

**South Oxfordshire District Council**

**Habitats Regulations  
Assessment Addendum  
HRA of Main Modifications**

**Final report**

Prepared by LUC

September 2020



## South Oxfordshire District Council

### Habitats Regulations Assessment Addendum HRA of Main Modifications

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1.	Draft for client comment	S. Smith	J. Owen	J. Owen	15.09.2020
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4.	Final with further minor updates	S. Smith	J. Owen	J. Owen	18.09.2020

# Contents

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<b>Chapter 1</b>	
<b>Introduction</b>	<b>1</b>

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<b>Chapter 2</b>	
<b>Implications of Proposed Main Modifications on the 2019 HRA of the Local Plan</b>	<b>2</b>
Air Pollution	2
Recreation Impacts	4
Policy DES11: Carbon Reduction	5
In-Combination Effects	5

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<b>Chapter 3</b>	
<b>Summary and Conclusions</b>	<b>6</b>

---

<b>Appendix A</b>	
<b>Schedule of Main Modifications and Implications for HRA</b>	<b>A-1</b>

# Chapter 1

## Introduction

**1.1** LUC has been commissioned by South Oxfordshire District Council to carry out a Habitats Regulations Assessment (HRA) of its Local Plan. The version of the HRA submitted alongside the Local Plan was the South Oxfordshire Local Plan 2034 Final Publication Version 2<sup>nd</sup> Habitats Regulations Assessment (March 2019), hereafter referred to as the 2019 HRA.

**1.2** The Local Plan was submitted to the Secretary of State for Housing, Communities and Local Government in March 2019. Examination hearings took place in July and August 2020. Following these hearings, the Council has prepared a schedule of Main Modifications, based on the Inspector's recommendations to make the plan sound and to account for updated circumstances. LUC reviewed these Main Modifications to consider whether they necessitate amendments to the 2019 HRA.

**1.3** This document sets out the results of LUC's review of the Main Modifications and sets out the implications of these for the 2019 HRA. This document should be read alongside the 2019 HRA.

**1.4 Appendix A** presents the schedule of Main Modifications, with an added column to summarise whether the modification has any implications for the 2019 HRA. Where potential implications were identified, these have been considered further in **Chapter 2**. **Chapter 3** provides a summary of the findings of this HRA Addendum.

## Chapter 2

# Implications of Proposed Main Modifications on the 2019 HRA of the Local Plan

**2.1** The full schedule of Main Modifications and their potential implications for the HRA is set out in **Appendix A**. The vast majority of modifications have no implications for the HRA as they will not result in any changes to the proposed quantum or location of development. As such, only those modifications that may result in changes to the proposed quantum or location of development are discussed in this chapter.

**2.2** The HRA Screening for the submitted Local Plan concluded that likely significant effects could potentially arise in relation to two issues:

- Air pollution (at Oxford Meadows Special Area of Conservation (SAC) and Aston Rowant SAC).
- Recreation pressure (at Little Wittenham SAC).

**2.3** These screening conclusions in the 2019 HRA are still considered to be valid. Potential implications are discussed below with regards to air pollution and recreation pressure.

**2.4** It is noted that the modifications include a new policy, Policy DES11: Carbon Reduction. This policy is not expected to lead to any likely significant effects on European sites, as it does not propose or allocate any development.

### Air Pollution

**2.5** One of the key modifications is the extension of the plan period by one year to 2035. This has resulted in a higher housing number for many sites, as they will not be fully built out by 2034. However, the traffic modelling that informed the 2019 HRA was based on the full capacity of strategic site allocations, at Berinsfield, Chalgrove, land adjacent to Culham Science Centre, and land south of Grenoble Road, rather than just the development expected to be delivered within the plan period. As such, these higher housing numbers for these sites have already been accounted for and the HRA conclusions with regards to air pollution do not need to be amended to take account of the extended plan period.

**2.6** In addition to the extended plan period, there are a small number of changes to the sites referred to/allocated in policies H2 and H3 (Main Modifications MM24 and MM25). These were all included in the traffic model that informed the 2019 HRA (except an additional four homes completed/committed at Wallingford, which is considered negligible), therefore no

updates to the 2019 HRA conclusions are required as a result of changes to these policies.

**2.7** The baseline information regarding housing completions and commitments has also been updated (as detailed in Main Modifications MM23 and MM26). A substantial proportion of this growth was included in the traffic model. Indeed, the total number of additional dwellings in the traffic model was 30,168 from a 2013 base position. Net housing completions between 2011/12 – 2012/13 was 983 dwellings. In effect the traffic model considered the implications of the around 31,150 new dwellings being built across the District. The plan's updated net number of new dwellings between 2011 – 2035 is 30,056. Therefore, the traffic model assessed a greater number of dwellings than proposed in the plan.

**2.8** In the main modifications, the housing completions and commitments have been updated (see Main Modifications MM22, MM23 and MM26). Since the traffic model was produced, some additional homes have been added at the Wheatley Strategic Site (in Holton Parish) (Main Modification MM18), and within Chinnor and Watlington (Main Modification MM26), which are the locations and villages closest to and considered most likely to result in some additional traffic on the M40.

**2.9** Commuting data<sup>1</sup> show that a significant proportion of people commuting from Wheatley work in and around Oxford. A smaller number travel to Abingdon, Didcot and Thame for work, with a very small number travelling further afield, including to High Wycombe, Marlow and Maidenhead. These commuting journeys to the east of Wheatley (e.g. to High Wycombe, Marlow and Maidenhead) are likely to use the stretch of the M40 that passes Aston Rowant SAC on a regular basis, but the increase in such journeys as a result of the updated baseline is likely to be negligible.

**2.10** A large proportion of those living in Chinnor work in Thame and Oxford, whilst others travel to Princes Risborough, Aylesbury, High Wycombe, Marlow and towards / into London to work. Those travelling to central London generally travel by train, whilst others travel by car. Only those working in High Wycombe, Marlow and the edge of London are likely to use the stretch of the M40 that passes Aston Rowant SAC on a regular basis.

**2.11** Watlington has a more dispersed commuting pattern, with residents travelling to Oxford, Wallingford, Henley, Reading, Thame, High Wycombe and towards / into London to work. Only those commuting to High Wycombe and towards London (including Maidenhead, Slough and Windsor) are likely to use the stretch of the M40 that passes Aston Rowant SAC on a regular basis, and this accounts for a small number

of travel to work journeys. In the context of the traffic model, which takes into account growth within South Oxfordshire and the surrounding Oxfordshire local authorities, the increase in vehicle trips along the M40 as a result of the updated baseline is likely to be negligible, even in-combination with additional journeys from Wheatley and Watlington. As a result no updates to the HRA conclusions are required due to the change in the housing completions and commitments.

**2.12** With regards to employment land, the requirement over the plan period has increased to a minimum of 39.1 ha, as a result of the extended plan period (Main Modification MM38). The Local Plan already allocated more employment land than this (47.2 ha). Employment land allocation figures for Thame and Wallingford have been updated to account for recommended allocations from the Employment Land Review (referred to in paragraphs 6.13 and 6.14 of the submission Local Plan) and the fact that 1.16 ha of site EMP7i (Land at Hithercroft Road and Lupton Road) has now been developed as a food store (Main Modifications MM38, MM42 and MM43). The overall change in the amount to be allocated is 0.74 ha additional employment land, which is considered to be a negligible difference (an increase of around 1.56%) and therefore does not alter the conclusions of the 2019 HRA.

**2.13** Overall, the changes in the level and pattern of growth included in the Main Modifications only represent a very marginal difference to the submitted Local Plan and the basis on which the traffic modelling was undertaken that informed the 2019 HRA. The Council has confirmed that the modifications would not result in a change to the assumptions underlying the transport model in terms of infrastructure updates and improvement works.

**2.14** The 2019 HRA identified potential for an increase in air pollution as a result of increased traffic movements at Aston Rowant SAC, along the M40. However, the 2019 HRA concluded that the Local Plan would not result in adverse effects on integrity on the site as a result of air pollution due to the following:

- Using 'CURED' vehicle emissions is highly precautionary and no exceedances in screening thresholds were triggered under the EFT emissions. In reality the emissions are likely to be between the EFT and CURED predictions<sup>2</sup>.
- The proportion of SAC qualifying habitat affected by forecast exceedances in nutrient nitrogen deposition is <0.1% of the total area of SAC and therefore the integrity, in terms of ecological coherence, structure and function would not be affected.

<sup>1</sup> <https://commute.datashine.org.uk/>

<sup>2</sup> This bullet point relates to the basis of the transport model. For more information see the 2019 HRA Report.

- Calcareous habitat and particularly juniper scrub have been reported to be resilient to the effects of nutrient nitrogen deposition.
- The SAC, including those locations where screening thresholds have regularly been exceeded, have been in favourable condition for over 11 years despite historic exceedances of the critical level. While the effects of changes to growth rates are technically possible, in the long-term it is expected that such effects would result in notable changes to habitat condition. However, no such changes have been recorded within the potentially affected parts of the site during 11 years of condition monitoring.
- The M40 is located within a steep cutting along much of its length in proximity to the SAC, and therefore the actual distance between the M40 and SAC is often considerably greater than is apparent on 2D mapping. In addition, the topography of the steep cutting is likely to reduce the levels of NOx and nutrient N reaching the SAC.
- The majority of the length of M40 in proximity to the SAC is bordered by an intervening belt of dense scrub and woodland habitat, which is likely to act as a buffer and barrier to the effects of nutrient nitrogen deposition in particular.

**2.15** This reasoning, particularly with regards to the resilience of the habitats present along the road and the fact that much of the M40 lies within a cutting at this point, still applies. As such, it is considered that the previous 2019 HRA findings remain valid and the Local Plan incorporating Main Modifications will not lead to adverse effects on integrity of any European sites, with regards to air pollution.

### Recreation Impacts

**2.16** The HRA calculated the increase in local population within 7km of Little Wittenham SAC as a result of the Local Plan, committed development and allocations in Neighbourhood Plans. These calculations need to be revised, given that they were based on development coming forward within the plan period. In addition, the figures for committed development and housing allocated through Neighbourhood Plans have been updated since the HRA was undertaken in 2019.

**2.17** Table 2.1 below presents an update of Table 5.7 of the 2019 HRA. As with the 2019 HRA, policies H2 and H3 are not

included in this table, as the housing allocated through those policies is already committed. Policy STRAT2 has been removed from the table for clarity, as it sets out the housing requirement (rather than the figures provided for in the plan), and the strategic plan allocations that lie wholly or partially within 7km of Little Wittenham SAC are set out in the table anyway. Policy H4 has been removed from the table as there is no longer an outstanding requirement for any homes at Cholsey (Main Modification MM26). The committed growth in these policies has, however, been taken into account when considering in-combination effects.

Table 2.1: New homes within c.7km of Little Wittenham SAC

Policy	Number of new homes policy provides for within plan period	Proportion of these new homes within or near 7km of Little Wittenham SAC
STRAT9 - Land Adjacent to Culham Science Centre	2,100 new homes	All
STRAT10i - Land at Berinsfield Garden Village	1,700 new homes	All
STRAT7 - Land at Chalgrove Airfield	2,105 new homes	All This site lies on the 7km buffer, therefore the whole allocation has been considered.
<b>Total</b>	<b>c. 5,905 new homes</b>	All

**2.18** The following text updates that presented in paragraphs 5.69 to 5.70 and 5.73 of the 2019 HRA, based on the Main Modifications MM10, MM12 and MM14, and updated household projections.

**2.19** The latest household projections (2018-based) suggest that South Oxfordshire is expected to have an average household size of 2.32 by 2033<sup>3,4</sup> (the projection year closest to the end of the plan period). The new homes resulting from the Local Plan will therefore accommodate an increase in population of c.13,700 within c.7km of Little Wittenham SAC. The current population in the same area (including Chalgrove and Abingdon, which lie at the edge of the 7km zone) is approximately c.63,375<sup>5</sup>, based on 2011 census data. The Local Plan alone therefore seeks to accommodate a

<sup>3</sup> ONS (2020) Household projections for England, 2018-based: Principal projection, Table 427: Change in average household size

<sup>4</sup> Note that the 2019 HRA used a projected household size of 2.18. However, the projections have since been updated, therefore the most up to date figure has been used.

<sup>5</sup> Based on 2011 census data for Output Areas population weighted centroids for area within 7km of Little Wittenham SAC, plus Chalgrove.

population increase of approximately 21.5% since 2011, within c.7km of Little Wittenham SAC (including Chalgrove).

**2.20** Little Wittenham SAC currently receives c.150,000 visits each year<sup>6</sup>. An increase of 21.5%, in line with the estimated population increase, would therefore result in an additional c.32,250 visits per year. The Earth Trust, which manages Little Wittenham SAC as part of a larger area, has undertaken visitor surveys and estimates that visits to the site will increase by 11% by 2020 and 36% by 2030<sup>4,5</sup>. The increase in population due to the Local Plan alone is estimated to be within the increased visitors planned for by the Earth Trust.

**2.21** The increase in local population arising from the Local Plan in combination with other plans or projects, however, could result in visitor numbers that exceed those planned for. In addition to new development allocated in the Local Plan, visitor numbers could increase due to completed and committed development, additional development allocated by Neighbourhood Plans and development in Vale of the White Horse District, within 7km of the SAC.

**2.22** Nevertheless, the percentage rise in visits compared to that calculated in the 2019 HRA is considered very minor and the fact remains that the great crested newt population at the site has low sensitivity to recreational pressure. In addition, the site is still well managed by the Earth Trust and it is considered that sufficient measures are in place to manage visitors to Little Wittenham SAC such that they do not have an adverse effect on the site. In addition, measures to promote green infrastructure and provide sufficient open space are retained in the Local Plan. As such, it is considered that the 2019 HRA conclusions, that the increase in visitor numbers arising from the South Oxfordshire Local Plan, either alone or in combination with other plans, would not have an adverse effect on the integrity of Little Wittenham SAC, still remain valid.

## Policy DES11: Carbon Reduction

**2.23** The Main Modifications include a new policy, DES11, which was not previously subject to HRA. The policy has been screened and it is concluded that it will not result in likely significant effects on any European sites as it will not result in development or an increase in visitors to the area.

## In-Combination Effects

**2.24** The consideration of air pollution and recreation impacts above take into account potential in-combination effects. In addition, the plans set out in Appendix 2 of the 2019 HRA were reviewed in order to identify any changes to these and establish whether such changes could result in effects on any

European sites in-combination with the South Oxfordshire Local Plan, incorporating Main Modifications. Some of the Local Plans identified as emerging plans in the 2019 HRA have now been adopted (e.g. Oxford City Plan and Reading Borough Local Plan). The adopted versions of the plans include some changes to housing provision, but these are considered minor.

**2.25** In addition, some of the Neighbourhood Plans identified as emerging in the 2019 HRA have now been made. A small number are due to proceed to referendum but this has been postponed as Regulations relating to the Coronavirus Act 2020 postpone neighbourhood planning referendums until May 2021. In addition, a number of additional areas have started the process of developing a neighbourhood plan, but these are generally early on in the process and/or do not allocate any development. In addition, the South Oxfordshire Local Plan recognises the role of relevant Neighbourhood Plans in allocating development and future Neighbourhood Plans would need to be in conformity with the Local Plan.

**2.26** Overall, it is considered that the conclusions of the 2019 HRA, that no adverse effects on the integrity of European sites are expected to arise in-combination with other plans and programmes.

