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Policy/ Paragraph	Issue	Change
Foreword		
Foreword	Replace entire text	<p>Welcome to our Publication version of the Local Plan for South Oxfordshire. It is an important document because it sets out the identified need and location for housing and employment, and supporting infrastructure, in our area up to 2033.</p> <p>This document has been prepared following several rounds of consultation with yourselves and gathering of evidence to inform our decisions.</p> <p>There are competing issues that we must respond to and the need for new homes and to provide new land for jobs must be considered against any environmental or other impacts. These decisions have not been made lightly and look to strengthen the heart of the District.</p> <p>I know that many are concerned about the impact on their lives of new houses being built near them. However, I also talk to people who are equally worried about the prospects of homes for their children if we don't address the shortfalls that we face. This plan seeks to balance those tensions.</p> <p>What I hope you will find particularly striking about the plan is our desire to let more of the decisions be made by communities for themselves. South Oxfordshire has been in the vanguard of neighbourhood planning and, with your backing, our proposals can keep us there.</p>
Chapter One - Introduction		
Add after para 1.26	Add new paragraph	<p>We received approximately 7,666 responses from 1,369 individuals and organisations to the Second Preferred Options version of the Local Plan. These responses were focussed on the following key issues;</p> <ul style="list-style-type: none"> - Duty to Cooperate matters - Housing numbers - Proposed strategic allocations - Infrastructure <p>The consultation report can be found on the Council's website.</p>
Chapter Two –The Second Preferred Options Document		
Before old	Add new	When considering whether the plan meets its legal requirements, the Inspector will consider a number of issues

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2.3	paragraph	including: <ul style="list-style-type: none"> - Local Development Scheme: has the plan been prepared in accordance with the timetable set out in the Local Development Scheme? -Statement of Community Involvement and relevant regulations: has consultation on the plan been in accordance with the Council's Statement of Consultation and have the appropriate bodies been consulted? - Duty to Cooperate: has the plan been prepared in cooperation with other local planning authorities and prescribed bodies, such as the Environment Agency and the Local Enterprise Partnership, to identify and address any issues which will have a significant impact on at least two planning areas? - Sustainability Appraisal: has an adequate Sustainability Appraisal been carried out? - Appropriate Assessment: has an Appropriate Assessment under the Habitats Regulations Assessment been carried out? - National Policy and Legislation: does the Plan comply with national policy and legislation, for example, the National Planning Policy Framework.
2.7		To help achieve this, we are undertaking extensive public consultation and engagement over a six 7-week period between 29 March 2017 and 17 May 2017 11 October 2017 and 22 November 2017
Before 2.13	Insert new paragraph	This Publication version of the Local plan is known as the Regulation 19 stage. It complements the earlier Regulation 18 consultations. To assist the examination Inspector, representations made under Regulation 19 should relate to the soundness of the Submission Draft Local Plan or to its compliance with legal requirements.
Chapter Four – Our Spatial Strategy		
4.17	Add new text	The SHMA is based on economic forecasts and considers a number of possible economic growth scenarios. In South Oxfordshire, the evidence considers that the provision of 750 dwellings a year would support economic growth. It represents the committed economic growth scenario forecast in the SHMA and takes forward planned growth set out in the Strategic Economic Plan. This is primarily to meet the needs of our existing businesses wishing to expand and to allow for new business formation at similar rates to the past. A proportion of this provision would also meet the need for affordable housing in the District.
4.19	Amend as shown:	We anticipate that the adoption of this Local Plan will be towards the end of 2018 as set out in the published Local Development Scheme. Government guidance requires Local Plans to have a time span of 15 years from the point of adoption, so it is proposed that the annual requirement for housing is rolled on for the additional two years, thereby giving us an overall OAN for South Oxfordshire up to 2033 of 47,050 15,950 - 18,150.

