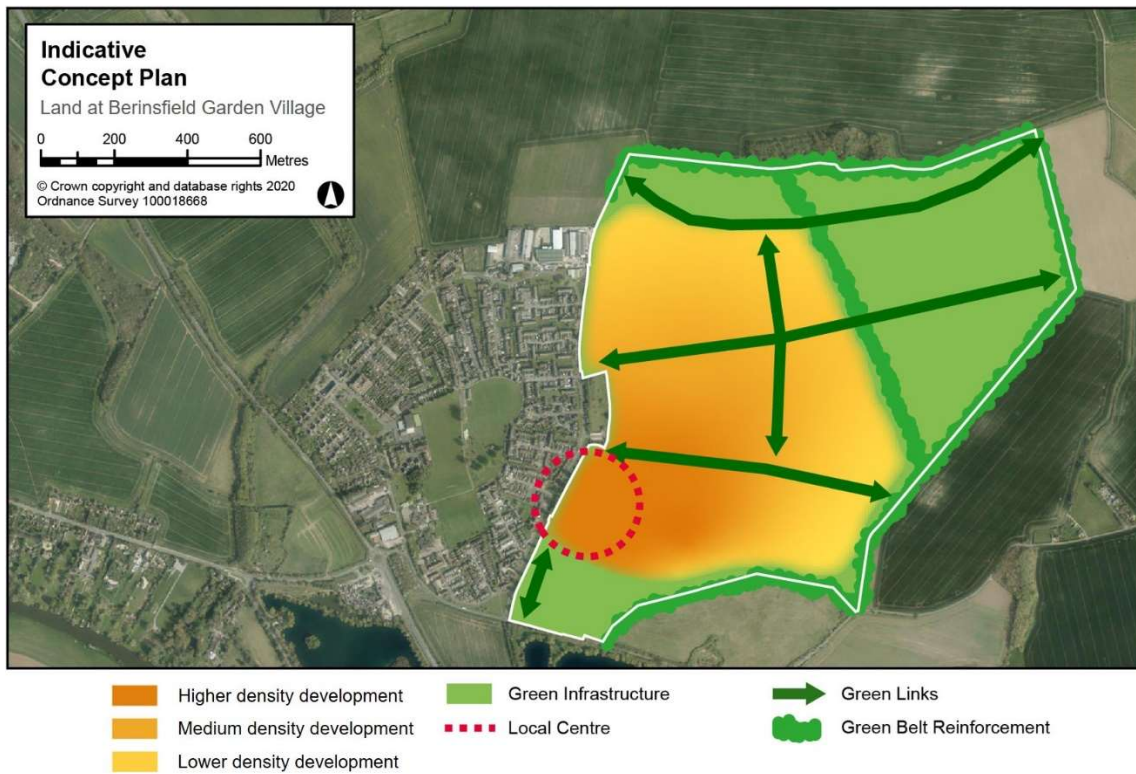


STRAT10i: Land at Berinsfield

Submission Concept Plan (superseded by amended version):



Amended Concept Plan (as will appear in Plan following adoption):

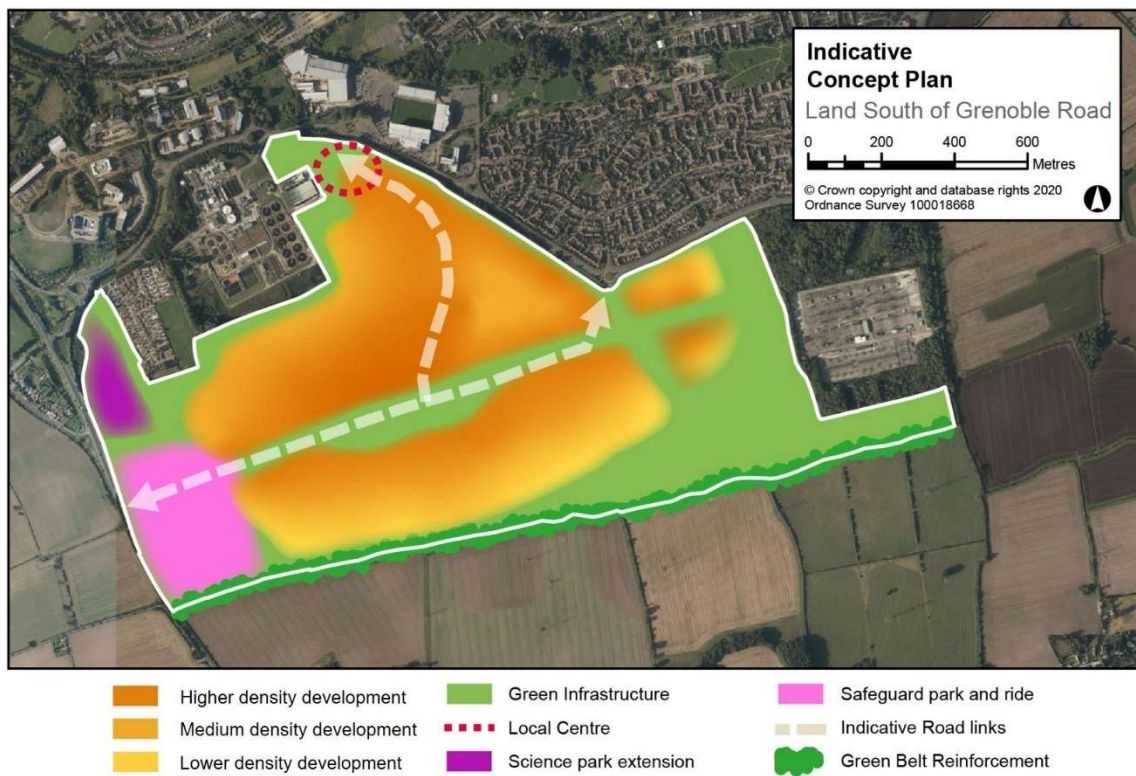


STRAT11 – Land South of Grenoble Road

Submission Concept Plan (superseded by amended version):