<sup>6</sup> Earth Trust (2016) *Statement of Need for Improvements to the Earth Trust Centre*



## Chapter 3

### Summary and Conclusions

**3.1** LUC has reviewed the Main Modifications proposed for the South Oxfordshire Local Plan in terms of their implications for the HRA. The Main Modifications recognise that the baseline (in terms of completions and commitments) has been updated. In addition, there is a small amount of additional development allocated in the Local Plan, primarily as a result of extending the plan period by a year. Nevertheless, the overall conclusions of the 2019 HRA remain valid. This means that the Local Plan, incorporating Main Modifications, is not expected to result in adverse effects on integrity of any European site, either alone or in-combination with other plans or projects.

LUC

September 2020

## **Appendix A**

### **Schedule of Main Modifications and Implications for HRA**

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings
<b>Changes applicable throughout the Plan</b>						
MM1	Throughout	n/a	References to Plan end date of 2034: 2034 <b>2035</b>	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	None - this does not result in any changes to the proposed quantum or location of development (implications of additional development as a result of the extended plan period are considered against site-specific policies below).
<b>CHAPTER 3 - Vision and Objectives</b>						
<b>Strategic Objectives</b>						
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. <b><u>Lower energy use and support an increase in renewable energy use. Support growth in locations that help reduce the need to travel</u></b>	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)	None - this does not result in any changes to the proposed quantum or location of development.
<b>CHAPTER 4 - Our Spatial Strategy</b>						
<b>The Strategy</b>						
MM3	4.9	27	New bullet: <b><u>Contribute to tackling climate change</u></b>	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)	None - this does not result in any changes to the proposed quantum or location of development.
<b>Policy STRAT1: The Overall Strategy</b>						
MM4	n/a	28	New paragraph following 4.10 - <b><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></b>	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)	None - this does not result in any changes to the proposed quantum or location of development.
	1 [new bullet]	28	New bullet: <b><u>Contributing to tackling climate change</u></b>	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)	None - this does not result in any changes to the proposed quantum or location of development.

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings											
<b>Policy STRAT2: South Oxfordshire Housing and Employment Requirements</b>																	
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"> <li>• <b>South Oxfordshire Minimum Housing Requirement- 18,600 between 1 April 2011 and 31 March 2035</b> South Oxfordshire Housing Requirement 775 homes per year (17,825 between 1 April 2011 and 31 March 2034)</li> <li>• <b>-4,950 homes addressing Oxford's unmet housing need</b> Addressing Oxford's contribution to the Growth Deal 495 homes per year (4,950 between 1 April 2021 and 31 March 2031)</li> </ul>	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	Implications of additional development as a result of the extended plan period are considered against site-specific policies below.											
			<ul style="list-style-type: none"> <li>• <b>-Total housing requirement for the plan period 23,550 homes</b> Total housing requirement for the plan period 22,775 homes</li> <li>• <b>The annual requirement is as follows:</b> <ul style="list-style-type: none"> <li>• <b>2011/12 to 2025/26- 900 homes per annum.</b></li> <li>• <b>2026/27 to 2031/32-1,120 homes per annum</b></li> <li>• <b>2032/33 to 2034/35- 1,110 homes per annum.</b></li> </ul> </li> </ul> <p>3. Employment land requirements</p> <ul style="list-style-type: none"> <li>• South Oxfordshire <b>Minimum Employment Land Requirement</b> 37.5 <b>39.1</b> hectares between 1 April 2011 and 31 March 2035</li> </ul>			Implications of additional development as a result of the extended plan period are considered against site-specific policies below.											
	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 <b>3.2</b> hectares is required. This results in an additional <b>a minimum</b> requirement of between 34.7 and 37.5 <b>39.1</b> hectares of employment land in the district over the period 2011 to 2034.</p>			Implications of additional development as a result of the extended plan period are considered against site-specific policies below.											
Chapter 12 - Monitoring and Review																	
1. Strategy		228	<table border="1"> <tr> <td rowspan="5">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 <b>18,600</b> homes to be delivered over the plan period</td> </tr> <tr> <td>Progress towards meeting South Oxfordshire's portion of unmet need in the housing market area</td> <td>Progress towards meeting <b>annual requirement of 1,270 4950</b> homes between 2021-2031 2035</td> </tr> <tr> <td>Number of dwellings permitted and completed in the district to meet the overall need</td> <td>22,775 <b>23,550</b> homes to be delivered in the plan period</td> </tr> <tr> <td>Quantum of land permitted and completed for employment by strategic site and allocation</td> <td>To deliver <b>37.5 39.1</b> hectares of employment land over the plan period</td> </tr> <tr> <td>Number of homes delivered at Grenoble Road, Northfield, and <b>Land</b> North of Bayswater Brook strategic allocations</td> <td>For 4,950 homes to be delivered <b>from 2024/25</b> at the Grenoble Road, Northfield, and <b>Land</b> 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 <b>18,600</b> 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 <b>annual requirement of 1,270 4950</b> homes between 2021-2031 2035	Number of dwellings permitted and completed in the district to meet the overall need	22,775 <b>23,550</b> homes to be delivered in the plan period	Quantum of land permitted and completed for employment by strategic site and allocation	To deliver <b>37.5 39.1</b> hectares of employment land over the plan period	Number of homes delivered at Grenoble Road, Northfield, and <b>Land</b> North of Bayswater Brook strategic allocations	For 4,950 homes to be delivered <b>from 2024/25</b> at the Grenoble Road, Northfield, and <b>Land</b> 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	Implications of additional development as a result of the extended plan period are considered against site-specific policies below.
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 <b>18,600</b> 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 <b>annual requirement of 1,270 4950</b> homes between 2021-2031 2035															
	Number of dwellings permitted and completed in the district to meet the overall need	22,775 <b>23,550</b> homes to be delivered in the plan period															
	Quantum of land permitted and completed for employment by strategic site and allocation	To deliver <b>37.5 39.1</b> hectares of employment land over the plan period															
	Number of homes delivered at Grenoble Road, Northfield, and <b>Land</b> North of Bayswater Brook strategic allocations	For 4,950 homes to be delivered <b>from 2024/25</b> at the Grenoble Road, Northfield, and <b>Land</b> North of Bayswater Brook strategic allocations to meet Oxford City's contribution to the Growth Deal.															
<b>Policy STRAT3: Didcot Garden Town</b>																	
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 as set out in Appendix 6.</p> <p><b>1. Within the Didcot Garden Town masterplan area the Local Plan will:</b></p>	To be amended to refer to the specific land use alignment between the Didcot Garden Town Delivery Plan and the Local Plan	With response to Inspector's questions May 2020 (PSD05-N2) and further amended with Matters and issues June 2020	None - this does not result in any changes to the proposed quantum or location of development.											

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings
			<p><u>i) Promote Didcot as the gateway to Science Vale;</u>  <u>ii) Identify Didcot as the focus of sustainable major new development for Science Vale;</u>  <u>iii) Support the delivery of ambitious Green Infrastructure provision and plan safe, healthy and active spaces, supported by Policy ENV5;</u>  <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>  <u>v) Strike a balance to provide for housing growth and economic growth;</u>  <u>vi) Assist in having policies supporting the acquisition of significant funding investment and safeguarding land to implement infrastructure schemes;</u>  <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>  <u>viii) Require infrastructure to unlock development in Didcot Town Centre, Didcot and the wider area;</u>  <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</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> <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>			

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings
			<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>			
			<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 longterm stewardship of assets where desirable.</u></p>			

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings						
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	None - this does not result in any changes to the proposed quantum or location of development.						
	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	None - this does not result in any changes to the proposed quantum or location of development.						
	n/a	38	New paragraph following 4.51 - <b><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></b>	For information	With response to Inspector's questions May 2020 (PSD05-N2) and further amended with Matters and issues June 2020	None - this does not result in any changes to the proposed quantum or location of development.						
Chapter 12 - Monitoring and Review												
1. Strategy	228		<table border="1"> <thead> <tr> <th>Policy</th> <th>Indicator</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Policy STRAT3 Didcot Garden Town</td> <td>Number of planning permissions granted on major development sites contrary to Policy STRAT3</td> <td>To ensure all relevant planning applications are granted in accordance with this policy</td> </tr> </tbody> </table>	Policy	Indicator	Target	Policy STRAT3 Didcot Garden Town	Number of planning permissions granted on major development sites contrary to Policy STRAT3	To ensure all relevant planning applications are granted in accordance with this policy	To account for modification in STRAT3	In response to matters and issues June 2020	None - this does not result in any changes to the proposed quantum or location of development.
Policy	Indicator	Target										
Policy STRAT3 Didcot Garden Town	Number of planning permissions granted on major development sites contrary to Policy STRAT3	To ensure all relevant planning applications are granted in accordance with this policy										
<b>Policy STRAT4: Strategic Development</b>												
MM7	5 (ix) [new]	40	New criterion: <b><u>ix) a statement of how it is intended to achieve low carbon emissions and facilitate renewable energy generation</u></b>	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, but would be appropriate for all major development (see next modification)	With response to Inspector's questions May 2020 (PSD05-N61)	None - this does not result in any changes to the proposed quantum or location of development.						
	6 (ix) [new]	40	New criterion: <b><u>ix) Low carbon development and renewable energy</u></b>	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	None - this does not result in any changes to the proposed quantum or location of development.						

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings
<b>Policy STRAT5: Residential Densities</b>						
	n/a	41	<p><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></p>	To address concerns expressed at the Matter 4 hearing session	Matter 4 hearing session	None - this does not result in any changes to the proposed quantum or location of development.
			<p><u>2.The density of a development should be informed by:</u>  <ul style="list-style-type: none"> <li>•the capacity of the site and the need to use land efficiently in accordance with Policy DES8: Efficient use of resources;</li> <li>•the need to achieve high quality design that respects local character;</li> <li>•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;</li> <li>•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</li> <li>•the need to minimise detrimental impacts on the amenity of future and/or adjoining occupiers.</li> </ul> <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> </p>			None - this does not result in any changes to the proposed quantum or location of development.
			<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	Implications for 2019 HRA findings																																										
MM8			<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"> <tr> <td>Location-</td> <td>- Minimum net-</td> </tr> <tr> <td>density</td> <td>Dwellings per-</td> </tr> <tr> <td>hectare</td> <td></td> </tr> <tr> <td>Major centres and sustainable transport hubs</td> <td></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>Market towns</td> <td></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>Strategic Allocations</td> <td></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> </table> <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>	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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	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 <b>minimum net density of 45dph</b> densities proposed <b>where relevant</b> can be achieved with a built form that is consistent with the settlement it adjoins <b>relates to</b>, 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><b><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></b></p>	To address concerns expressed at the Matter 4 hearing session	Matter 4 hearing session	None - this does not result in any changes to the proposed quantum or location of development.																																										

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings
Appendix 1 - Glossary						
	Glossary	249	<b>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</b>	To ensure the definition of net density is clearly expressed in the Plan	Examination	None - this does not result in any changes to the proposed quantum or location of development.
<b>Policy STRAT6: Green Belt</b>						
MM9	2	43	2. The Green Belt boundary has been altered to accommodate strategic allocations at STRAT8, STRAT9, STRAT10, STRAT11, STRAT12, STRAT13 and STRAT14, <b>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.</b> 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	None - this does not result in any changes to the proposed quantum or location of development.
	5	44	5. Where land is proposed to be <b>has been removed</b> 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	None - this does not result in any changes to the proposed quantum or location of development.
	4.59	43	4.59 The plan proposes <b>has made</b> alterations to the Green Belt to accommodate our strategic allocations at Culham, Berinsfield, Grenoble Road, Northfield, and Land north of Bayswater brook; <b>and</b> Wheatley. These proposals <b>alterations</b> are included <b>shown</b> 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 <b>and mitigation</b> . <b>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 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.</b>	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	None - this does not result in any changes to the proposed quantum or location of development.
<b>Policy STRAT7: Land at Chalgrove Airfield</b>						
	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	None - this does not result in any changes to the proposed quantum or location of development.
	1	46	1. Land within the strategic allocation at Chalgrove Airfield will be developed to deliver approximately 3,000 new homes with at least <b>20252,105</b> to be delivered within the plan period, 5 hectares of employment land, 3 pitches for Gypsies and Travellers, <b>education facilities, public open spaces, retail</b> and supporting services and <b>other community</b> 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)	With regards to air pollution, the traffic model was based on the full capacity of proposed strategic sites, rather than just the development expected to come forward within the plan period. As such, the 2019 HRA conclusions with regards to air pollution do not need to be amended to take account of the extended plan period. The change to the plan period requires the calculations relating to recreational impacts to be revised.

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings
MM10	2 (iii)	47	<del>iii) development densities in accordance with Policy STRAT5;</del>	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	None - this does not result in any changes to the proposed quantum or location of development.
	2 (iv)	47	iv) a net increase of <b>at least 5ha</b> 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	None - this does not result in any changes to the proposed quantum or location of development.
	2 (viii)	47	viii) provision of convenience <b>and comparison</b> floorspace <del>that to</del> meets the day-to-day needs of <b>Chalgrove and the wider</b> local community <del>only without impacting on the vitality and viability of existing centres</del> in accordance with Policy TC2 – Retail Hierarchy;	To address concerns raised at Matter 11 hearing session.	Matter 11 hearing session	None - this does not result in any changes to the proposed quantum or location of development.
	2 (x)	47	ix) to deliver all necessary transport infrastructure <del>as set out in referring to</del> the Infrastructure Delivery Plan, which is likely to include: a. re-alignment of the B480 through the site; 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 <b>with due regard to the heritage and landscape setting of the existing settlements , as examined through the planning application process;</b>	To address concerns raised at Matter 11 hearing session.	Matter 11 hearing session	None - this does not result in any changes to the proposed quantum or location of development.
	2 (ix) c	47	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 <del>up to</del> 4 buses per hour to be supported by highway improvements on the B480 corridor, and <del>support for an east west bus service linking Chalgrove to Didcot (and where appropriate-</del> <b>feasible</b> other significant <b>employment and</b> growth areas) with a target frequency of 2 buses per hour;			None - this does not result in any changes to the proposed quantum or location of development.
	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 <b>to other local destinations by providing new connections or improving the existing public rights of way network</b>			None - this does not result in any changes to the proposed quantum or location of development.
	2 (xiii) [new]	48	New criterion: <b>xiii) Low carbon development and renewable energy in accordance with STRAT4</b>	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)	None - this does not result in any changes to the proposed quantum or location of development.
	3	48	3.The proposed development at Chalgrove Airfield will deliver a scheme in accordance with an agreed comprehensive masterplan taking into consideration the <b>indicative</b> 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	None - this does not result in any changes to the proposed quantum or location of development.
3 (vi)	48	vi) respects the setting of the Listed Buildings and the Registered Battlefield (Battle of Chalgrove 1643). <b>addresses heritage assets and their settings in accordance with Policies ENV6 to ENV10 of this Plan and the NPPF.</b>	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)	None - this does not result in any changes to the proposed quantum or location of development.	

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings
	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	None - this does not result in any changes to the proposed quantum or location of development.
	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	None - this does not result in any changes to the proposed quantum or location of development.
	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	None - this does not result in any changes to the proposed quantum or location of development.
Chapter 12 - Monitoring and Review						
	1. Strategy	229	To permit approximately 3,000 homes and deliver a minimum of 2025- <u>2,105</u> 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)	None - this does not result in any changes to the proposed quantum or location of development.
<b>Policy STRAT8: Culham Science Centre</b>						
MM11	n/a	51	Site area: <del>73</del> <u>77</u> hectares	To reflect the boundary change to STRAT8 and the Green Belt	Hearings	None - whilst the site area is greater the policy does not set out a different level of development growth.
	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 <del>openness of the surrounding Green Belt</del> <u>character and appearance of the surrounding countryside</u> and the Registered Parkland associated with Nuneham House.'	To address concerns raised by the UKAEA in their Statement of Common Ground	Post Hearings	None - this does not result in any changes to the proposed quantum or location of development.
	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)	None - this does not result in any changes to the proposed quantum or location of development.
	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	None - this does not result in any changes to the proposed quantum or location of development.
	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)	None - this does not result in any changes to the proposed quantum or location of development.
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	None - this does not result in any changes to the proposed quantum or location of development.