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4.20	Add new	We will make provision for 17,050 new homes to be delivered to meet the District's own needs during the plan period (2011 to 2033). This equates to 775 homes a year, which reflects the midpoint of the recommended range in the SHMA. The midpoint is considered to be the reasonable option for housing growth as the other figures are simply an expression of the lower and upper end of the OAN identified. It also aligns our planned housing growth with the other District authorities within Oxfordshire and provides a common delivery to the needs set out in the SHMA. This is considered to be an appropriate response to meeting our housing needs. Not only does this go beyond the committed economic growth housing requirement for South Oxfordshire, but also provides an uplift to deliver affordable housing identified in the Oxfordshire Strategic Housing Market Assessment (SHMA).
4.21	Amend as follows:	We commissioned a study, referred to as the Employment Land Review, which assesses the amount and potential location of future requirements for employment land. This study identifies a need for between 33.2 16 and 35.9 25 hectares of employment land. (in addition to the approximate figure of about 5 hectares that is already allocated in Didcot and Wallingford) to 2031. We have identified broad locations for this: around 20 hectares of employment land in the adopted core strategy: i) At Culham Science Centre and the adjacent strategic site ii) At Didcot, albeit with some in the Vale of White Horse iii) At the strategic sites in Berinsfield and Chlagrave At Thame, as allocated in their NDP iv) At the towns of Henley-on-Thames, Thame and Wallingford to be identified in NDP at the Hithercroft industrial estate; and v) At in Crowmarsh Gifford and supported at the other larger villages to be identified in NDP. Therefore we will need to allocate at least another 5 hectares of land. Taking the commitments, core strategy provision and additional requirements together totals 30 hectares of land.
4.22	Delete paragraph	
4.23	Delete paragraph	
4.24	Amend as follows:	In order to allow employment opportunities to flourish, this plan will identify a provision for at least 30 35.9 hectares of employment land over the plan period, including the safeguarding of around 11.5 5 hectares of employment land, carried forward from the Core Strategy. There is more detail on this in chapter six.
4.24 – 4.25 (now 4.25)	Add in additional paragraph between existing paras 4.24 and	The overall strategy (policy STRAT1) supports a range of development opportunities at different scales and types of settlements and sites. Some development sites will be easier to deliver than others. Any large-scale development site will be more challenging to prepare for development and serve with appropriate infrastructure. This challenge will be engaged with and reflected in our infrastructure delivery plan (IDP) and this plan's supporting development trajectory.

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	4.25 (before Policy STRAT2)	We, also, recognise that some of our ambitious plans will continue to deliver after 2033 so land will be identified in this plan that may also continue to be built out after this plan period. Further detail of when and how this development will be delivered is given in the housing and employment chapters.
STRAT2	Amend as shown:	<p>During the plan period, provision will be made to meet the need for at least 17,050 new homes and 30 35.9 hectares of employment land. This is to be delivered in accordance with the spatial strategy which seeks to strengthen the heart of South Oxfordshire. The broad locations and trajectory for this development is identified in policies H1 and EMP1.</p> <p>The appropriate level of new housing and employment will be monitored and a review undertaken five years following the adoption of the Local Plan and periodically thereafter, taking into account the most up-to-date evidence available at that time.</p> <p>This policy contributes towards achieving objectives 2 & 3.</p>
4.26	Amend as shown:	<p>The preparation of the Oxford city Local Plan is at a relatively early stage and adoption is not anticipated until 2019. At this point in time, it is not possible to accurately identify the precise extent of Oxford city's unmet need. The SHMA recommends a range of 24,000 – 32,000 new homes for Oxford city. There exists a working assumption of the unmet housing need for the city of 15,000 new homes. This is to be shared between the remaining four districts. , and we have previously consulted upon a quarter share, to help towards meeting some of this unmet need which equates to 3,750 new homes.</p>
4.28	Add new sentence	...our spatial strategy. In line with the other Oxfordshire Authorities we propose a stepped development trajectory that begins provision for the city's unmet needs in the monitoring year 2021/22. The housing...
STRAT3	Delete second paragraph and amend as shown	<p>During the plan period, starting in the monitoring year 2021/22, provision will be made to help meet part of Oxford City's unmet housing need for around 3,750 new homes. This is to be delivered in accordance with the spatial strategy which seeks to strengthen the heart of South Oxfordshire and is not identified at any one site or location.</p> <p>The housing contributions will be made from the point of adoption of the South Oxfordshire Local Plan onwards on an annual basis. 50% of the surplus in South Oxfordshire's housing supply will be contributed for the monitoring periods 2019/20 and 2020/21. Contributions of at least 250 homes a year will be made in the remaining years of the plan period.</p>