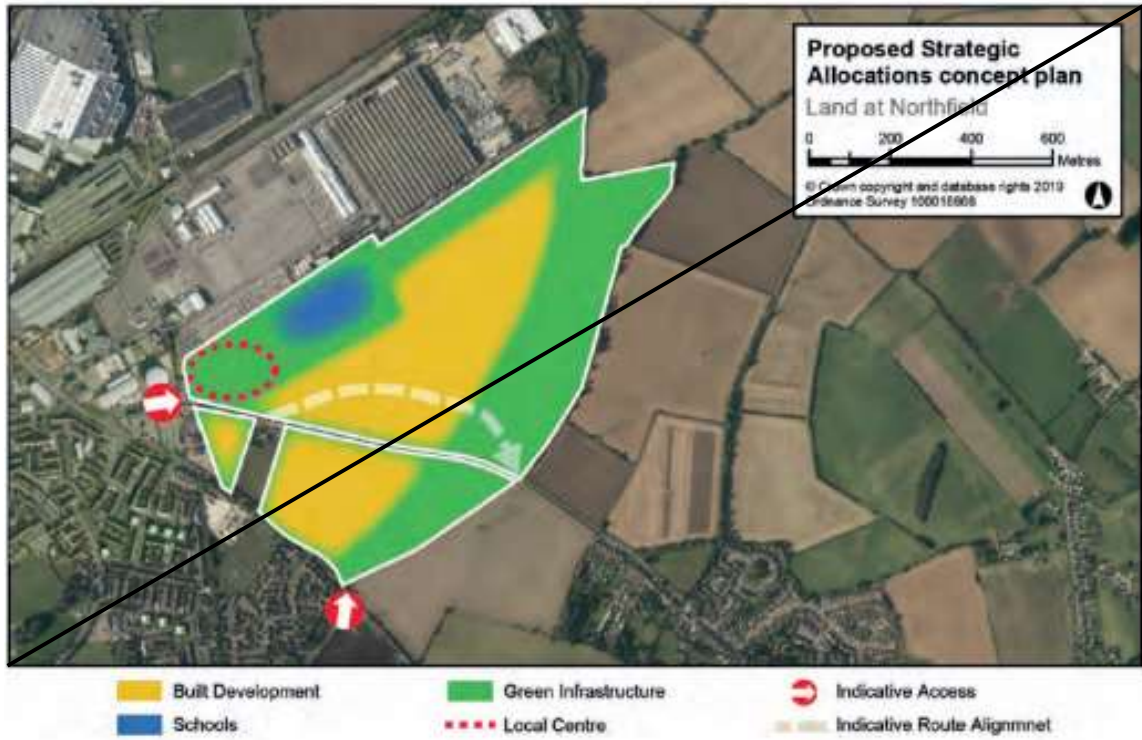


Amended Concept Plan (as will appear in Plan following adoption):

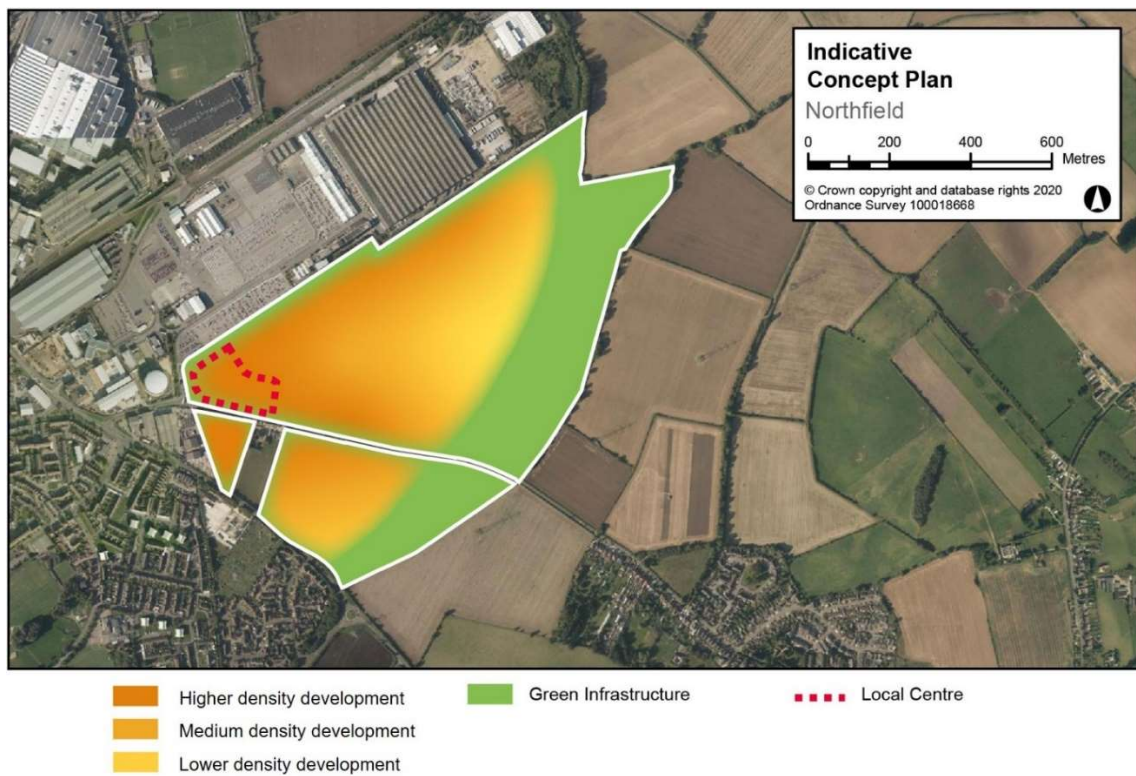


STRAT12: Land at Northfield

Submission Concept Plan (superseded by amended version):