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings
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	None - this does not result in any changes to the proposed quantum or location of development.
<b>STRAT9: Land adjacent to Culham Science Centre</b>						
	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	None - this does not result in any changes to the proposed quantum or location of development.
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 <del>4,850</del> <b>2,100</b> homes within the plan period, a net increase of <b>at least</b> 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	With regards to air pollution, the traffic model was based on the full capacity of proposed strategic sites, rather than just the development expected to come forward within the plan period. As such, the 2019 HRA conclusions with regards to air pollution do not need to be amended to take account of the extended plan period. The change to the plan period requires the calculations relating to recreational impacts to be revised.
3 (iii)		53	<del>iii) development densities in accordance with Policy STRAT5;</del>	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	None - this does not result in any changes to the proposed quantum or location of development.
3 (vii)		53	vii) all necessary transport infrastructure <del>as set out</del> <b>referred to</b> in the Infrastructure Delivery Plan, which is likely to include: a. new junctions onto the <del>A405</del> <b>A415</b> and significant contributions towards the Clifton Hampden <del>bypass</del> <b>Bypass</b> , the <del>Didcot to Culham River Crossing</del> <del>Thames road River crossing between Culham and Didcot Garden Town</del> , and upgrading the A4074/B4015 junction at Golden Balls; b. provide for excellent public <del>public</del> <b>sustainable</b> transport facilities including, but not limited to, new and improvements to existing cycle and footpaths including contributions <del>towards</del> <b>for</b> a 'Cycle Premium Route' <del>that</del> <b>is</b> 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	None - this does not result in any changes to the proposed quantum or location of development. The Council has confirmed that the modifications would not result in a change to the assumptions underlying the transport model in terms of infrastructure updates and improvement works.
3 (ix) [new]		53	New criterion - <del>ix) Low carbon development and renewable energy in accordance with STRAT4</del>	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)	None - this does not result in any changes to the proposed quantum or location of development.

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings
MM12	4	54	4. The proposed development at Culham will deliver a scheme in accordance with an agreed comprehensive masterplan taking into consideration the <b>indicative</b> 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	None - this does not result in any changes to the proposed quantum or location of development.
	4 (ii-iii) [new]	54	New criterion - <b>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.</b> <b>iii)</b> a layout that recognises the overhead power lines on the site and avoids the built form beneath these where possible;	To address concerns expressed at the Matter 4 hearing session	Post hearings	None - this does not result in any changes to the proposed quantum or location of development.
	4 (iv)	54	<b>iv)</b> 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 <b>considering the contribution of the site to the setting of Oxford</b> , that preserve and enhance the surrounding Green Belt Way and River Thames long distance footpaths;	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)	None - this does not result in any changes to the proposed quantum or location of development.
	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	None - this does not result in any changes to the proposed quantum or location of development.
	4 (viii-ix) [new]	54	New criterion - <b>viii) high quality walking and cycling routes within the site.</b> <b>ix) provision of infrastructure to support public transport through the site.</b>	Agreed following discussions with the County Council to ensure consistency between the strategic site policies.	Post hearings	None - this does not result in any changes to the proposed quantum or location of development.
	4 (x) [new]	54	New criterion - <b>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.</b>	Bespoke biodiversity paragraph following discussions with the Inspector.	Post hearings	None - this does not result in any changes to the proposed quantum or location of development.
	n/a	55	New paragraph: <b>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.</b>	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	None - this does not result in any changes to the proposed quantum or location of development.
Chapter 12 - Monitoring and Review						
	1. Strategy	229	To permit approximately 3,500 homes and deliver approximately 4,850 <b>2,100</b> 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)	None - this does not result in any changes to the proposed quantum or location of development.

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings
<b>STRAT10: Land at Berinsfield</b>						
	n/a	n/a	<p><b>Policy STRAT10: Berinsfield Garden Village</b></p> <p>1. <b><u>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></b></p> <p>2. <b><u>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></b></p> <p>i) <b><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></b></p> <p>ii) <b><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></b></p>	To account for Berinsfield's Garden Village status awarded in June 2019	With response to Inspector's questions May 2020 (PSD05-N65)	None - this does not result in any changes to the proposed quantum or location of development.
			<p>iii) <b><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></b></p> <p>iv) <b><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></b></p> <p>v) <b><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></b></p> <p>vi) <b><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></b></p> <p>vii) <b><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></b></p> <p><b><u>This policy contributes towards achieving objectives 1, 2, 4, 5, 6, 7 &amp; 8</u></b></p>			
<b>Explanatory Text</b>						
	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 <b><u>following domains</u></b>: area of barriers to housing and services; <b><u>o income; o employment</u></b>; o education, skills and training; employment; income; <b><u>including</u></b> adult skills; and children and young people; and o the proximity of local services. <b><u>access to housing, including affordability.</u></b> 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	None - this does not result in any changes to the proposed quantum or location of development.
MM13	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 <b><u>necessary</u></b> entire cost of the regeneration package identified by the council through the community Investment Scheme, including the requirements set out in Policies <b><u>STRAT10 and STRAT10i</u></b>. 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. <b><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></b></p>	To take account of modifications and changes in circumstance that have taken place during the Examination of the Plan	Examination	None - this does not result in any changes to the proposed quantum or location of development.

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings						
4.82		56	The council's most recent evidence suggests that the <u>necessary</u> regeneration package will need to include the following: <ul style="list-style-type: none"> <li>• new premises for Berinsfield children's centre;</li> <li>• new and expanded premises for Abbey Woods Academy <u>or a new primary school</u>;</li> <li>• new premises for the Adult Learning Centre;</li> <li>• new and expanded premises for a health centre;</li> <li>• <u>upgraded or</u> 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</li> <li>• a 'community Hub' building – a flexible community space that enables the co-location of a range of different users and groups</li> </ul>	To take account of modifications and changes in circumstance that have taken place during the Examination of the Plan	Examination	None - this does not result in any substantial changes to the proposed quantum or location of development.						
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 <u>is expected</u> will need to make contributions <u>towards off-site infrastructure</u> 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)	None - this does not result in any changes to the proposed quantum or location of development.						
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	None - this does not result in any changes to the proposed quantum or location of development.						
4.89		57	<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.	To take account of modifications and changes in circumstance that have taken place during the Examination of the Plan	Examination	None - this does not result in any changes to the proposed quantum or location of development.						
<b>Chapter 12 - Monitoring and Review</b>												
1. Strategy		229	<table border="1" style="width: 100%;"> <thead> <tr> <th>Policy</th> <th>Indicator</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Policy STRAT10: Berinsfield Garden Village</td> <td>Number of planning permissions granted on major development sites contrary to Policy STRAT10</td> <td>To ensure all relevant planning applications are granted in accordance with this policy</td> </tr> </tbody> </table>	Policy	Indicator	Target	Policy STRAT10: Berinsfield Garden Village	Number of planning permissions granted on major development sites contrary to Policy STRAT10	To ensure all relevant planning applications are granted in accordance with this policy	To account for new Policy STRAT10: Berinsfield Garden Village	Post hearings	None - this does not result in any changes to the proposed quantum or location of development.
Policy	Indicator	Target										
Policy STRAT10: Berinsfield Garden Village	Number of planning permissions granted on major development sites contrary to Policy STRAT10	To ensure all relevant planning applications are granted in accordance with this policy										
<b>Policy STRAT10i: Land at Berinsfield Garden Village</b>												
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	None - this does not result in any changes to the proposed quantum or location of development.						
n/a			Policy STRAT10j: Land at Berinsfield <u>Garden Village</u>	To clarify the requirements of the policy including the necessary regeneration package, in order to address concerns from Inspector raised in examination document IC4, and to reflect employment land allocation update in PSD60.	With response to Inspector's questions May 2020 (PSD05-N4) and in response to June 2020 matters and issues and PSD60	With regards to air pollution, the traffic model was based on the full capacity of proposed strategic sites, rather than just the development expected to come forward within the plan period. As such, the 2019 HRA conclusions with regards to air pollution do not need to be amended to take account of the extended plan period. The change to the plan period requires the calculations relating to recreational impacts to be revisited.						
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 5</u> 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									
2 (i-iii)		58-60	2. The proposals to develop land at Berinsfield will be expected to deliver: i) <u>Development in accordance with Policy STRAT10</u> ii) <u>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	Implications for 2019 HRA findings
MM14			iii) affordable housing provision and mix in accordance with Policy H9 <u>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;</u>			None - this does not result in any changes to the proposed quantum or location of development.
	2 (iii)		<del>iii) development densities in accordance with Policy STRAT5;</del>	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	None - this does not result in any changes to the proposed quantum or location of development.
	2 (iv-ix)		iv) provide sufficient education capacity, <u>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;</u>	To update the school provision required on site.	With response to Inspector's questions May 2020 (PSD05-N4) and in response to June 2020 matters and issues	None - this does not result in any substantial changes to the proposed quantum or location of development.
			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;	To clarify the requirements of the policy		
			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> a. a new junction and access onto the A4074 <u>to the north of the existing A4074/A415 junction</u> b. upgrades to the existing A4074/A415 junction, 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 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>  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>  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;			None - this does not result in any changes to the proposed quantum or location of development. The Council has confirmed that the modifications would not result in a change to the assumptions underlying the transport model in terms of infrastructure updates and improvement works.
			viii) <del>be accompanied by an accompanying</del> minerals assessment that considers if minerals can be extracted and used in accordance with Policy EP5; and ix) <del>be accompanied by an accompanying</del> archaeological assessment <u>evaluation</u> that considers the areas of known and potential archaeological interest of the site in accordance with Policy ENV9 and <del>informs the development layout and form;</del>			
	2 (x) [new]		<u>New criterion: x) 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)	None - this does not result in any changes to the proposed quantum or location of development.
	3		3. The proposed development at Berinsfield will deliver a scheme in accordance with an agreed comprehensive masterplan <del>taking into consideration the concept plan</del> . 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	None - this does not result in any changes to the proposed quantum or location of development.
	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	None - this does not result in any changes to the proposed quantum or location of development.

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings												
			<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>		<p>response to</p> <p>June 2020 matters and issues</p>													
	3 (iv) [new]		<p>New criterion - <u>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	None - this does not result in any changes to the proposed quantum or location of development.												
	3 (v) [new]		<p>New criterion - <u>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	None - this does not result in any changes to the proposed quantum or location of development.												
	3 (vi-vii) [new]		<p>New criterion - <u>vi) high quality walking and cycling routes within the site.</u></p>	Following discussions with the County Council, and to ensure consistency between the strategic site policies.	Post hearings	None - this does not result in any changes to the proposed quantum or location of development.												
	3 (vii) [new]		<p>New criterion - <u>vii) provision of infrastructure to support public transport through the site.</u></p>															
	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 <b>Garden Village</b> 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	None - this does not result in any changes to the proposed quantum or location of development.												
<b>Chapter 12 - Monitoring and Review</b>																		
	1. Strategy	229	<table border="1"> <thead> <tr> <th>Policy</th> <th>Indicator</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>STRAT10: Land at Berinsfield <b>Garden Village</b></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></td> <td>Number of homes permitted and delivered at strategic allocation</td> <td>To permit approximately <b>and deliver approximately 1,700 homes in the plan period</b> 1,700 homes and deliver approximately 1,600 in the plan period</td> </tr> <tr> <td></td> <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	STRAT10: Land at Berinsfield <b>Garden Village</b>	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 <b>and deliver approximately 1,700 homes in the plan period</b> 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	None - this does not result in any changes to the proposed quantum or location of development.
Policy	Indicator	Target																
STRAT10: Land at Berinsfield <b>Garden Village</b>	Progress of Masterplan for the strategic allocation	To agree a masterplan for the strategic allocation which guides any subsequent planning applications																
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<b>Policy STRAT11: Land south of Grenoble Road</b>																		
	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	None - this does not result in any changes to the proposed quantum or location of development.												

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings
	1	63	Land within the strategic allocation at Grenoble Road will be developed to deliver approximately 3000 new homes, <del>4700</del> <b>2,480</b> within this Plan period, provide <del>approximately</del> <b>at least</b> 10 hectares of employment land extending <del>incorporating an extension to</del> 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)	With regards to air pollution, the traffic model was based on the full capacity of proposed strategic sites, rather than just the development expected to come forward within the plan period. As such, the 2019 HRA conclusions with regards to air pollution do not need to be amended to take account of the extended plan period. This site is not within 7km of Little Wittenham SAC, therefore the modification will not result in any changes to the assessment of recreation impacts.
	2 (iii)	63	<del>iii) development densities in accordance with of Policy STRAT5;</del>	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	None - this does not result in any changes to the proposed quantum or location of development.
	2 (vi)	63	<del>vi) improvements of to existing community facilities at Blackbird Leys</del> <b>necessary to address impacts arising from the increased usage by the residents of land south of Grenoble Road</b>	Proposed modification suggested by site promoters to clarify relationship of the site with the regeneration of Blackbird Leys	Post hearings	None - this does not result in any changes to the proposed quantum or location of development.
	2 (vii)	64	<del>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 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);</del>	Modification agreed following discussions with Oxfordshire County Council.	OCC Matter 13 Statement	None - this does not result in any substantial changes to the proposed quantum or location of development.
	2 (ix, c) [new]	64	Add new criteria c: <b>improvements to highway infrastructure in the vicinity of the site</b>	To reflect IDP and consistency with other STRAT policies	Submission Schedule of Modifications March 2019 (CSD13-N21)	None - this does not result in any changes to the proposed quantum or location of development. The Council has confirmed that the modifications would not result in a change to the assumptions underlying the transport model in terms of infrastructure updates and improvement works.
	2 (xii)	64	<del>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 with the Local Planning Authority before development can commence, and the mitigation measures implemented in accordance with the recommendations of the odour assessment before any residential units are occupied;</del>	Action following Matter 13 hearing session to agree and propose odour mitigation terminology between Council and Site Promoter	Matter 13 post hearing Action	None - this does not result in any changes to the proposed quantum or location of development.

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings
MM15	2 (xiv) [new]	64	New criterion: <b><u>xiv) Low carbon development and renewable energy in accordance with STRAT4</u></b>	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)	None - this does not result in any changes to the proposed quantum or location of development.
	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 <b>Blackbird</b> Leys, taking into account the <b>indicative</b> concept plan. The masterplan must be prepared in collaboration and agreed with the Local Planning Authority <b>and Oxford City Council</b> . 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	None - this does not result in any changes to the proposed quantum or location of development.
	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 <b>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;</b>	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)	None - this does not result in any changes to the proposed quantum or location of development.
	3(iv)[new]	64	New criterion - <b><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></b>	Bespoke density wording following the Matter 4 hearing session.	Matter 5 post hearing Action	None - this does not result in any changes to the proposed quantum or location of development.
	3(v) [new]	64	New criterion- <b><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></b>	Bespoke biodiversity paragraph following discussions with the Inspector.	Post hearings	None - this does not result in any changes to the proposed quantum or location of development.
	3 (vi and vii) [new]	64	New criterion- <b><u>vi) high quality walking and cycling routes within the site. vii) provision of infrastructure to support public transport through the site.</u></b>	Following discussions with the County Council to ensure consistency between the strategic site policies.	Post hearings	None - this does not result in any changes to the proposed quantum or location of development.
	Explanatory Text					
4.96	61	<b><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.</u></b> <del>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) <b><u>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></b></del>	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	None - this does not result in any changes to the proposed quantum or location of development.	
4.96	61	...and the ability to contribute to the regeneration of Greater <b>Blackbird</b> Leys. Policy Strat11 includes mitigation measures to <del>require the creation of</del> <b><u>maintain a sense of openness between</u></b> 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	None - this does not result in any changes to the proposed quantum or location of development.	