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		<p>The appropriate level of unmet housing need for Oxford City will be monitored and a partial review of the South Oxfordshire Local Plan undertaken on adoption of the Local Plan for Oxford City, taking into account the most up-to-date evidence available at that time.</p> <p>This policy contributes towards achieving objectives 1 & 2.</p>
STRAT5	Amend as shown:	<p>STRAT5 Strategic Allocations Development</p> <p>New development will be provided within Strategic Allocations in order to deliver the scale and distribution of development set out in Policies STRAT1, STRAT2, STRAT3 and STRAT4.</p> <p>Development proposals should enable a comprehensive scheme to be delivered across the developable area within each Strategic Allocation. Developers must ensure that the sites provide an appropriate scale and mix of uses, in suitable locations, to create sustainable developments that support and complement the role of existing settlements and communities.</p> <p>Proposals must be accompanied by a comprehensive masterplan for the entire Strategic Allocation. This should demonstrate how new development will integrate with and complement its surroundings in an appropriate manner.</p> <p>Proposals must ensure that relevant supporting infrastructure is provided. Developers must engage with relevant infrastructure providers to ensure the implementation of the Infrastructure Delivery Plan.</p> <p>Proposals to deliver strategic development need to be supported by:</p> <ul style="list-style-type: none"> i) A visual impact assessment ii) A Health Impact Assessment iii) A Transport Assessment iv) An Air Quality Assessment v) An arboriculture survey vi) A Heritage Impact Assessment vii) An archaeological assessment to include a written scheme

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		<p>Each development will be expected to provide:</p> <ul style="list-style-type: none"> viii) A scheme of an appropriate scale, layout and form which respects the surrounding character and setting ix) High quality public transport facilities and connections within and adjacent the site x) Appropriate vehicular, cycle and pedestrian access including safe and attractive connections with nearby communities xi) Investigation and mitigation by the developer of any former land uses on the site which may give rise to contamination xii) A Noise Assessment including noise during construction and noise insulation of development xiii) A Landscape Management Plan to provide appropriate landscaping and an integrated network of green infrastructure xiv) An Ecological and Landscape Management Plan to be provided to manage habitats onsite xv) An integrated water management plan <p>This policy will also be used to determine proposals for large scale major development.</p> <p>This policy contributes towards achieving objectives 1, 2, 3, 4, 5, 6 & 7.</p>
4.47	Replace entire paragraph	<p>We support delivery of a new Thames road crossing between Culham and Didcot Garden Town and the Clifton Hampden by-pass, as identified in Policy TRANS 1. This crossing has strategic transport benefits and is required to support development proposed in the emerging South Oxfordshire Local Plan, as well as development allocated in the Vale Local Plan Part 1, and development proposed in the emerging Vale Local Plan Part 2. It is also part of a package of transport infrastructure in this area as identified in the Science Vale Area Transport Strategy in the Oxfordshire Local Plan, which includes the Clifton Hampden Bypass and the Didcot Northern Perimeter Road. We recognise that the timing of delivery of this infrastructure linked to proposed new development is complex, particularly given that funding for this package is expected to come from a variety of sources including developer funding, Garden Town and other government funds not yet confirmed. We also recognise that there is a significant amount of further more detailed transport modelling and transport assessment work to support development and delivery of these schemes, including the Culham Crossing. This work, including development of a more detailed Micro-simulation transport model</p>

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		for Didcot Garden Town, is being progressed and funded in partnership with the County Council and Vale of White Horse, and will give an understanding in more detail of the impact and phasing of homes and jobs in the area linked to required infrastructure. This evidence will be used alongside other evidence, including the outputs of Transport Assessments from proposed new development, to inform any limitations on the level of homes at the site linked to infrastructure funding to be set down at planning application stage.
STRAT6	Amend as shown:	<p>STRAT6 - Culham Science Centre</p> <p>Green Belt inset area: 73 hectares Developable area: 73 hectares</p> <p>Proposals for the redevelopment and intensification of the Culham Science Centre will be supported where this does not have an unacceptable visual impact, particularly on the openness of the surrounding Green Belt and the Registered Parkland associated with Nuneham House.</p> <p>In combination with the adjacent strategic development site (policy STRAT7) 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 sites). The exact siting and phasing of the employment development will be agreed through the master planning and planning application process.</p> <p>Opportunities that support job growth and appropriate diversification or enterprise “clustering” will be explored to complement the wider development proposed in the area. In order to deliver any potential proposal, we will work proactively with the UK Atomic Energy Authority and development partners to create an agreed masterplan that facilitates this growth.</p> <p>The Culham Science Centre is proposed to be removed from the Green Belt and inset as shown in the Green Belt Inset Plan (Appendix 4) to enable this development to be brought forward.</p> <p>This policy contributes towards achieving objectives 1 & 3.</p>
STRAT7	Amend as shown:	<p>STRAT7 - Land adjacent to Culham Science Centre</p> <p>Green Belt inset area: 242 hectares Developable area: 189 hectares</p>