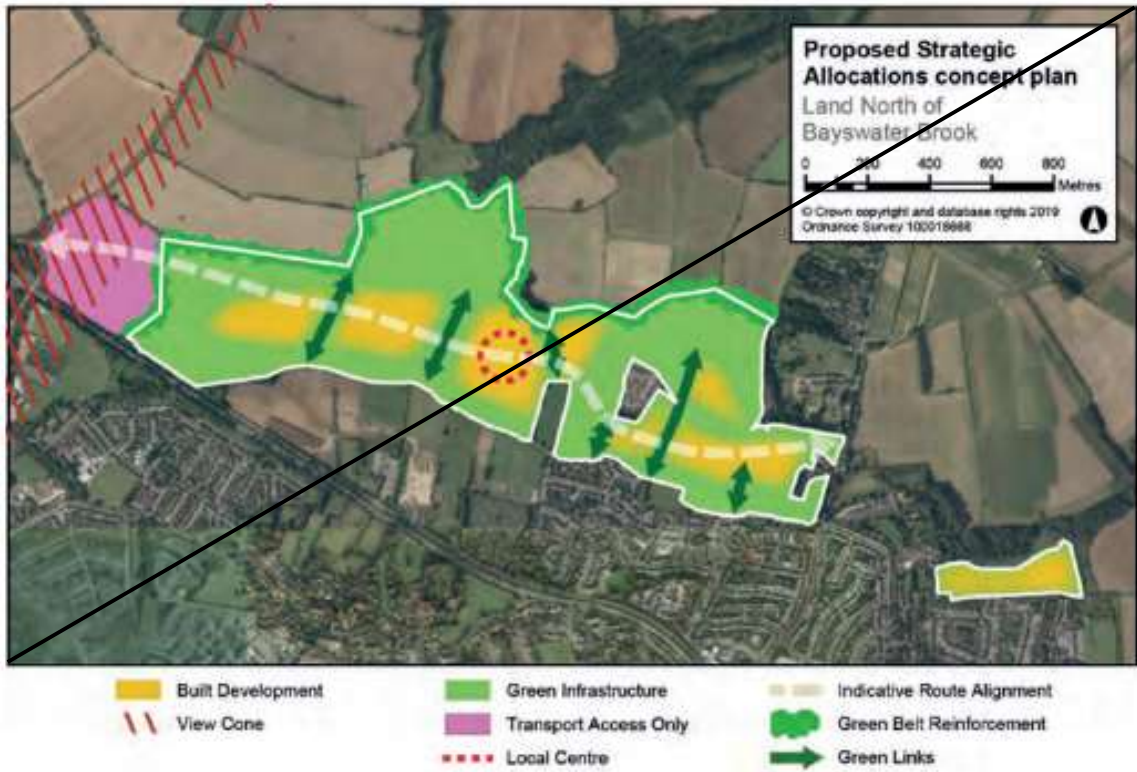


Amended Concept Plan (as will appear in Plan following adoption):