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings												
	4.97	61	<del>In addition to its Green-belt designation, t</del> 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 <u>in accordance with the recommendations of the odour assessment.</u>	To reflect main modifications proposed to part 2xii of the policy	Post hearing	None - this does not result in any changes to the proposed quantum or location of development.												
	4.98	62	4.98 The site is also adjacent to Greater <b>Blackbird</b> 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. <del>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.</del> <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	None - this does not result in any changes to the proposed quantum or location of development.												
	4.99	62	The site will also provide for a <u>at least 10 hectares</u> <del>9.7 hectare</del> of <u>employment land incorporating an</u> 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	None - this does not result in any substantial changes to the proposed quantum or location of development.												
<b>Chapter 12 - Monitoring and Review</b>																		
1. Strategy		230	<table border="1"> <thead> <tr> <th>Policy</th> <th>Indicator</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>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></td> <td>Number of homes permitted and delivered at strategic allocation</td> <td>To permit approximately 3000 homes and deliver approximately <del>1700</del> <b>2480</b> homes in the plan period</td> </tr> <tr> <td></td> <td>Quantum of employment land permitted and completed at strategic allocation</td> <td>To permit and deliver <del>9.7</del> <b>10</b> 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 <del>1700</del> <b>2480</b> homes in the plan period		Quantum of employment land permitted and completed at strategic allocation	To permit and deliver <del>9.7</del> <b>10</b> 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)	None - this does not result in any changes to the proposed quantum or location of development.
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 <del>1700</del> <b>2480</b> homes in the plan period																
	Quantum of employment land permitted and completed at strategic allocation	To permit and deliver <del>9.7</del> <b>10</b> hectares of employment land at strategic allocation																
<b>Policy STRAT12: Northfield</b>																		
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	None - this does not result in any changes to the proposed quantum or location of development.												
2 (ii)		66	<del>ii) development densities in accordance with of Policy STRAT5;</del>	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	None - this does not result in any changes to the proposed quantum or location of development.												
2 (iii)		66	iii) sufficient educational capacity likely to be <u>for up to</u> a new 3-form entry primary school and appropriate contributions towards an <del>either on-site</del> secondary school and Special Education Needs (SEN);	Clarity	Submission Schedule of Modifications March 2019 (CSD13-N24)	None - this does not result in any substantial changes to the proposed quantum or location of development.												
2 (vi)		67	vi) all necessary transport improvements through direct mitigation or contributions to new and improved infrastructure, as set out in <u>referring to</u> 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	None - this does not result in any changes to the proposed quantum or location of development.												
2 (vi, a)		67	a) provision and contribution towards cycling and walking infrastructure <u>and the public rights of way</u> network on and off site ensuring the site is well connected to Oxford City, <u>and</u> appropriate surrounding villages	To ensure good connectivity	in response to matters and issues June 2020	None - this does not result in any changes to the proposed quantum or location of development.												

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings
MM16	2 (vi, b)	67	<del>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;</del>	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	None - this does not result in any changes to the proposed quantum or location of development.
	2 (vi, c)	67	<del>c) provision of infrastructure/financial support for Eastern Arc-Culham-Science Vale bus service (assumed access point near Oxford Rd/Watlington Road junction);</del>	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	None - this does not result in any changes to the proposed quantum or location of development.
	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	None - this does not result in any changes to the proposed quantum or location of development. The Council has confirmed that the modifications would not result in a change to the assumptions underlying the transport model in terms of infrastructure updates and improvement works.
	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)	None - this does not result in any changes to the proposed quantum or location of development.
	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	None - this does not result in any changes to the proposed quantum or location of development.
	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	None - this does not result in any changes to the proposed quantum or location of development.

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings
	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	None - this does not result in any changes to the proposed quantum or location of development.
	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	None - this does not result in any changes to the proposed quantum or location of development.
	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	None - this does not result in any changes to the proposed quantum or location of development.
	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	None - this does not result in any changes to the proposed quantum or location of development.
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 consistent with other proposed allocations.	In response to matters and issues June 2020	None - this does not result in any changes to the proposed quantum or location of development.

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings
	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 <b>as well as a range of other matters such as transport.</b>	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	None - this does not result in any changes to the proposed quantum or location of development.
<b>Policy STRAT13: Land north of Bayswater Brook</b>						
	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	None - this does not result in any changes to the proposed quantum or location of development.
	2 (ii)	71	<del>ii) development densities in accordance with Policy STRAT6;</del>	Bespoke density wording following the Matter 4 hearing session.	Post hearings	None - this does not result in any changes to the proposed quantum or location of development.
	2 (iii)	71	<del>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);</del>	To account for updates to the Education topic paper [PSD9]	With response to Inspector's questions May 2020 (PSD05-N69)	None - this does not result in any substantial changes to the proposed quantum or location of development.
	2 (vi)	71	<del>vi) v) all necessary <b>facilities for movement</b>, transport improvements as set out in the Infrastructure Delivery Plan, <b>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 are likely to include:</b></del>			None - this does not result in any changes to the proposed quantum or location of development. The Council has confirmed that the modifications would not result in a change to the assumptions underlying the transport model in terms of infrastructure updates and improvement works.
			a. provision of high-quality pedestrian, cycle and public transport access and connectivity to Oxford City Centre and other major employment locations, particularly the <b>hospitals John Radcliffe Hospital and Oxford Science and Business Parks, 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;</b>  b. <b>road access from the surrounding road network;</b> provision of sustainable-transport connectivity improvements to overcome severance caused by the A40 Oxford Bypass; and  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;	For accuracy and clarity	In response to matters and issues June 2020	None - this does not result in any changes to the proposed quantum or location of development.



Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings
			<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>			None - this does not result in any changes to the proposed quantum or location of development.
	2 (viii) [new]	72	New criterion - <u>viii) appropriate air quality mitigation measures to minimise impacts on the Oxford AQMA as demonstrated through an appropriate Air Quality Screening Assessment</u>	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	None - this does not result in any changes to the proposed quantum or location of development.
	2 (ix) [new]	72	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)	None - this does not result in any changes to the proposed quantum or location of development.
	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 <del>inclusive</del> <u>indicative</u> concept plan. The masterplan must be prepared in collaboration and agreed with the Local Planning Authority, <u>Oxford City Council and Oxfordshire County Council</u> . Proposals will be <u>required</u> 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	None - this does not result in any changes to the proposed quantum or location of development.
	3(ii)	72	<del>...ii) includes a landscape buffer between the development and Wick Farm, as well as incorporating high quality design to conserve 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...</del>	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)	None - this does not result in any changes to the proposed quantum or location of development.
MM17	3 (iii)	72	<del>... 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;...</del>	To address concerns raised during the Matter 16 hearing session.	Post hearings	None - this does not result in any changes to the proposed quantum or location of development.
	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	None - this does not result in any changes to the proposed quantum or location of development.
	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	None - this does not result in any changes to the proposed quantum or location of development.
	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	None - this does not result in any changes to the proposed quantum or location of development.

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings
	4	73	An archaeological assessment will need to be <b>evaluation was</b> undertaken <b>during 2020</b> before the <b>preparation of the masterplan</b> , determination of any planning application for this site. Following this assessment, a <b>A</b> 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 *a previous amendment (CSD13-N30)	In response to matters and issues June 2020 (superseding CSD13-N30)	None - this does not result in any changes to the proposed quantum or location of development.
Explanatory Text						
	4.110	69	A designated Oxford view cone lie directly to the west of the site. This area is safeguarded <b>identified</b> 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)	None - this does not result in any changes to the proposed quantum or location of development.
	4.111	69	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. <b>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.</b>	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)	None - this does not result in any changes to the proposed quantum or location of development.
	4.115	69	Road capacity to the east of Oxford is already under significant pressure, particularly along the A40 and the Headington roundabout. <b>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.</b> There is currently insufficient road capacity to support new, direct road access between the site and the A40 west of the Barton Park site. <b>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.</b>	To address concerns raised during the Matter 16 hearing session.	Post hearings	None - this does not result in any changes to the proposed quantum or location of development. The Council has confirmed that the modifications would not result in a change to the assumptions underlying the transport model in terms of infrastructure updates and improvement works.
<b>Policy STRAT14: Land at Wheatley Campus, Oxford Brookes University</b>						
	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	None - this does not result in any changes to the proposed quantum or location of development.

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings
	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	None - this does not result in any changes to the proposed quantum or location of development.
	1	76	1. Land within the strategic allocation at Wheatley Campus will be developed to deliver at least 300 <b>approximately 500</b> new homes within the plan period. <b>Higher density</b> development should be <b>located in the</b> <del>focused on the</del> <del>previously developed and eastern</del> <b>and central</b> parts of the site <b>with lower density development in the south western part</b> . 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	These changes are considered further with regards to their implications for the 2019 HRA in the main addendum report, in terms of air quality. This site is not within 7km of Little Wittenham SAC, therefore the modification will not result in any changes to the assessment of recreation impacts.
	2(iv)	76/77	iv) all necessary transport infrastructure as set out in the Infrastructure Delivery Plan, which is likely to include: <b>including:</b> <b>a) Improvements to walking and cycling provision;</b> <b>b) Contribution to Public Transport provision;</b> <b>c) Travel Plan monitoring.</b> 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	None - this does not result in any substantial changes to the proposed quantum or location of development.
	2(v)	77	2(v) a programme of archaeological evaluation and mitigation to be <b>undertaken ahead of any development</b> ; 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	None - this does not result in any changes to the proposed quantum or location of development.
	2(vii) [new]	77	New criterion: <b>vii) Low carbon development and renewable energy in accordance with STRAT4</b>	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)	None - this does not result in any changes to the proposed quantum or location of development.
MM18	3	77	3. The proposed development at Wheatley Campus will deliver a scheme in accordance with an agreed comprehensive masterplan, <del>taking into consideration the concept plan. The masterplan must be prepared in collaboration and agreed with the Local Planning Authority.</del> Proposals will be expected to deliver a masterplan that demonstrates: 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) <del>and adjacent to the site (the moated site of Holton House and its associated ice house).</del> <b>v) appropriate biodiversity measures in accordance with the NPPF.</b>	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	None - this does not result in any changes to the proposed quantum or location of development.
Explanatory Text						

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings						
	4.119	73	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. <b><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></b>	Modifications the the supporting text to clarify the position of the Wheatley NDP.	With response to Inspector's questions May 2020 (PSD05-N70) and further amended June 2020	None - this does not result in any changes to the proposed quantum or location of development.						
	4.123	74	<b><u>The site was granted outline planning permission for up to 500 dwellings.</u></b> Additional Housing <b><u>on this site</u></b> 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.	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	None - this reflects updates to the baseline and policy, considered above.						
	4.125	75	The <b><u>north</u></b> -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. <del>The open parkland is a particularly important part of the setting to surrounding listed buildings, notably the former deer park to Holton Park.</del> 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. <b><u>Built Higher density</u></b> development should therefore <b><u>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.</u></b>	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	None - this does not result in any changes to the proposed quantum or location of development.						
	4.126	75	<del>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.</del>	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	None - this does not result in any changes to the proposed quantum or location of development.						
<b>Chapter 12 - Monitoring and Review</b>												
	1. Strategy	230	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Policy</th> <th style="text-align: left;">Indicator</th> <th style="text-align: left;">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 <del>300</del> 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 <del>300</del> 500 homes	Amendment required following update to figures	Post hearings	None - this does not result in any changes to the proposed quantum or location of development.
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 <del>300</del> 500 homes										
<b>Policy HEN1: The Strategy for Henley-on-Thames</b>												
MM19	1	78-9	1. <b><u>Neighbourhood Development Plans are expected to and t</u></b> <del>The Council will support development proposals that:</del> i) <del>are in accordance with the Joint Henley-on-Thames and Harpsden Neighbourhood Development Plan or any subsequent made replacement of that Plan;</del> <b><u>deliver homes in accordance with Policy H3;</u></b> 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 <b><u>and cycle</u></b> 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; viii) support Henley College and Gillotts School to meet their accommodation needs. <b><u>ix) provide new, or enhanced community facilities that meet an identified need.</u></b>	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	None - this does not result in any changes to the proposed quantum or location of development.						
		4.132	78	<b><u>Explanatory Text</u></b> 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. <b><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></b>	In order to address concerns raised in examination document IC4	With response to Inspector's questions May 2020 (PSD05-N6)	None - this does not result in any changes to the proposed quantum or location of development.					

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings
<b>Policy TH1: The Strategy for Thame</b>						
MM20	1	80	<p><b>1. Neighbourhood Development Plans are expected to and t</b>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; <b>deliver homes in accordance with Policy H3;</b></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 <b>and cycle</b> 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	None - this does not result in any changes to the proposed quantum or location of development.
	4.136	79	<p>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 <b>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.</b></p>	In order to address concerns raised in examination document IC4	With response to Inspector's questions May 2020 (PSD05-N8)	None - this does not result in any changes to the proposed quantum or location of development.
<b>Policy WAL1: The Strategy for Wallingford</b>						
MM21	1	81	<p><b>1. Neighbourhood Development Plans are expected to and t</b>The 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; <b>deliver homes in accordance with Policy H3;</b></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 <b>and cycle</b> parking in the town centre, pedestrian <del>v) provide new employment opportunities and improve the stock of existing</del></p> <p>v) 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> <p><b>viii) provide new, or enhanced community facilities that meet an identified need.</b></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 amtter 19 at examination	None - this does not result in any changes to the proposed quantum or location of development.
	4.140	81	<p>Members of Wallingford community are in the process of preparing a <b>The Wallingford Neighbourhood Development Plan is currently under preparation and</b> 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 <del>when it is made.</del> This also applies to a review of the Neighbourhood Development Plan. <b>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</b></p>	In order to address concerns raised in examination document IC4	With response to Inspector's questions May 2020 (PSD05-N10)	None - this does not result in any changes to the proposed quantum or location of development.
<b>CHAPTER 5 - Delivering New Homes</b>						
<b>Sources of Housing Supply</b>						
5.7	84	<p>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 <b>14,600</b> new homes. However, we do not expect these to all be built before 2034 and so the Local Plan only counts 10,375 <b>11,785</b> homes towards the plan requirement</p>	Amendment required following update to figures	Post Hearings	None - the updated figures have been considered under the relevant policies.	
5.8	84	<p>The Plan already made provision for around 15,700 <b>16,360</b> 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. <del>Around 4,400</del> <b>7,178</b> of these committed new homes have been built since 2011</p>	Amendment required following update to figures	Post Hearings	None - the updated figures have been considered under the relevant policies.	