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		<p>Land within the developable area identified adjacent to Culham Science Centre, will be developed to deliver approximately 3,500 new homes, a net increase of employment land in combination with the adjacent Science Centre, up to 3 pitches for Gypsies and Travellers and supporting services and facilities.</p> <p>The strategic allocation will be expected to deliver:</p> <ul style="list-style-type: none"> i) A scheme in accordance with an agreed comprehensive masterplan, including a full integrated water management plan i) A significant contribution towards the delivery of the new Didcot to Culham river crossing and the Clifton Hampden by-pass. ii) The retention of 10 hectares of employment land with at least a further 2 hectares of employment land ii) In combination with the adjacent Science Centre a net increase of employment land of 8 7.3 Ha hectares (with the existing 10 hectares Ha of the No.1 site retained but redistributed across the two sites). The exact siting and phasing of the employment development will be agreed through the planning application process. iii) 2000 sq.m of convenience retail floorspace (food) Provide 1700 sq.m of comparison retail floorspace (non-food) iv) A comprehensive survey of below ground archaeology with appropriate mitigation v) Appropriate vehicular, cycle and pedestrian access including safe and attractive connections with nearby communities vi) High quality public transport facilities and connections within and adjacent to the site iv) A layout and form that respects the setting of the heritage assets within and beyond the site; in particular the Listed Buildings & structures (the Culham railway station and rail bridges and "Schola Europaea") and the Registered Parkland associated with Nuneham House, v) An integrated network of green infrastructure that links locally important wildlife and biodiverse sites. viii) High quality public transport facilities and connections within and adjacent to the site vi) Appropriate landscaping throughout the site and in particular along the boundaries of the strategic allocation which allow limited through views, that preserve and enhance the surrounding Green Belt and the River Thames long distance footpath. vii) Where feasible, opportunities for district heating and low carbon on site energy generation <p>The number of homes to be built on the site in advance of the implementation of the Culham Bridge will not exceed 750.</p>

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		<p>The number and phasing of homes to be permitted at Culham and the timing of housing delivery linked to the planned infrastructure will need to be informed by further evidence. This will include the requirements of Policy TRANS4. This will be set down (and potentially conditioned) through the planning application process, in consultation with the Highway Authority.</p> <p>This policy contributes towards achieving objectives 1, 2, 3, 5 & 6.</p>
STRAT7	Minor changes	<p>The number and phasing of homes to be permitted at Culham and the timing of housing delivery linked to the planned infrastructure needs to be informed by further evidence. This will include the requirements of Policy TRANS4 and. This will be set down (and potentially conditioned) through the planning application process, in consultation with the Highway Authority.</p> <p>i) a significant contribution towards the delivery of the new Didcot to Culham river crossing a new Thames road crossing between Culham and Didcot Garden Town and the Clifton Hampden</p> <p>ii) In combination with the adjacent Science Centre a net increase of employment land of at least 7.3 hectares (with the existing 10 hectares of .1 site retained but redistributed across the two sites). The exact siting and phasing of the employment development will be agreed through the planning application process</p> <p>Add bullet between v) and vi) as follows (renumbering remainder as needed);</p> <p>vi) a layout that recognises plans for improvements to Culham station and any associated future rail capacity upgrades</p> <p>Amend at end the culham Science centre is proposed to be removed from the Green belt and inset as shown in the Green belt Inset Plan (Appendix 4) to enable this development to be brought forward.</p> <p>Land adjacent to Culham Science Centre is to be removed from the Green Belt and inset as shown on the Green Belt Inset Plan (Appendix 4) to enable this development to be brought forward.</p>

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4.47 (Now 4.48)	Replace entire paragraph	The village of Berinsfield is currently ‘washed over’ by the Green Belt. We propose to inset the built up area of the village and an area of greenfield land to the east of the village from the Green Belt.
4.47 – STRAT8 (Now 4.50- 4.51)	Add additional paragraphs between paragraph 4.47 and policy STRAT8	<p>In April 2016, the Council confirmed its Community Investment Scheme for Berinsfield. This initiative identified the challenges that the village is currently facing and set out a range of objectives intended to address these challenges. In particular, it recognised that the village is currently home to a number of community facilities that are of real importance to local residents. However, the long-term sustainability of many of these facilities is not assured and, without significant investment, could be lost from the village. This would have adverse effects on a population which is already affected by relatively high levels of deprivation compared to the rest of the District.</p> <p>Given this, the exceptional circumstances for releasing land from the Green Belt at Berinsfield are as follows:</p> <ul style="list-style-type: none"> • Areas of and community facilities within Berinsfield need regeneration and the current Green Belt policy is inhibiting this; • the mix of housing in Berinsfield is more unbalanced than in other parts of the District. Releasing land for development could help to rebalance the mix as well as provide further opportunities for employment and service provision; • Berinsfield is a local service centre and some further development would be consistent with the overall spatial strategy of this Plan; and • the location is also at a distance from the special historic setting of the city of Oxford and does not make a significant contribution toward the purposes of including land in the Green Belt to check the unrestricted sprawl of Oxford city. <p>We consider that delivering both growth and regeneration together at Berinsfield promotes a sustainable pattern of development and will help to address the key issues currently facing the village. Ultimately, development at Berinsfield should deliver the necessary and specific benefits that cannot be achieved by developing elsewhere in the District.</p>
STRAT8	Replace entire policy.	Land within the developable area identified at Berinsfield, will be developed to provide up to 1,700 new homes, 5 hectares of employment land and supporting services and facilities. The new homes should demonstrably support the regeneration of Berinsfield and the delivery of the necessary social infrastructure.