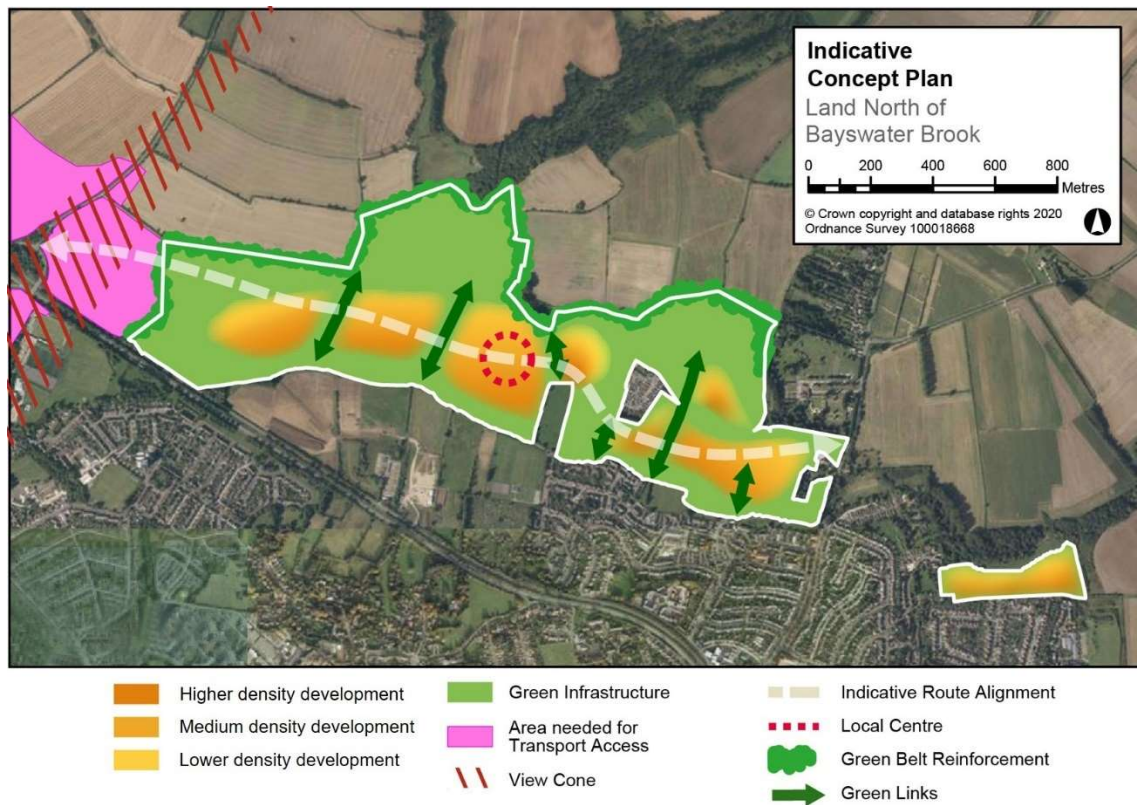


STRAT13 – Land North of Bayswater Brook

Submission Concept Plan (superseded by amended version):

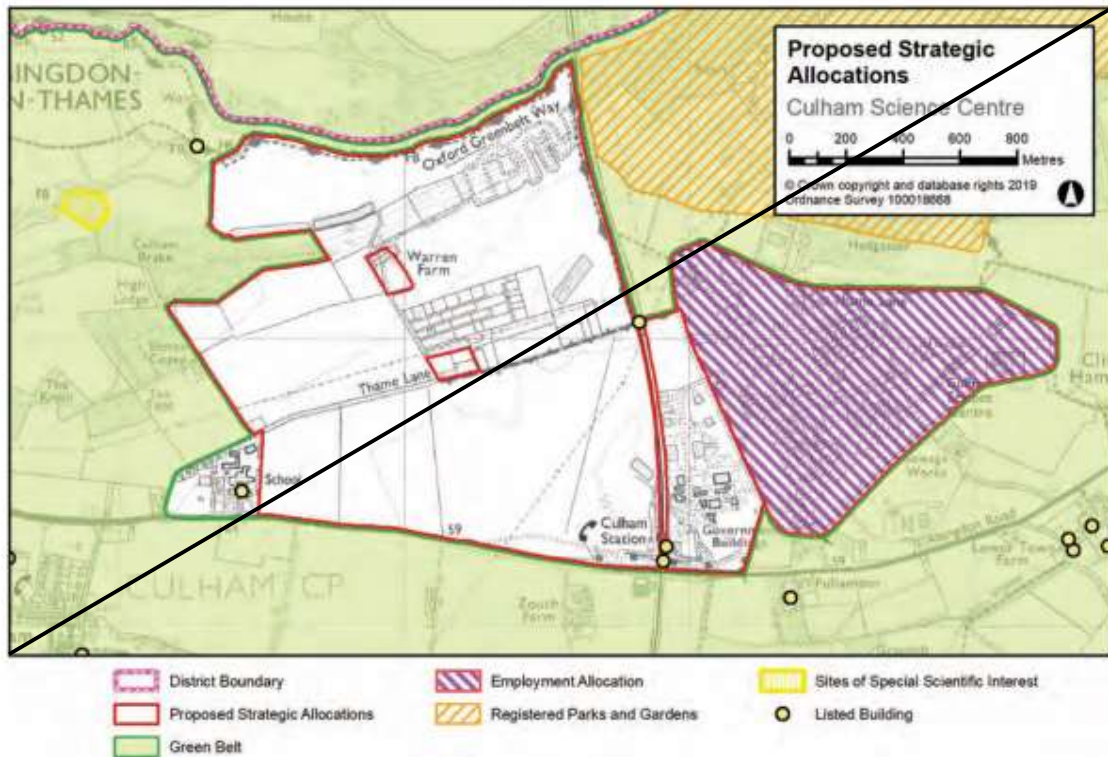


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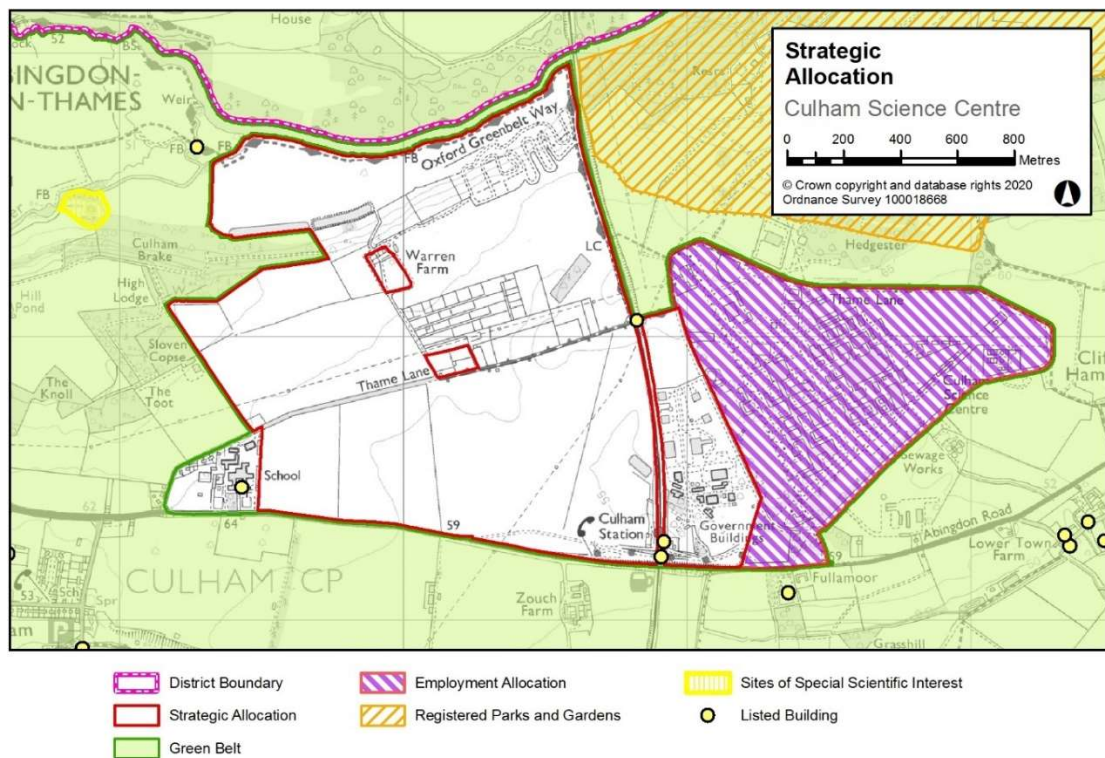