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings																																															
MM22	5.10	85	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. <b>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.</b>	Amendment to text to reflect changes to Table 5b.	In response to matters and issues June 2020	None - this does not result in any changes to the proposed quantum or location of development.																																															
	Table 5b	85	<table border="1"> <thead> <tr> <th>Neighbourhood Development Plan</th> <th>Net number of dwellings</th> </tr> </thead> <tbody> <tr> <td><i>Towns</i></td> <td></td> </tr> <tr> <td>Henley-on-Thames</td> <td>500</td> </tr> <tr> <td>Thame</td> <td>775</td> </tr> <tr> <td><i>Larger Villages</i></td> <td></td> </tr> <tr> <td>Benson</td> <td>561</td> </tr> <tr> <td><b>Chalgrove</b></td> <td><b>320</b></td> </tr> <tr> <td>Chinnor</td> <td>0</td> </tr> <tr> <td><b>Cholsey</b></td> <td><b>189</b></td> </tr> <tr> <td><b>Goring</b></td> <td><b>94 (+10 to 16) *</b></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><i>Smaller Villages</i></td> <td></td> </tr> <tr> <td>Brightwell-cum-Sotwell</td> <td>67</td> </tr> <tr> <td>Dorchester-on-Thames</td> <td>0</td> </tr> <tr> <td><b>East Hagbourne</b></td> <td><b>74</b></td> </tr> <tr> <td><b>Little Milton</b></td> <td><b>0</b></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><i>Other Villages</i></td> <td></td> </tr> <tr> <td><b>Berrick Salome</b></td> <td><b>0</b></td> </tr> <tr> <td><b>Pyrton</b></td> <td><b>15</b></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	<b>Chalgrove</b>	<b>320</b>	Chinnor	0	<b>Cholsey</b>	<b>189</b>	<b>Goring</b>	<b>94 (+10 to 16) *</b>	Sonning Common	195 (+34 +44) *	Watlington	260	Woodcote	76 (+36)	<i>Smaller Villages</i>		Brightwell-cum-Sotwell	67	Dorchester-on-Thames	0	<b>East Hagbourne</b>	<b>74</b>	<b>Little Milton</b>	<b>0</b>	Long Wittenham	0	The Baldons	15	Warborough and Shillingford	29	<i>Other Villages</i>		<b>Berrick Salome</b>	<b>0</b>	<b>Pyrton</b>	<b>15</b>	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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n/a		86	<p>1. Housing <b>Residential</b> development (including general market housing and affordable housing within land use class C3, institutional <b>specialist</b> accommodation for older people within land use class C2 <b>or use class C3, and residential caravan and mobile home development</b>) where need is demonstrated) will be permitted at strategic allocations, smaller sites allocated or carried forward <b>in by</b> 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 <b>delivery</b> targets for the towns and larger villages <b>set out</b> as identified in Policies H3 and H4 of this <b>in this</b> 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 <b>Residential</b> development on sites not allocated in the development plan will only be permitted where:</p> <ul style="list-style-type: none"> <li>i. it is for affordable housing on a rural exception site <b>or entry level housing scheme</b> in accordance with Policy H10; or</li> <li>ii. <b>it is for specialist housing for older people in locations with good access to public transport and local facilities; or</b></li> <li>iii. it is appropriate infilling <b>development</b> within the existing built up areas of towns <b>and</b> larger <b>villages</b> as defined in the settlement hierarchy (shown in Appendix 7); or</li> <li>iiii. <b>infilling and brownfield sites within smaller and other villages as defined in the settlement hierarchy; or</b></li> <li>v. it is brought forward through a community right to build order; or</li> <li>vi. there are other specific exceptions/circumstances defined in a Neighbourhood Development Plan and/or Neighbourhood Development Orders; or</li> <li>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. <b>It would bring redundant or disused buildings into residential use and would enhance its immediate surroundings; or</b></li> <li>viii. <b>The design is outstanding or innovative and of exceptional quality and would significantly enhance its immediate setting.</b></li> </ul>	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	With response to Inspector's questions May 2020 (PSD05-N11) and at matter 3 at examination	None - this does not result in any changes to the proposed quantum or location of development.																																															

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings																																								
MM23			<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. <b><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></b></p> <p>5. Proposals that will bring empty housing back into residential use will also be encouraged.</p> <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 <b><u>and boat dwellers</u></b>. Proposals for new residential caravan and mobile home sites <b><u>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</u></b>, will be considered in accordance with <b><u>this policy</u></b> 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><b>Supply of new homes to come forward</b></td> <td></td> </tr> <tr> <td><b>Committed components of housing supply</b></td> <td>45,726 <b>16,360</b></td> </tr> <tr> <td>Completions</td> <td>4,364</td> </tr> <tr> <td>Commitments (as at 30 September 2018 <b>1 April 2020</b>)</td> <td><b>7,178</b></td> </tr> <tr> <td>Sites under construction, with planning permission and allocations carried forward from the Local Plan 2011 and Core Strategy</td> <td>44,362</td> </tr> <tr> <td></td> <td><b>9,182</b></td> </tr> <tr> <td></td> <td>42,730</td> </tr> <tr> <td><b>New components of housing supply</b></td> <td><b>13,696</b></td> </tr> <tr> <td>New strategic allocations delivering in the plan period*</td> <td>40,375</td> </tr> <tr> <td>Outstanding Market Town allocations to be made through Neighbourhood development plans</td> <td><b>11,785</b></td> </tr> <tr> <td>Outstanding Larger Village allocations to be made through Neighbourhood Development Plans</td> <td>549</td> </tr> <tr> <td>Nettlebed allocations</td> <td><b>454</b></td> </tr> <tr> <td></td> <td>490</td> </tr> <tr> <td></td> <td><b>211</b></td> </tr> <tr> <td></td> <td>46</td> </tr> <tr> <td>Windfall allowance</td> <td>4300</td> </tr> <tr> <td></td> <td><b>1,200</b></td> </tr> <tr> <td></td> <td>26,465</td> </tr> <tr> <td><b>Total</b></td> <td><b>30,056</b></td> </tr> </tbody> </table> <p>*strategic allocations continue to deliver housing beyond the plan period, and will deliver a total of 14,400 <b>14,600</b> homes</p>		Net number of dwellings to 2034 2035	<b>Supply of new homes to come forward</b>		<b>Committed components of housing supply</b>	45,726 <b>16,360</b>	Completions	4,364	Commitments (as at 30 September 2018 <b>1 April 2020</b> )	<b>7,178</b>	Sites under construction, with planning permission and allocations carried forward from the Local Plan 2011 and Core Strategy	44,362		<b>9,182</b>		42,730	<b>New components of housing supply</b>	<b>13,696</b>	New strategic allocations delivering in the plan period*	40,375	Outstanding Market Town allocations to be made through Neighbourhood development plans	<b>11,785</b>	Outstanding Larger Village allocations to be made through Neighbourhood Development Plans	549	Nettlebed allocations	<b>454</b>		490		<b>211</b>		46	Windfall allowance	4300		<b>1,200</b>		26,465	<b>Total</b>	<b>30,056</b>	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)	This table sets out updated housing trajectories, rather than proposing any changes to the quantum or location of development to be allocated through the Local Plan. In addition, the traffic model was based on the full capacity of proposed strategic sites, rather than just the development expected to come forward within the plan period. These changes are considered further in the main addendum report.
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Outstanding Market Town allocations to be made through Neighbourhood development plans	<b>11,785</b>																																													
Outstanding Larger Village allocations to be made through Neighbourhood Development Plans	549																																													
Nettlebed allocations	<b>454</b>																																													
	490																																													
	<b>211</b>																																													
	46																																													
Windfall allowance	4300																																													
	<b>1,200</b>																																													
	26,465																																													
<b>Total</b>	<b>30,056</b>																																													
Explanatory Text																																														
5.12		86	<p>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 <b>23,550</b> 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</p>	Update to figures	Post Hearings	Implications of additional development as a result of the extended plan period are considered against the relevant site-specific policies.																																								
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	None - this does not result in any changes to the proposed quantum or location of development.																																								
<b>Policy H2: New Housing in Didcot</b>																																														
			<p>Policy H2: New Housing in Didcot</p> <p>1. At Didcot, provision will be made for around 6,500* <b>6,399</b> new homes between 2011 and 2034 <b>2035</b>. This provision will be at:</p> <table border="1"> <thead> <tr> <th>Location</th> <th>Indicative Dwelling Capacity</th> </tr> </thead> <tbody> <tr> <td>Ladygrove East (saved from the Local Plan 2011) <b>(H2a)</b></td> <td>642</td> </tr> <tr> <td>Didcot North East (saved from the Core Strategy) <b>(H2b)</b></td> <td>2030</td> </tr> <tr> <td>Great Western Park (saved from the Local Plan 2011) <b>(H2c)</b></td> <td>2587</td> </tr> <tr> <td>Vauxhall Barracks (saved from the Core Strategy) <b>(H2d)</b></td> <td>300</td> </tr> <tr> <td>Orchard Centre Phase 2 <b>remaining site</b> (saved from the Core Strategy) <b>(H2e)</b></td> <td>300</td> </tr> </tbody> </table>	Location	Indicative Dwelling Capacity	Ladygrove East (saved from the Local Plan 2011) <b>(H2a)</b>	642	Didcot North East (saved from the Core Strategy) <b>(H2b)</b>	2030	Great Western Park (saved from the Local Plan 2011) <b>(H2c)</b>	2587	Vauxhall Barracks (saved from the Core Strategy) <b>(H2d)</b>	300	Orchard Centre Phase 2 <b>remaining site</b> (saved from the Core Strategy) <b>(H2e)</b>	300	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	These changes are considered further with regards to their implications for the 2019 HRA in the main addendum report.																												
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Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings						
MM24			New: Didcot A ( <del>H2f</del> ) 270 New: Didcot Gateway (H2g) 300 New: Land South of A4130 (H2i) 166 New: Hadden Hill (H2h) 74 Total 6,503 <b>6,399</b>									
	n/a	88	Add new paragraph 2: <b>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.</b>	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.	Submission Schedule of Modifications March 2019 (CSD13-N35)	None - this does not result in any changes to the proposed quantum or location of development.						
Explanatory Text												
	5.13	89	5.13 The supply of sites to deliver 6,500 <b>around 6,399</b> homes at Didcot is shown in Policy H2. As outlined in <del>Policy Strat3</del> , <del>A</del> development will be expected to be delivered following the <b>Masterplan</b> Principles of the <b>Didcot Garden Town set out in Policy STRAT3 and figure 1</b> . 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 <b>where opportunity sites around Orchard Centre Phase II, Rich's Sidings, Broadway the Jubilee Roundabout and Didcot Gateway are expected to be developed.</b>	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	None - this reflects updates to the policy, considered above.						
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 <b>approximately 6,500 6,399</b> 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 <b>approximately 6,500 6,399</b> homes at Didcot over the plan period	Amendment to reflect update to figures	Post Hearings	None - this does not result in any changes to the proposed quantum or location of development.
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 <b>approximately 6,500 6,399</b> homes at Didcot over the plan period										
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	None - this simply reflects changes to the policy, which is considered above.						
<b>Policy H3: Housing in the towns of Henley-on-Thames, Thame and Wallingford</b>												
			1 A <b>minimum</b> housing requirement of 3,873 homes will be collectively delivered in the towns of Henley-on-Thames, Thame and Wallingford as follows:  i) Henley-on-Thames: <b>at least 1,285</b> homes (456 remain to be allocated through a Neighbourhood Development Plan) ii) Thame: <b>at least 1,518</b> homes (363 remain to be allocated through a Neighbourhood Development Plan) <b>iii) Wallingford; at least 1,070 homes</b>	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	None - housing allocated through this policy has already been committed. Wallingford had commitments of over 1,070 at the time of the 2019 HRA, so the addition of point (iii) is for clarification only.						



Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings	
MM25		90	<p><b><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></b></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 <b><u>remainder of the policies in this Development Plan.</u></b></p> <p>* the plan has reached submission stage and has allocated sufficient housing sites.</p>				
	n/a	90	<p>Add new paragraph 4:</p> <p><b><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></b></p> <p><b><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></b></p> <p><b><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></b></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.	Submission Schedule of Modifications March 2019 (CSD13-N38)	None - this site was included in the traffic model. As such, the HRA conclusions with regards to air pollution do not need to be amended to take account of the extended plan period.	
	Explanatory Text						
	5.14		90	<p>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 <b><u>in addition to existing commitments from the Core Strategy.</u></b> 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. <del>The market towns have already collectively delivered 5% growth from the start of the plan period and t</del>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 <b><u>explore opportunities to address local needs and provide allocations to meet or exceed the minimum requirements in Policy H3.</u></b></p>	To address concerns expressed at the Matters 5, 17,18,19 hearing sessions	Matters 5,17,18,19 at examination	None - this does not result in any changes to the proposed quantum or location of development.
	5.15		90	<p><del>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.</del></p>	To address concerns expressed at the Matter 5 hearing session	Matter 5 at examination	None - this does not result in any changes to the proposed quantum or location of development.

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings																
	5.16	90	<p>This 15% growth figure <del>Growth</del> 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. <del>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.</del></p>	To address concerns expressed at the Matters 5, 17,18,19 hearing sessions	Matters 5,17,18,19 at examination	None - this does not result in any changes to the proposed quantum or location of development.																
	5.17	90	5.17 On the basis of 15% dwelling growth from 2011 and the requirements from the Core Strategy the following <b>minimum</b> 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 <b>minimum</b> remaining levels of development to be delivered.	To reflect the nature of the figures.	Post hearings	None - this does not result in any changes to the proposed quantum or location of development.																
	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</td> <td>115</td> </tr> <tr> <td>Thame</td> <td>1,518</td> <td>1,179</td> <td>339</td> </tr> <tr> <td>Wallingford</td> <td>1,070</td> <td>1,435</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	115	Thame	1,518	1,179	339	Wallingford	1,070	1,435	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)	None - this records changes to completions and commitments and does not result in any changes to the proposed quantum or location of development. Whilst an additional 4 houses are completed/committed at Wallingford, this will have a negligible effect on calculations previously undertaken regarding recreational impacts.
Town	Core Strategy + 15% growth	Completions and commitments*	Minimum Outstanding requirement for NDP																			
Henley on Thames	1,285	1,170	115																			
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Wallingford	1,070	1,435	0																			
<b>Appendix 3 - Site Allocations</b>																						
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	None - this simply reflects changes to the policy, which is considered above.																
<b>Policy H4: Housing in the Larger Villages</b>																						
	1 and 2	94	<p>1. A housing requirement of <del>257</del>499 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"> <li>•<del>27</del> homes at Cholsey</li> <li>•<del>233</del> homes at Goring-on-Thames</li> <li>•<del>46</del> homes at Nettlebed</li> <li>•<del>96</del>408 homes at Sonning Common</li> <li>•<del>115</del>434 homes at Woodcote</li> </ul> <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 these larger villages will be supported provided that proposals comply with the <del>overall housing distribution strategy as set out in Policy STRAT4</del> 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	These updates are reflected in Table 5f, see comment below.																
<b>Explanatory Text</b>																						
MM26	5.21	91	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 these 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	To address concerns expressed at the Matter 5 hearing session	Matter 5 at examination	None - this does not result in any changes to the proposed quantum or location of development.																