Appendix B – Amendment to Appendix 2, Culham Science Centre Strategic Allocation Map

Submission Culham Science Centre Strategic Allocation Map (superseded by amended version):

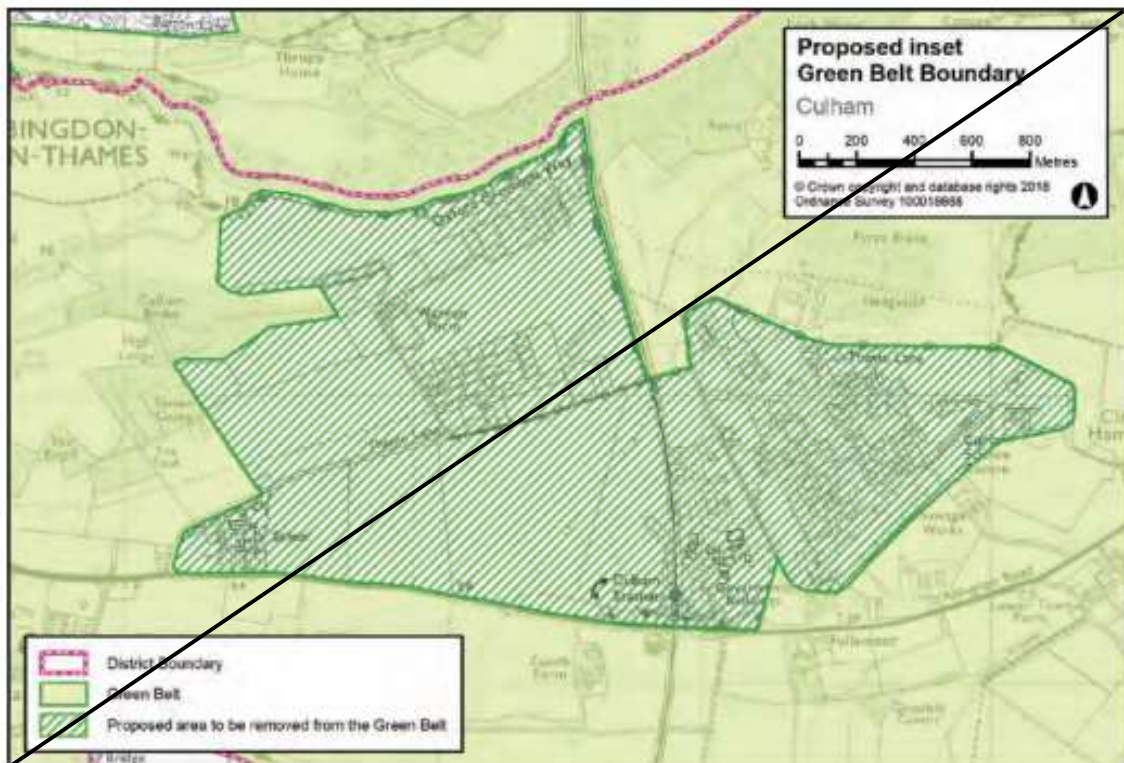


Amended Culham Science Centre Strategic Allocation Map (as will appear in Plan following adoption):

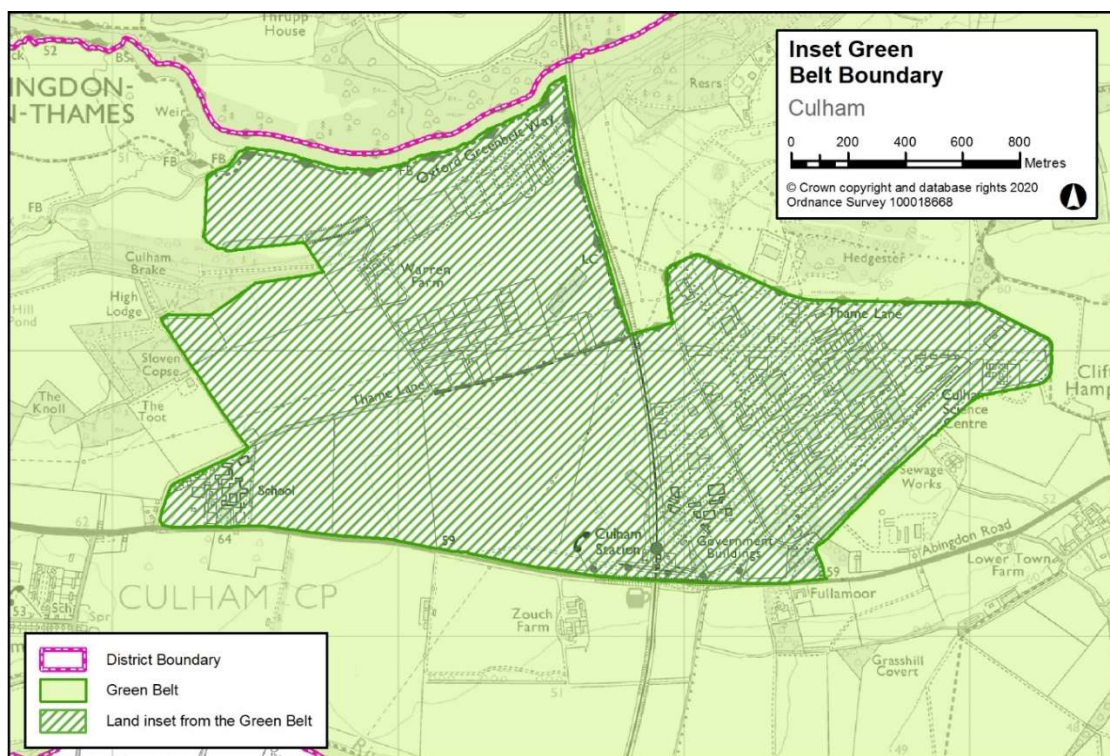


Appendix C – Appendix 4, Amendment to Culham Science Centre Green Belt Inset Map

Submission Culham Science Centre Green Belt Inset Map (superseded by amended version):

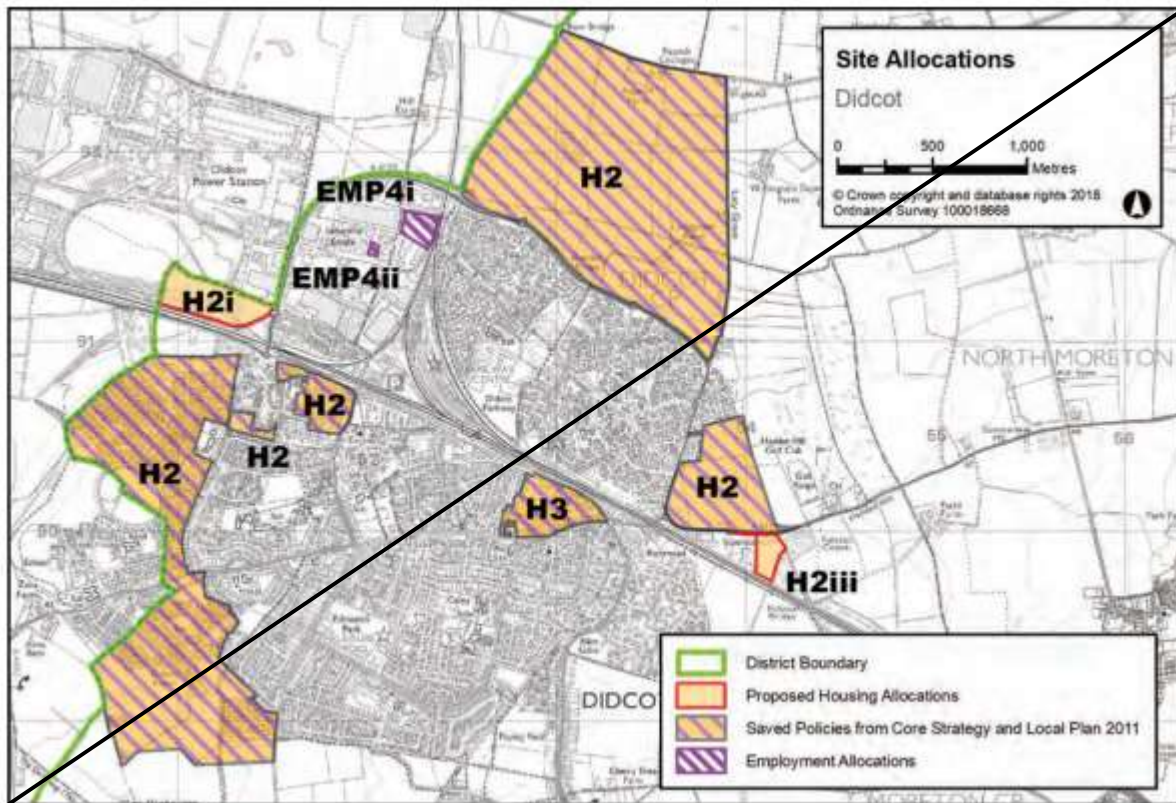


Amended Culham Science Centre Green Belt Inset Map (as will appear in Plan following adoption):