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings																																																												
	Table 5f	93	<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"><b>Villages without allocations in this Local Plan</b></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>233</td> </tr> <tr> <td>Sonning Common</td> <td>377</td> <td>281 269</td> <td>96 408</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"><b>Villages with allocations in this Local Plan</b></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 45</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 <b>Completions and commitments as of 1 April 2020</b></p>	Larger Village	Core strategy + 15% growth	Completions and Commitments*	Outstanding requirement for NDP	<b>Villages without allocations in this Local Plan</b>				Benson	383	831 854		Chinnor	594	947 796		Cholsey	612	690 585	27	Crowmarsh Gifford	312	571 570		Goring-on-Thames	329	180 96	233	Sonning Common	377	281 269	96 408	Watlington	262	363 305		Woodcote	225	110 94	115 131	<b>Villages with allocations in this Local Plan</b>				Berinsfield	274	48 7		Chalgrove	248	334 339		Nettlebed	70	19 45		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	These changes are considered further with regards to their implications for the 2019 HRA in the main addendum report.
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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"> <li>40% affordable housing on all sites with a net gain of 10 or more dwellings <b>(Use Class C3)</b> or a combined gross floorspace of more than 1000sqm (internal area) where the site has an area of 0.5 hectares or more.</li> <li><b>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</b></li> <li>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.</li> </ul> <p>For proposals of less than 10 homes in the AONB, this will be sought as a financial contribution.</p> <ul style="list-style-type: none"> <li>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) <b>or where the site has an area of 0.5 hectares or more</b></li> </ul>	In response to examination document IC2. So that the definition of major residential development accords with the 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%	In response to matters and issues June 2020 (superseding (PSD05-N15))	None - this does not result in any changes to the proposed quantum or location of development.																																																												
	2 (iii)	99	<p>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. <b>(see specific tenure considerations in Policy STRAT10i);</b></p>	To refer to deviation of policy that should have been referenced	Submission Schedule of Modifications March 2019 (CSD13-N43)	None - this does not result in any changes to the proposed quantum or location of development.																																																												
	n/a	100	<p>New paragraph following 5.46: <b>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 definition<sup>3</sup>, 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.' 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.</b></p> <p>Footnote: <sup>3</sup> <a href="https://www.gov.uk/guidance/definitions-of-general-housing-terms">https://www.gov.uk/guidance/definitions-of-general-housing-terms</a></p>	To reflect modification to Policy H9 above.	With response to Inspector's questions May 2020 (PSD05-N16)	None - this does not result in any changes to the proposed quantum or location of development.																																																												
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Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings						
<b>Policy H10: Exception Sites</b>												
MM28	n/a	101	<p>Policy H10: Exception Sites and <b>Entry Level Housing Schemes</b></p> <p>1. In exceptional circumstances, <del>Small-scale affordable housing schemes may will be permitted within or adjoining villages</del> <b>outside settlements</b>, provided that:</p> <p>i) <del>it can be demonstrated that all the proposed dwellings meet a particular local need that cannot be accommodated in any other way;</del></p> <p>ii) <del>there are satisfactory arrangements to ensure that the benefits of affordable housing remain in perpetuity and that the dwellings remain available for local people;</del></p> <p>iii) <del>there are no overriding amenity, environmental, design or highway objections</del> <b>they have no unacceptable impact on amenity, character and appearance, environment or highways;</b> and</p> <p>iv) <del>they do not form an isolated development and have access to there are adequate local services and facilities in the settlement.</del></p> <p>2. <b>Planning obligations will be sought before planning permission is issued to ensure that the above conditions are met.</b></p> <p>3. <b>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:</b></p> <p>i) <b>suitable for first time buyers or those looking to rent their first home;</b></p> <p>ii) <b>proportionate in scale to the settlement, cumulatively no larger than 1 hectare in size or exceeding 5% of the size of the existing settlement;</b></p> <p>iii) <b>generating no unacceptable impact on amenity, Character and appearance, environment or highways</b></p> <p>iv) <b>located outside Areas of Outstanding Natural Beauty or land</b></p>	In order to address concerns raised in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N17)	None - this does not result in any changes to the proposed quantum or location of development.						
	<b>Chapter 12 - Monitoring and Review</b>											
	2. Settlements and Housing		232	<table border="1"> <thead> <tr> <th>Policy (existing to be amended)</th> <th>Indicator (additional, to be added below existing indicator)</th> <th>Target (additional, to be added below existing target)</th> </tr> </thead> <tbody> <tr> <td>Policy H10: Exception Sites and <b>Entry Level Housing Schemes</b></td> <td><b>Site size and number of units permitted for entry level housing schemes by settlement</b></td> <td><b>To ensure cumulative impact of development does not exceed the policy threshold</b></td> </tr> </tbody> </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 <b>Entry Level Housing Schemes</b>	<b>Site size and number of units permitted for entry level housing schemes by settlement</b>	<b>To ensure cumulative impact of development does not exceed the policy threshold</b>	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 <b>Entry Level Housing Schemes</b>	<b>Site size and number of units permitted for entry level housing schemes by settlement</b>	<b>To ensure cumulative impact of development does not exceed the policy threshold</b>										
<b>Appendix 1 - Glossary</b>												
Glossary		243	<p><b>Entry-level exception site</b></p> <p><b>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.</b></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)	None - this does not result in any changes to the proposed quantum or location of development.						
<b>Policy H11: Housing Mix</b>												
	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> <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. <del>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.</del></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>	To be consistent with the NPPF to address concerns raised in examination document IC2.	With response to Inspector's questions May 2020 (PSD05-N18)	None - this does not result in any changes to the proposed quantum or location of development.						

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings	
MM29			<p>6. 5. The mix of housing <b>should have regard to</b> shall be in general conformity with the Council's latest evidence<sup>2</sup> and Neighbourhood Development Plan evidence where applicable for the relevant area.</p> <p><sup>2</sup>The latest evidence is in the Oxfordshire SHMA 2014, but The Council's housing mix evidence will be updated and published periodically.</p>				
	Explanatory Text						
	5.51	104	<p>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. <b>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.</b> The current evidence (the Oxfordshire SHMA 2014) found a shortfall in smaller units and recommended for most units to be 2 and 3 bedrooms.</p>	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)	None - this does not result in any changes to the proposed quantum or location of development.	
5.60	105	<p>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.</p>	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)	None - this does not result in any changes to the proposed quantum or location of development.		
<b>Policy H13: Specialist Accomodation for Older People</b>							
MM30	n/a	108	<p><b><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></b></p> <p><b><u>2. Local communities will be encouraged to identify suitable sites for specialist housing for older people through the Neighbourhood Planning.</u></b></p> <p><b><u>3. Provision should be made for specialist housing for older people within the strategic housing developments allocated in this plan.</u></b></p> <p>1. The Council will use its current housing strategy<sup>2</sup> 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><sup>2</sup> Joint Housing Delivery Strategy For South Oxfordshire and Vale of White Horse (2018-2028) <a href="http://www.southoxon.gov.uk/sites/default/files/Joint%20Housing%20Delivery%20Strategy%20-%202018%20to%202028.pdf">www.southoxon.gov.uk/sites/default/files/Joint%20Housing%20Delivery%20Strategy%20-%202018%20to%202028.pdf</a> This policy contributes towards achieving objectives 1, 2, 4, 5 &amp; 6.</p>	In order to address concerns raised in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N21)	None - this does not result in any changes to the proposed quantum or location of development.	
	Explanatory Text						
	n/a	109	<p>New paragraph after 5.73 - <b><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></b></p> <p>Another new paragraph after 5.73 above - <b><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></b></p>	To address concerns expressed at the Matter 3 hearing session	Matter 3 Hearing Session (in discussion with developer)	None - this does not result in any changes to the proposed quantum or location of development.	

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings
<b>Policy H14: Provision for Gypsies, Travellers and Travelling Showpeople</b>						
MM31	n/a	109	<p>1. The provision of pitches for Gypsies and Travellers and plots for Travelling Showpeople will be delivered through:</p> <p>i) Safeguarding authorised sites;</p> <p>ii) Extending existing sites, where possible, to meet the needs of existing</p> <p>iii) Delivery within the following strategic allocations:</p> <p>a) 4 pitches for Gypsies and Travellers at Didcot North East (carried forward from Core Strategy) as shown on the policies map</p> <p>b) 3 pitches for Gypsies and Travellers at Land adjacent to Culham Science Centre (STRAT79) as shown on the policies map</p> <p>c) 3 pitches for Gypsies and Travellers at Land at Chalgrove Airfield (STRAT97) as shown on the policies map.</p> <p>2. <b>Additional</b> proposals for pitches for Gypsies, Travellers and Travelling Showpeople <b>not set out in Part 1 of this policy</b>, will be permitted where it has been demonstrated that the following criteria have been met:</p> <p>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;</p> <p>ii) the site is not located within the Oxford Green Belt unless very special circumstances are demonstrated;</p> <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 <del>Proposals within the AONB will be considered in accordance with Policy ENV1;</del></p> <p>iv) there are no adverse impacts on the significance of heritage assets <del>in accordance with Policy ENV6;</del></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>	In order to address concerns raised in examination document IC2.	With response to Inspector's questions May 2020 (PSD05-N23)	None - this does not result in any changes to the proposed quantum or location of development.
<b>Policy H15: Safeguarding Gypsy, Traveller and Travelling Showpeople sites</b>						
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 <b>it can be clearly demonstrated that:</b></p> <p>i) <b>the site is no longer suitable for such use and</b> suitable alternative provision is made for the use on a site <b>of equal or better quality</b> with equal access to services; or</p> <p>ii) it has been <b>that there is no need for traveller pitches in the district</b> 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>	Strengthen protection afforded to existing traveller sites	With response to Inspector's questions May 2020 (PSD05-N24)	None - this does not result in any changes to the proposed quantum or location of development.
<b>Policy H16: Infill Development and Redevelopment</b>						
			<p>1. Proposals for housing on sites within the built-up areas of the towns and larger villages will be supported/ permitted. <b>Within smaller villages and other villages, development should be limited to infill and the redevelopment of previously developed land or buildings,</b> provided that:</p> <p>i) <del>an important open space of public, environmental, historical or ecological value is not lost, nor an important public view harmed;</del></p> <p>ii) <b>If 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:</b></p> <p>iii) <b>i) the privacy of existing and future residents will be protected;</b></p> <p>iv) <b>ii) means of access can be appropriately secured; and</b></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)	None - this does not result in any changes to the proposed quantum or location of development.

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings												
MM33	n/a	113	<p>v) <del>iii) development</del> 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) <del>it does not conflict with other policies in the Development Plan.</del></p> <p>2. <del>3.</del> 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. <del>and this will be directed, in part, by the settlement hierarchy as shown on the table below.</del></p> <p>3. <del>Proposals for the redevelopment of existing sites for residential use will be supported in accordance with the table below:+</del></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>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> <td></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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<b>Policy H17: Sub-division and Conversion to Multiple Occupation</b>																		
MM34	n/a	114	<p>1. The sub-division of dwellings and conversions to multiple occupation will be permitted <del>within the built-up areas of the towns and villages (as set out in Appendix 7)</del> provided that the development:</p> <p>i) <del>would not harm the amenity of the occupants of nearby properties; and</del></p> <p>ii) <del>is appropriate in terms of the size of the property and the proposed internal layout, access, private amenity space and car parking provision;</del></p> <p>iii) <del>would not adversely affect the historical interest or character of the building or the surrounding residential area; and</del></p> <p>iv) <del>would not result in environmental or highway objections.</del></p>	In order to address concerns raised in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N26)	None - this does not result in any changes to the proposed quantum or location of development.												
<b>Policy H18: Replacement Dwellings</b>																		
MM35	n/a	115	<p>1. Proposals for the replacement of an existing dwelling located outside the built-up <del>areas</del> limits of settlements will be permitted provided that:</p> <p>i) <del>the residential use of the existing dwelling has not been abandoned;</del></p> <p>ii) <del>the existing dwelling is not subject to a temporary or time limited planning permission;</del></p> <p>iii) <del>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;</del></p> <p>iv) <del>within the Green Belt, the proposed replacement dwelling is not materially larger than the original* dwelling; and</del></p> <p>v) <del>the proposal can demonstrate that satisfactory vehicular access and parking arrangements and adequate amenity areas are retained for the replacement dwelling.</del></p>	In order to address concerns raised in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N27)	None - this does not result in any changes to the proposed quantum or location of development.												
<b>Policy H19: Re-use of rural buildings</b>																		
MM36	n/a	116	<p>1. <del>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.</del></p> <p>2. <del>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.</del></p>	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)	None - this does not result in any changes to the proposed quantum or location of development.												
<b>Policy H21: Extensions to Dwellings</b>																		
			1. Extensions to dwellings or the erection and extension of ancillary buildings within the curtilage of a dwelling, will be permitted provided that:	In order to address concerns in examination document	With response to Inspector's questions May	None - this does not result in any changes to the proposed quantum or location of development.												

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings						
MM37	n/a	119	<p>i) <del>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. <b>the extension or the alteration of a building does not result in disproportionate additions over and above the size of the original* building;</b></del></p> <p>ii) <del>adequate and satisfactory parking is provided. in accordance. <b>Development should have regard to</b></del> with the current Oxfordshire County Council parking standards, unless specific evidence is provided to justify otherwise;</p> <p>iii) <del>Sufficient</del> amenity areas are provided for the extended dwelling. <del><b>Development should have regard to the advice within</b></del> that accord with the South Oxfordshire Design Guide; <del>and</del></p> <p>iv) <del>the proposal does not conflict with other policies in the Development Plan.</del></p>	IC2	2020 (PSd05-N29)							
<b>CHAPTER 6 - Employment and Economy</b>												
<b>Policy EMP1: The Amount and Distribution of New B-class Employment Land</b>												
	1	128	<p>1.To facilitate the provision of additional office, manufacturing and distribution jobs ('B-class jobs' refer to Appendix 4); between 2011 and 2034 <del>5 a the</del> <b>minimum</b> requirement of <del>34.7 hectares and 37.5-39.1</del> hectares of B-class employment land will be provided. Employment land will be provided at the following locations:...</p> <p>Thame - Sites to be identified in the NDP – 4.6 <del>3.5</del> ha...</p>	<p>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.</p> <p>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</p>	Matter 9 hearing - Included in Table 1 of 'Update on the Plan's Employment Land Allocations' note, PSD60 July 2020	These changes are considered further with regards to their implications for the 2019 HRA in the main addendum report.						
MM38	1	128	<p>...Wallingford – Sites to be identified in the NDP (<del>Likely to be at Hithercroft Industrial Estate</del>) – 3.1 ha</p> <p>Hithercroft Industrial Estate (Carried forward from Core Strategy) – 2.25 <del>1.09</del> 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	None - this does not result in any changes to the proposed quantum or location of development. The quantum of employment land has been reduced to account for the fact that 1.16ha of this has now been developed.						
	1	129	<p>... Total - 47.2 <del>47.94</del></p>	<p>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</p>	Matter 9 hearing - Included in Table 1 of 'Update on the Plan's Employment Land Allocations' note, PSD60 July 2020	None - this does not result in any substantial changes to the proposed quantum or location of development. The Council has confirmed that the modifications would not result in a change to the assumptions underlying the transport model in terms of infrastructure updates and improvement works.						
<b>Chapter 12 - Monitoring and Review</b>												
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 <b>minimum of 39.1</b> <del>27.5</del> 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 <b>minimum of 39.1</b> <del>27.5</del> hectares of employment land	To reflect changes to the respective policies in Chapter 6.	Post hearings	None - this update reflects the updates to the policy, which are considered above.
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 <b>minimum of 39.1</b> <del>27.5</del> hectares of employment land										
<b>Policy EMP3: Retention of Employment Land</b>												
			<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>	The word 'or' has been included after (i) and (ii) to clarify that the applicant must satisfy	With response to Inspector's questions May 2020 (PSD05-	None - this does not result in any changes to the proposed quantum or location of development.						



Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings					
MM39	n/a	130-131	<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> <p><b>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.</b></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"> <li>- where the Council is satisfied that all options to mitigate the detrimental effects have been explored; and</li> <li>- 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.</li> </ul> <p>4. Such relocation or compensation shall be secured using a planning condition or legal agreement.</p>	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 the living conditions of nearby residents, or to the environment. This changes were proposed in response to IC6.	N30)						
<b>Policy EMP4: Employment Land in Didcot</b>											
MM40	1	132	<p>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:</p> <ul style="list-style-type: none"> <li>• Site EMP4i: Southmead Industrial estate East (2.66 hectares)</li> <li>• Site EMP4ii: Southmead Industrial estate West (0.26 hectares)</li> </ul>	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	None - this does not result in any changes to the proposed quantum or location of development.					
<b>Policy EMP5: New Employment Land at Henley-on-Thames</b>											
MM41	1	132	<p>In addition to allocations in the made in the Joint Henley and Harpsden Neighbourhood Development Plan, an additional <b>at least a further 1</b> hectare of employment land will be delivered at Henley-on-Thames. This will be delivered through a review of the Neighbourhood Development Plan.</p>	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	None - this does not result in any substantial changes to the proposed quantum or location of development.					
	3. Employment	234	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Policy</th> <th>Indicator</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Policy EMP5: New Employment Land at Henley-on-Thames</td> <td>Quantum of employment land permitted and completed at Henley-on-Thames</td> <td>To deliver <b>at least a further 1</b> hectare of employment land in addition to that allocated in the Joint Henley and Harpsden Neighbourhood Plan</td> </tr> </tbody> </table>	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 <b>at least a further 1</b> hectare of employment land in addition to that allocated in the Joint Henley and Harpsden Neighbourhood Plan	To reflect changes to the respective policies in Chapter 6.	Post hearings
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 <b>at least a further 1</b> hectare of employment land in addition to that allocated in the Joint Henley and Harpsden Neighbourhood Plan									
<b>Policy EMP6: New Employment Land at Thame</b>											
MM42	1	133	<p>In addition to allocations in the made Thame Neighbourhood Development Plan, an additional 1.6 <b>at least a further 3.5</b> hectares of employment land will be delivered at Thame. These <b>This</b> will be delivered through a review of the Neighbourhood Development Plan.</p>	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	See comments relating to Policy EMP 1 above, as this change reflects the change to Policy EMP 1.					

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings						
<b>Chapter 12 - Monitoring and Review</b>												
	3. Employment	234	<table border="1"> <thead> <tr> <th>Policy</th> <th>Indicator</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Policy EMP6: New Employment Land at Thame</td> <td>Quantum of employment land permitted and completed at Thame</td> <td>To deliver <del>at least a further 3.5</del> <b>4.6</b> hectares of employment land in addition to that allocated in the Thame Neighbourhood Plan</td> </tr> </tbody> </table>	Policy	Indicator	Target	Policy EMP6: New Employment Land at Thame	Quantum of employment land permitted and completed at Thame	To deliver <del>at least a further 3.5</del> <b>4.6</b> hectares of employment land in addition to that allocated in the Thame Neighbourhood Plan	To reflect changes to the respective policies in Chapter 6.	Post hearings	See comments relating to Policy EMP 1 above, as this change reflects the change to Policy EMP 1.
Policy	Indicator	Target										
Policy EMP6: New Employment Land at Thame	Quantum of employment land permitted and completed at Thame	To deliver <del>at least a further 3.5</del> <b>4.6</b> hectares of employment land in addition to that allocated in the Thame Neighbourhood Plan										
<b>Policy EMP7: New Employment Land at Wallingford</b>												
MM43	1	133	<p>A <del>least 2.25</del> <b>2.25</b> hectares of <del>e</del> Employment land will be delivered at Wallingford at the following sites located within Hithercroft Industrial Estate:</p> <ul style="list-style-type: none"> <li>Site EMP7i: land at Hithercroft Road and Lupton Road (<del>2.0</del> <b>0.84</b> hectares)</li> <li>Site EMP7ii: land at the junction of Whitley Road and Lester Road <del>Way</del> (<del>0.25</del> <b>0.25</b> hectares)</li> </ul>	<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	See comments relating to Policy EMP 1 above, as this change reflects the change to Policy EMP 1.						
<b>Chapter 12 - Monitoring and Review</b>												
	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 <del>at least 4.19</del> <b>5.25</b> 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 <del>at least 4.19</del> <b>5.25</b> hectares of employment land	To reflect changes to the respective policies in Chapter 6.	Post hearings	None - this reflects updates to the policy, considered above.
Policy	Indicator	Target										
Policy EMP7: New Employment Land at Wallingford	Quantum of employment land permitted and completed at Wallingford	To deliver <del>at least 4.19</del> <b>5.25</b> hectares of employment land										
<b>Policy EMP8: New Employment Land at Crowmarsh Gifford</b>												
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. <del>The Neighbourhood Development Plan must be submitted to the Council within 12 months of adoption of this Local Plan.</del> 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 <del>the overall plan distribution strategy as set out in STRAT1.</del> <b>and the policies within the development plan.</b></p>	In order to address concerns raised in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N31)	None - this does not result in any substantial changes to the proposed quantum or location of development.						
<b>Chapter 12 - Monitoring and Review</b>												
	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 <del>at least 0.28</del> <b>0.28</b> 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 <del>at least 0.28</del> <b>0.28</b> hectares of employment land	To reflect changes to the respective policies in Chapter 6.	Post hearings	None - this reflects updates to the policy, considered above.
Policy	Indicator	Target										
Policy EMP8: New Employment Land at Crowmarsh Gifford	Quantum of employment land permitted and completed at Crowmarsh Gifford	To deliver <del>at least 0.28</del> <b>0.28</b> hectares of employment land										
<b>Policy EMP9: New Employment Land at Chalgrove</b>												
MM45	1	135	<p>In addition to the strategic allocations at Chalgrove Airfield, <del>at least 2.25</del> <b>2.25</b> hectares of employment land will be delivered at Chalgrove at the following site <del>located within the Monument Business Park:</del></p> <ul style="list-style-type: none"> <li>Site EMP9i: Land at Monument Business Park (2.25 hectares)</li> </ul>	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	None - this does not result in any changes to the proposed quantum or location of development.						

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings
<b>Policy EMP10: Community Employment Plans</b>						
	n/a	137	<p>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.</p> <p>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.</p> <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>	In order to address concerns raised in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N33)	None - this does not result in any changes to the proposed quantum or location of development.
<b>Explanatory Text</b>						
MM46	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> <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 agencies and organisations to work with and support the developer to facilitate the timely delivery of the CEP.</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)	<p>None - this does not result in any changes to the proposed quantum or location of development.</p> <p>None - this does not result in any changes to the proposed quantum or location of development.</p>

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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	None - this does not result in any changes to the proposed quantum or location of development.
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										
<b>Policy EMP11: Development in the Countryside and Rural Areas</b>												
MM47	n/a	137-	Policy EMP11: Development in the Countryside and Rural Areas 1. Proposals for sustainable economic growth in the countryside and rural areas will be supported. The Council will:	To remove inappropriate wording. In order to address concerns raised in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N34)	None - this does not result in any changes to the proposed quantum or location of development.						
		138	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;...	This includes additional strikethrough of "Through conversion of existing buildings" which was not included in error in the Councils response to IC2.		None - this does not result in any changes to the proposed quantum or location of development.						
<b>Policy EMP14: Retention of Visitor Accommodation</b>												
MM48	n/a	142-143	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  the loss of the visitor accommodation will not have an adverse impact on the tourism industry, the local community and the local economy.	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)	None - this does not result in any changes to the proposed quantum or location of development.						

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings	
<b>CHAPTER 7 - Infrastructure</b>							
<b>Policy INF1: Infrastructure Provision</b>							
MM49	3	150	Add the following point to the end of point 3; <b><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></b>	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	None - this does not result in any changes to the proposed quantum or location of development.	
	4	150	4. Development will also need to take account of existing infrastructure, such as <b><u>sewerage treatment works</u></b> , 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)	None - this does not result in any changes to the proposed quantum or location of development.	
	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 <b><u>whilst encouraging development that actively supports walking, cycling and public transport to minimise the need to travel</u></b> , 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)	None - this does not result in any changes to the proposed quantum or location of development.	
	n/a	149	Add the following paragraph following 7.10; <b><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></b>	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	None - this does not result in any changes to the proposed quantum or location of development.	
<b>Policy TRANS1a: Supporting Strategic Transport Investment across the Oxford to Cambridge Expressway</b>							
MM50	1	151	Policy TRANS1a: Supporting Strategic Transport Investment across the Oxford to Cambridge <b><u>Arc</u></b> 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 <b><u>Arc</u></b> Expressway.	Incorrect references to Expressway when it should have referred more generally to the 'Arc'	Submission Schedule of Modifications March 2019 (CSD13-N49)	None - this does not result in any changes to the proposed quantum or location of development.	
	n/a	3	Policy TRANS1a: Supporting Strategic Transport Investment across the Oxford to Cambridge <b><u>Arc</u></b> Expressway	Incorrect references to Expressway when it should have referred more generally to the 'Arc'	Submission Schedule of Modifications March 2019 (CSD13-N49)	None - this does not result in any changes to the proposed quantum or location of development.	
	<b>Chapter 12 - Monitoring and Review</b>						
	4. Infrastructure	235	Policy TRANS1a: Supporting Strategic Transport Investment across the Oxford to Cambridge <b><u>Arc</u></b> Expressway Progress of infrastructure within the Oxford to Cambridge <b><u>Arc</u></b> Expressway Positive progress towards the Oxford to Cambridge <b><u>Arc's</u></b> 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)	None - this does not result in any changes to the proposed quantum or location of development.	
<b>Policy TRANS1b: Supporting Strategic Transport Investment</b>							
	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	None - this does not result in any changes to the proposed quantum or location of development.	

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings
MM51	1 (ix)	152	<del>ix-viii)</del> 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>			None - this does not result in any changes to the proposed quantum or location of development. The Council has confirmed that the modifications would not result in a change to the assumptions underlying the transport model in terms of infrastructure updates and improvement works.
	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)	None - this does not result in any changes to the proposed quantum or location of development.
<b>CHAPTER 8 - Natural and Historic Environment</b>						
<b>Policy ENV1: Landscape and Countryside</b>						
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)	None - this does not result in any changes to the proposed quantum or location of development.
	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.			None - this does not result in any changes to the proposed quantum or location of development.
<b>Trees and hedgerows in the landscape</b>						
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)	None - this does not result in any changes to the proposed quantum or location of development.
<b>Policy ENV3: Biodiversity - Non Designated Sites, Habitats and Species</b>						
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)	None - this does not result in any changes to the proposed quantum or location of development.
	n/a	3	Policy List 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)	None - this does not result in any changes to the proposed quantum or location of development.

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings
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)	None - this does not result in any changes to the proposed quantum or location of development.
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 if biodiversity. <b><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></b>	In order to address concerns raised in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N40)	None - this does not result in any changes to the proposed quantum or location of development.
	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. <b><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></b>			
Policy ENV5: Green Infrastructure in New Developments						
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"> <li>i) protect, conserve, enhance the district's Green Infrastructure;</li> <li>ii) provide an appropriate level of Green Infrastructure <del>where a requirement has been identified for additional provision either within the</del> <b><u>with regard to requirements set out in the</u></b> Green Infrastructure Strategy, the relevant Neighbourhood Development Plan, AONB Management Plan or the Habitats Regulations Assessment;</li> <li>iii) avoid the loss, fragmentation, severance or other negative impact on the function of Green Infrastructure;</li> <li>iv) provide appropriate mitigation where there would be an adverse impact on Green Infrastructure; and</li> <li>v) provide an appropriate replacement where it is necessary for development to take place on areas of Green Infrastructure. <p>3. All Green Infrastructure provision should be designed <del>to meet</del> <b><u>with regard to</u></b> the quality standards set out within the Green Infrastructure Strategy, the relevant Neighbourhood Development Plan, or <b><u>where relevant</u></b> the Didcot Garden Town Delivery Plan. Consideration should also be given to inclusive access <b><u>and contributing to gains in biodiversity, particularly through the use of appropriate planting which takes account of changing weather patterns</u></b> 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> </li></ul>	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	None - this does not result in any changes to the proposed quantum or location of development.

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings
<b>Policy ENV6: Historic Environment</b>						
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. <b><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 the District's historic environment, and also includes those heritage assets listed by the Oxfordshire Historic Environmental Record.</u></b></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"> <li>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;</li> <li>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);</li> <li>iii) make a positive contribution towards wider <b>public</b> benefits;</li> <li>iv) provide a viable future use for a heritage asset that is consistent with the conservation of its significance; and/or</li> <li>v) protect a heritage asset that is currently at risk.</li> </ul> <p><b><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></b></p> <p>3. The Council will work with landowners, developers, the community, Historic England and other stakeholders to:</p> <p><b><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></b></p> <p><b><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></b></p> <p><b><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></b></p> <ul style="list-style-type: none"> <li>i) ensure that vacant historic buildings are appropriately re-used to prevent deterioration of condition;</li> <li>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;</li> <li>iii) identify criteria for assessing non-designated heritage assets and maintaining a list of such assets as Locally Listed Buildings;</li> <li>iv) encourage Heritage Partnership Agreements, particularly for Listed Buildings on any 'at risk' register;</li> <li>v) encourage better understanding of the significance of scheduled monuments on the "Heritage at Risk" Register and to aid in their protection;</li> <li>vi) seek to reduce the number of buildings on the "Heritage at Risk" Register;</li> <li>vii) better understand the significance of Conservation Areas in the district through producing Conservation Area Character Appraisals and Management Plans;</li> <li>viii) support Neighbourhood Development Plans where they seek to assess their heritage assets and add to the evidence base.</li> </ul>	In order to address concerns raised in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N42)	None - this does not result in any changes to the proposed quantum or location of development.





Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings
MM59	n/a	182	<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 <b>and should have regard to</b> 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> <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>			
	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 <b>identification of any heritage assets 'at risk' in order to encourage better understanding.</b></p>	In response to recommendations set out in IC6	in response to matters and issues June 2020	None - this does not result in any changes to the proposed quantum or location of development.
<b>Explanatory Text</b>						
<b>ENV10: Historic Battlefields, Registered Parks and Gardens and Historic Landscapes</b>						
MM60	1	185	1. Proposals should conserve or enhance the special historic interest, character or setting of a designated battlefield, historic landscape <del>OR</del> park or garden <b>on</b> contained in the Historic England Registers <b>of Historic Battlefields or Register of Historic Parks and Gardens of Special Historic Interest in England.</b>	In response to Historic England Regulation 19 response	Submission Schedule of Modifications March 2019 (CSD13-N55)	None - this does not result in any changes to the proposed quantum or location of development.
	n/a	185	Add new paragraph 2: <b>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.</b>	In response to Historic England Regulation 19 response	Submission Schedule of Modifications March 2019 (CSD13-N56)	None - this does not result in any changes to the proposed quantum or location of development.
	2	186	<del>2.3.</del> Where a proposed development will lead to substantial harm to or total loss of significance of such <b>a designated</b> 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)	None - this does not result in any changes to the proposed quantum or location of development.
	4	186	Delete paragraph 4: <del>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.</del>	In response to Historic England Regulation 19 response	Submission Schedule of Modifications March 2019 (CSD13-N58)	None - this does not result in any changes to the proposed quantum or location of development.
<b>Policy EP1: Air Quality</b>						
MM61	n/a	188	1. In order to protect public health from the impacts of poor air quality: <p>development must be compliant with <b>have regard to</b> 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;...</p>	In order to address concerns raised in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N45)	None - this does not result in any changes to the proposed quantum or location of development.