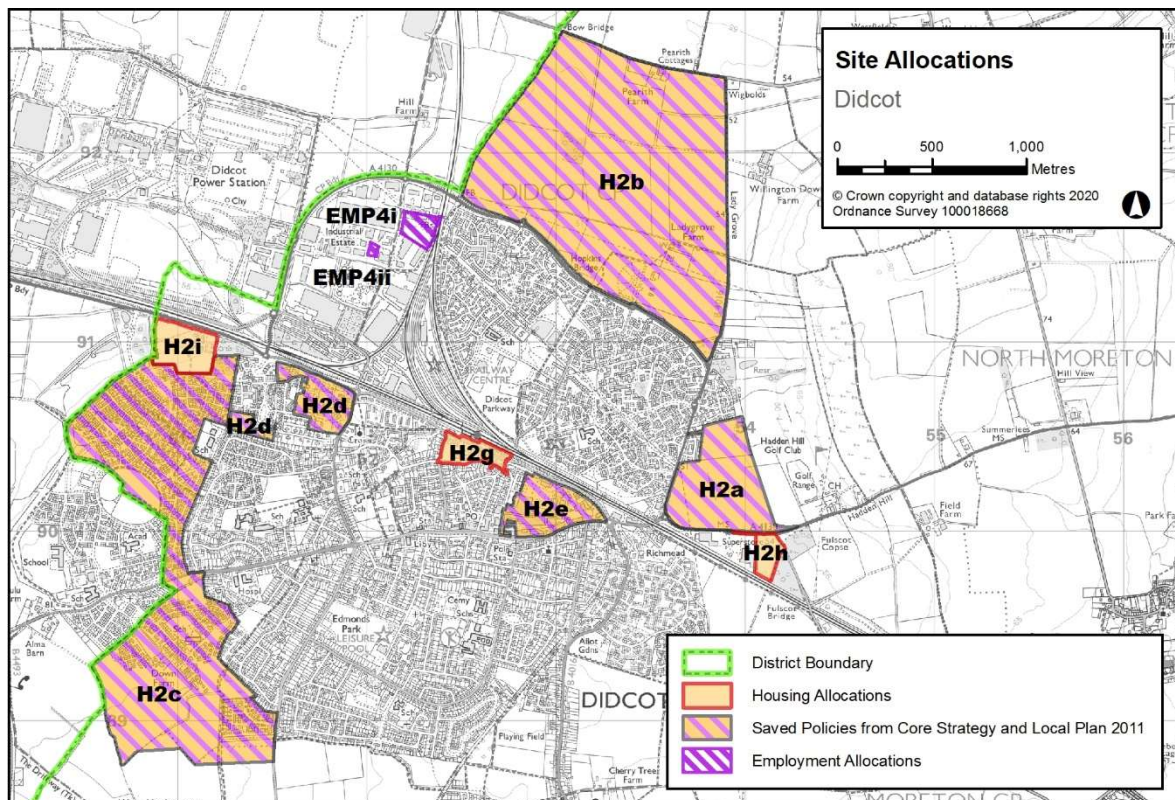


Appendix D – Appendix 3, Amendment to Didcot Site Allocations Map

Submission Didcot Site Allocations Map (superseded by amended version):

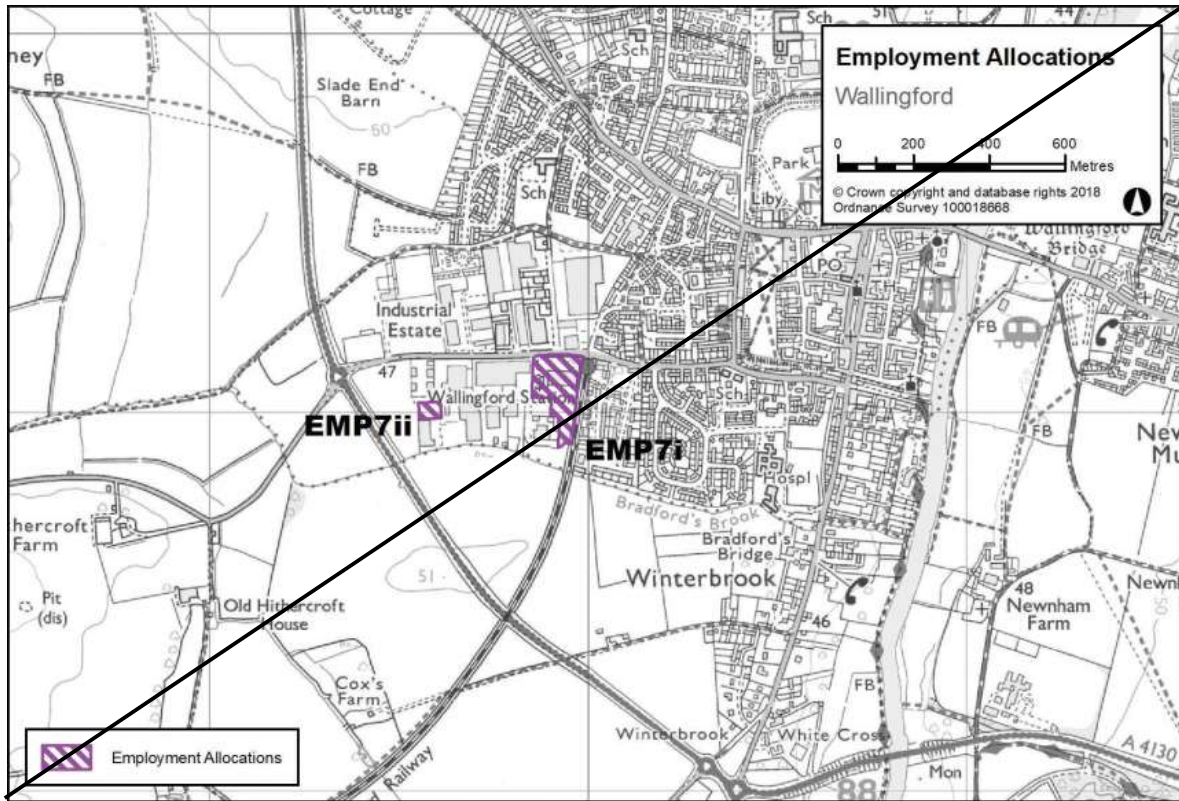


Amended Didcot Site Allocations Map (as will appear in Plan following adoption):

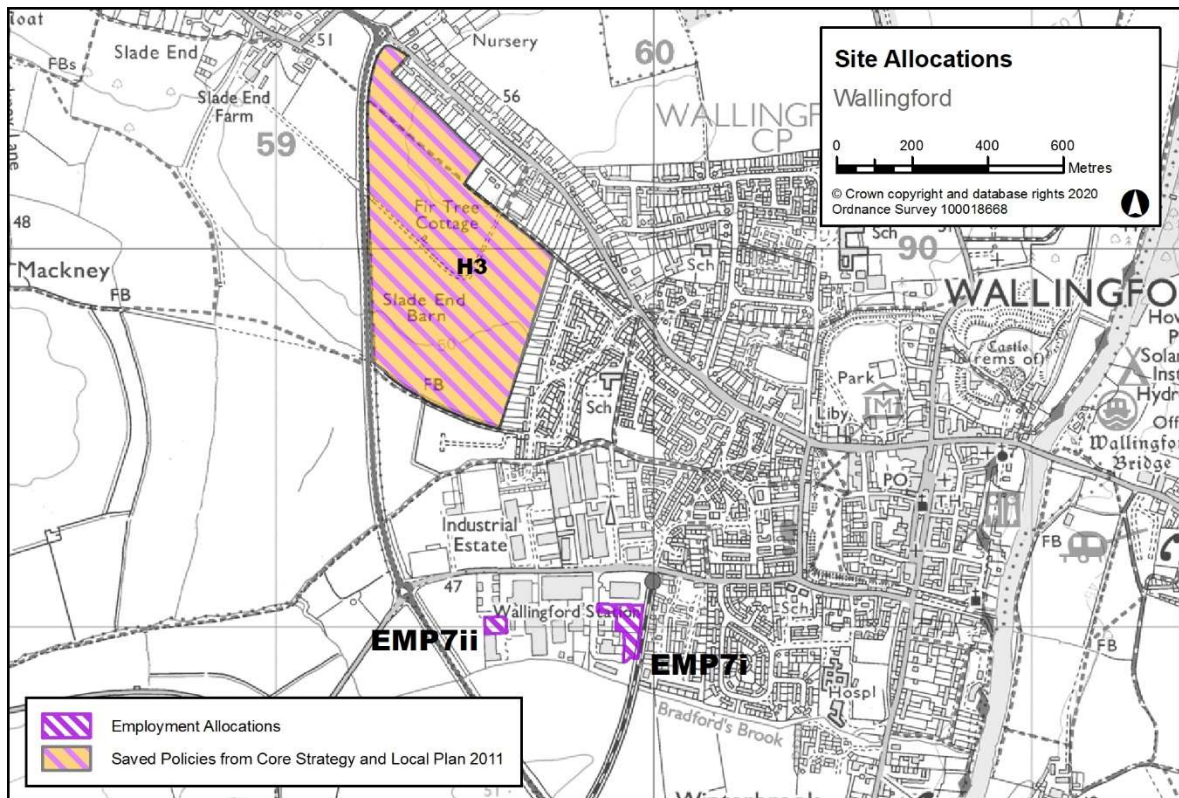


Appendix E – Appendix 3, Addition of Land West of Wallingford Site Allocations Map

Submission Wallingford Employment Allocations Map (superseded by amended version):

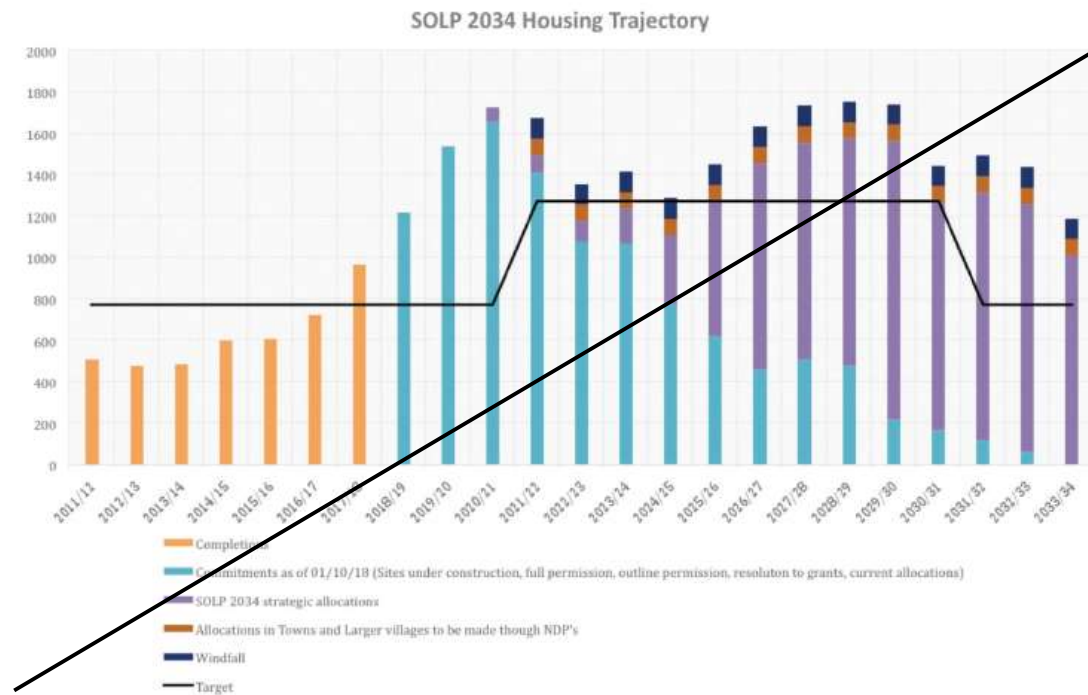


Amended Wallingford Site Allocations Map (as will appear in Plan following adoption):



Appendix F – Appendix 8, Amendment to Local Plan Development Trajectory

Submission Local Plan Development Trajectory (superseded by amended version):



Amended Local Plan Development Trajectory (as will appear in Plan following adoption):