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings
<b>Policy EP5: Minerals Safeguarding Areas</b>						
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)	None - this does not result in any changes to the proposed quantum or location of development.
<b>CHAPTER 9 - Built Environment</b>						
<b>Policy DES1: Delivering High Quality Development</b>						
	n/a	198	<p>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 complements the surroundings.</p> <p><u>i) uses land efficiently whilst respecting the existing landscape character;</u></p> <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> <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> <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>	In response to recommendations set out in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N47)	None - this does not result in any changes to the proposed quantum or location of development.

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings
MM63			<p><u>3. 6.</u> Where the Council <u>is</u> are aware that sites with similar delivery timescales are coming forward together, <del>they will require a</del> <b>coordinated, integrated and comprehensive masterplan will be required</b> to be prepared across all <u>the</u> sites.</p>			
	9.5-9.7	198-199	<p style="text-align: center;">Explanatory Text</p> <p><b>9.5 Creating high quality buildings and places is fundamental. Policy DES1</b>  The South Oxfordshire Design Guide sets out <u>the</u> 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. <b>Developers should also have regard to the principles and design criteria set out in the South Oxfordshire Design Guide</b> and principles and the design criteria set out in part 2 of the guide. New development should take account of all relevant guidance including <b>the Government's priorities for well-designed places set out in the National Design Guide (2019)</b>, 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 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><b>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.</b></p> <p><b>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.</b></p>	In response to recommendations set out in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N48)	None - this does not result in any changes to the proposed quantum or location of development.
<b>Policy DES2: Enhancing Local Character</b>						
			<p><b>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.</b></p> <p><del>42.</del> All proposals for new development should include <b>be informed by</b> a contextual analysis that demonstrates how the design:  i) has been informed by and responds positively to the site and its surroundings; and  ii) reinforces place-identity by enhancing local character.</p>	In response to recommendations set out in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N49 and N77)	None - this does not result in any changes to the proposed quantum or location of development.

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings
MM64	n/a	199	<p><b>23.</b> 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><b>34.</b> 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><b>45.</b> 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>			
<b>Policy DES3: Design and Access Statements</b>						
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> <p><b>i)</b> a clear drawing trail <u>that showing</u> how the design of the <u>proposal</u> development and the rationale behind it has evolved and clearly demonstrates <u>ing</u> 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><b>ii)</b> <u>a constraints and opportunities plan that clearly informs the design process and final design;</u></p> <p><b>iii)</b> 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><b>iv)</b> how consultation with the existing community and communities in the surrounding area has informed the design of the development.</p>	In response to recommendations in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N50)	None - this does not result in any changes to the proposed quantum or location of development.
<b>Policy DES4: Masterplans for Allocated Sites and Major Development</b>						
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 <u>prioritise</u> walking, cycling and use of public transport;</p> <p>iii) is <u>be</u> 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><b>vi)</b> <u>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><b>viii)</b> 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; <u>and</u></p> <p><b>ix)</b> <u>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 &amp; 7.</p>	To address concerns and errors expressed at the Matter 4 hearing session	Matter 4 hearing session	None - this does not result in any changes to the proposed quantum or location of development.

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings						
Explanatory Text												
	9.16	203	Masterplans should be produced in consultation with South Oxfordshire District Council, the community and other stakeholders <del>where appropriate</del> . <b><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></b>	To address concerns expressed at the Matter 4 hearing session	Matter 4 Hearing Session	None - this does not result in any changes to the proposed quantum or location of development.						
<b>Policy DES7: Public Art</b>												
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)	None - this does not result in any changes to the proposed quantum or location of development.						
	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 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.</p>	Deleted in response to IC2	With response to Inspector's questions May 2020 (PSD05-N51)	None - this does not result in any changes to the proposed quantum or location of development.						
Chapter 12 - Monitoring and Review												
	6. Design	240	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Policy</th> <th style="width: 30%;">Indicator</th> <th style="width: 40%;">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)	None - this does not result in any changes to the proposed quantum or location of development.
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										
<b>Policy DES8: Efficient Use of Resources</b>												
			<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 <b><u>in accordance with Policy STRAT5 Residential Densities</u></b> 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> <p>ii) minimising waste and making adequate provision for the recycling, composting and recovery of waste on site using recycled and energy efficient materials</p> <p>iii) maximising passive solar heating, lighting, natural ventilation, energy and water efficiency and the re-use of materials</p>	In response to recommendations in examination document IC2	With response to Inspector's questions May 2020 (PSD05-N52)	None - this does not result in any changes to the proposed quantum or location of development.						

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings									
MM68	n/a	206	<ul style="list-style-type: none"> <li>iv) making efficient use of water, for example through rainwater harvesting and grey water recycling causing no deterioration in, and where possible, achieving improvements in water quality (including groundwater quality)</li> <li>v) taking account of, and if located within an AQMA, is consistent with, the Council's Air Quality Action Plan</li> <li>vi) ensuring that the land is of a suitable quality for development and that remediation of contaminated land is undertaken where necessary</li> <li>vii) avoiding the development of the best and most versatile agricultural land, unless it is demonstrated to be the most sustainable choice from reasonable alternatives, by first using areas of poorer quality land in preference to that of a higher quality</li> <li>viii) re-using vacant buildings and redeveloping previously developed land, provided the land is not of a high environmental value.</li> </ul>												
	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 DES8: Efficient Use of Resources</td> <td>Covered by Indicators for STRAT12, EP1, and EP3 and DES10</td> <td>Covered by targets for STRAT12, EP1, and EP3 and DES10</td> </tr> </tbody> </table>	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	Additional monitoring indicators are proposed to monitor the effectiveness of Policy DES8.	With response to Inspector's questions May 2020 (PSD05-N78)	None - this does not result in any changes to the proposed quantum or location of development.			
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													
<b>Policy DES9: Promoting Sustainable Design</b>															
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. <del>All</del> <u>All</u> new development should be designed to improve resilience to the anticipated effects of climate change. <u>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> <p>3. <u>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> <del>because of concerns about incompatibility with an existing townscape, if these concerns have been mitigated by good design.</del></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>	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	None - this does not result in any changes to the proposed quantum or location of development.									
	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 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><b>Covered by Indicators for DES11</b></td> <td><b>Covered by targets for DES11</b></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		<b>Covered by Indicators for DES11</b>	<b>Covered by targets for DES11</b>	Additional monitoring indicators are proposed to monitor the effectiveness of Policy DES9.	With response to Inspector's questions May 2020 (PSD05-N78)	None - this does not result in any changes to the proposed quantum or location of development.
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													
	<b>Covered by Indicators for DES11</b>	<b>Covered by targets for DES11</b>													
<b>Policy DES10: Renewable Energy</b>															
	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"> <li>i) landscape, both designated AONB and locally valued biodiversity, including protected habitats and species and Conservation Target Areas;</li> <li>ii) the historic environment, both designated and non designated assets, including by development within their settings;</li> <li>iii) openness of the Green Belt;</li> <li>iv) the safe movement of traffic and pedestrians; or</li> </ul>	To respond to the Council's declared climate change emergency.	With response to Inspector's questions May 2020 (PSD05-N86)	None - this does not result in any changes to the proposed quantum or location of development.									

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings												
			v) residential amenity															
Explanatory Text																		
MM70	9.36	210	9.36 The Government has set a target of that the net UK carbon account for the year 2050 is at least 80-100% lower than the 1990 baseline. To help increase the use of renewable and low carbon energy <u>the Council</u> we will promote <u>the use of energy</u> from renewable and low carbon sources, including community-led initiatives, and <u>will develop</u> design policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts. <u>The Council will support the inclusion of connection readiness for decentralised energy networks and the use of decentralised energy sources in development.</u> The Council will identify and publish a list of any areas considered suitable for wind energy development within the district.	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	With response to Inspector's questions May 2020 (PSD05-N87)	None - this does not result in any changes to the proposed quantum or location of development.												
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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 DES10: Renewable Energy</td> <td>Number of, status and type of permissions granted for renewable energy installations</td> <td>To deliver schemes for renewable energy in accordance with the policy, thereby contributing to the UK's renewable energy target</td> </tr> <tr> <td></td> <td>Renewable energy capacity</td> <td>To increase the renewable energy capacity for the district</td> </tr> <tr> <td></td> <td>Renewable electricity generation</td> <td>To increase the renewable electricity generation for the district</td> </tr> </tbody> </table>	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	Additional monitoring indicators are proposed to monitor the effectiveness of Policy DES10.	With response to Inspector's questions May 2020 (PSD05-N78)	None - this does not result in any changes to the proposed quantum or location of development.
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																
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Policy DES11: Carbon Reduction																		
	n/a	n/a	<p><b>Policy DES11: Carbon Reduction</b></p> <p><b><u>1. Planning permission will only be granted where development proposals</u></b></p> <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><b><u>2. Non-residential development proposals are required to meet the BREEAM excellent standard (or a recognised equivalent assessment methodology) in addition to the following reductions in carbon emissions.</u></b></p> <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><b><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></b></p> <p><u>This policy contributes towards achieving objectives 5 &amp; 8</u></p>	To take account of the Council's declared climate emergency and associated motion (Council Meeting 10/10/2019) to aim to reach net-zero carbon emissions for the whole district by 2030.	With response to Inspector's questions May 2020 (PSD05-N554)	None - this does not result in any changes to the proposed quantum or location of development.												



Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings								
Explanatory Text														
MM71	9.38	211	<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>	To address concerns expressed at the Matter 8 hearing session	Matter 8 hearing session	None - this does not result in any changes to the proposed quantum or location of development.								
	9.39	211	<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>	To address concerns expressed at the Matter 8 hearing session	Matter 8 hearing session	None - this does not result in any changes to the proposed quantum or location of development.								
	9.40	211	<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>	To address concerns expressed at the Matter 8 hearing session	Matter 8 hearing session	None - this does not result in any changes to the proposed quantum or location of development.								
	9.41	211	<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>	To address concerns expressed at the Matter 8 hearing session	Matter 8 hearing session	None - this does not result in any changes to the proposed quantum or location of development.								
	9.42	211	<u>More information regarding sustainable design and construction is set out in the Council's Design Guide.</u>	To address concerns expressed at the Matter 8 hearing session	Matter 8 hearing session	None - this does not result in any changes to the proposed quantum or location of development.								
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><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)	None - this does not result in any changes to the proposed quantum or location of development.
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	None - this does not result in any changes to the proposed quantum or location of development.									
CHAPTER 10 - Ensuring the Vitality of Town Centres														
Introduction														
			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 here <sup>37</sup> . The	To update for forthcoming Changes to the Use Classes Order	PSD66	None - this does not result in any changes to the proposed quantum or location of development.								

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings									
MM72	10.4	213	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. <b>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.</b> While all market towns also perform a leisure function, it is Henley on Thames which has a greater dual retail and leisure offer.												
<b>Policy TC1: Retail and Services Growth</b>															
MM73	1	214	1. Provision is made for <del>25,670</del> <b>26,640sqm</b> <sup>38</sup> (net) of comparison retail floorspace and 4,500sqm <sup>39</sup> 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	None - this relatively small increase is expected to have negligible effects on traffic and not affect the 2019 HRA conclusions.									
	Footnote 38	214	<sup>38</sup> The quantum of development for convenience floorspace in the district to 2034 <sup>5</sup> 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	None - changes to the amount of convenience floorspace have been considered above.									
	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 <b>26,640</b> <del>25,670</del>sqm 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 <b>26,640</b> <del>25,670</del> sqm comparison and 4,500sqm convenience retail floorspace	Amendment to target necessary as a result of proposed modifications to policy	Post hearings	None - this reflects the change to the policy, which is considered above.			
Policy	Indicator	Target													
Policy TC1: Retail and Services Growth	Net change in comparison and convenience retail floorspace	Provision of a net increase of <b>26,640</b> <del>25,670</del> sqm comparison and 4,500sqm convenience retail floorspace													
<b>Policy TC2: Retail Hierarchy</b>															
MM74	n/a	214	Policy TC2: Retail <b>Town Centre</b> Hierarchy	To address IC10	Post hearings	None - this does not result in any changes to the proposed quantum or location of development.									
	4	215	4. For our Major town centres and town centres, development proposals for retail, services and other main town centres uses will be permitted that: <ul style="list-style-type: none"> <li>• seek to ensure such uses are located within the town centre boundary;</li> <li>• are in keeping with the role and function of that centre;</li> <li>• 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</li> <li>• reinforce the local distinctiveness of our towns, improve their vitality and viability and encourage more visits; or</li> <li>• seek to improve access and movement for all users</li> </ul>			None - this does not result in any changes to the proposed quantum or location of development.									
	6	215	<b>6. Development proposals for uses within Class E will be permitted within the town centre boundaries.</b> 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 <sup>4</sup> .			None - this does not result in any changes to the proposed quantum or location of development.									
	7	216	<b>7. Where planning permission is required,</b> 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.			None - this does not result in any changes to the proposed quantum or location of development.									
	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. <b>The retail impact analysis threshold will be kept under review.</b>	To address IC10	Post hearings	None - this does not result in any changes to the proposed quantum or location of development.								
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 <b>Town Centre</b> Hierarchy</td> <td>A and D <b>Retail</b> 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 <b>Town Centre</b> Hierarchy	A and D <b>Retail</b> 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	None - this does not result in any changes to the proposed quantum or location of development.
Policy	Indicator	Target													
Policy TC2: Retail <b>Town Centre</b> Hierarchy	A and D <b>Retail</b> 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													

Main Modification (MM) No.	Para No./Section	Page No.	Main Modification	Reasoning	Stage Modification Proposed	Implications for 2019 HRA findings
<b>Policy TC3: Comparison Goods Floorspace Requirements</b>						
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	None - this does not result in any changes to the proposed quantum or location of development.
<b>Policy TC5: Primary Shopping Areas</b>						
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 <b>an E Class Use</b> retail uses at ground floor must demonstrate that:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• the proposal meets the needs of residents within the local neighbourhood</li> <li>• the proposal will not have an adverse impact on the vitality and viability of the centre as a whole</li> </ul> <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	None - this does not result in any changes to the proposed quantum or location of development.
<b>CHAPTER 11 - Community and Recreation Facilities</b>						
<b>Policy CF1: Community Facilities</b>						
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 m<sup>2</sup> and without another shop in 1,000 m<sup>2</sup>, 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	None - this does not result in any changes to the proposed quantum or location of development.
<b>Chapter 12 - Monitoring and Review</b>						
7. Community Facilities		241	<p>Amendment to footnote: * <del>These include use-Facilities under a1, a2, a3, a4, a5, D4 and D2 use classes</del> <u>use Class F2 Local Community Uses (shops smaller than 280 m<sup>2</sup> and without another shop in 1,000 m<sup>2</sup>, 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>	To update for forthcoming Changes to the Use Classes Order	PSD66	None - this does not result in any changes to the proposed quantum or location of development.
<b>Policy CF5: Open Space, Sport and Recreation in New Residential Development</b>						
MM78	1	225	<p>1. New residential development will be required to provide or contribute towards inclusive and accessible open space and play facilities <del>in line with</del> <u>having regard to</u> the most up to date standards set out in the Open Spaces Study including:</p> <ul style="list-style-type: none"> <li>• Amenity greenspace (including parks and gardens)</li> <li>• Allotments Equipped</li> <li>• children's play areas</li> </ul>	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)	None - this does not result in any changes to the proposed quantum or location of development.
	2	225	<p>2. New residential development will be required to provide or contribute towards accessible sport and recreation facilities, including playing pitches, <del>in line with</del> <u>having regard to</u> the Council's most up to date Leisure Study, and Sport England guidance.</p>			None - this does not result in any changes to the proposed quantum or location of development.