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		<p>Proposals to develop land at Berinsfield will be expected to:</p> <ul style="list-style-type: none"> i) Deliver a scheme in accordance with an agreed comprehensive masterplan and strategy for the regeneration of Berinsfield ii) Meet the entire cost of the necessary regeneration package, including social, environmental, recreation, housing and public services infrastructure iii) Have no greater land-take than is necessary to deliver the required regeneration. Any part of the developable area that is not required for housing or related infrastructure should provide green infrastructure including planting to contain the settlement edge iv) Provide an integrated network of green infrastructure v) Provide appropriate landscaping throughout the site and in particular along the boundaries of the developable area to contain and redefine the settlement edge; and vi) Provide high quality public transport facilities and connections within the village and to and from the surrounding area vii) Provide 2500 sq.m of retail floorspace comprising 1200 sq.m of comparison goods (non-food) and 1300 sq.m of convenience goods (food) <p>Planning permission will only be granted where all the items set out at points (i) to (vi) above are secured. To meet the requirements of point (ii), any proposal must provide at least the following:</p> <ul style="list-style-type: none"> • New premises for Berinsfield Children's Centre; • new and expanded premises for Abbey Woods Academy; • new premises for the Adult Learning Centre; • new and expanded premises for a health centre; • new premises for the Abbey Sports Centre, including a replacement swimming pool of regulation length and a four-court sports hall; • a 'Community Hub' building – a flexible community space that enables the co-location of a range of different

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		<p>users and groups;</p> <ul style="list-style-type: none"> • improvements to existing open spaces and the provision of new open spaces to meet the needs of new resident population; and • an appropriate mix of housing tenures and sizes. <p>Land at Berinsfield is proposed to be removed from the Green Belt and inset as a settlement as shown on the policies map only and specifically to enable this development to be brought forward.</p> <p>This policy contributes towards achieving objectives 1, 2, 3, 5 & 6.</p>
NEW POLICY – STRAT8i		<p>Policy STRAT8i: Berinsfield Local Green Space</p> <p>Land identified in Appendix 2, figure (ii), at the centre of Berinsfield is allocated as Local Green Space.</p>
STRAT8 – 'Land at Chalgrove Airfield' (Now 4.53- 4.58)	Add additional paragraphs between policy STRAT8 and title 'Land at Chalgrove Airfield'.	<p>The expansion of Berinsfield is considered acceptable only if it will lead directly to the implementation of the masterplan for the regeneration of the village and the funding of the entire cost of the regeneration package identified by the Council through the Community Investment Scheme. The regeneration of Berinsfield has strong community support and this policy seeks to achieve a unique solution which could not otherwise be realised.</p> <p>A number of studies have been undertaken by the Council which indicate that Berinsfield requires investment and regeneration. This is to be supported by further work commissioned by the Council to explore detailed solutions for the regeneration of Berinsfield in accordance with this policy. This further work will identify the form that development should take in order to deliver the regeneration package identified.</p> <p>The South Oxfordshire Core Strategy (Adopted 2012) explained the exceptional circumstances warranting a review of the Green Belt boundary at Berinsfield. These were supported by the Inspector at its examination. In line with the exceptional circumstances warranting the review, the examining Inspector considered that the review of the Green Belt boundary at Berinsfield should not be confined to drawing a tight boundary around the built up area.</p>

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		<p>The proposed release of Green Belt land follows a study that undertook a detailed assessment of the settlement edge of Berinsfield in order to identify land that does not meet the five purposes of the Green Belt set out in paragraph 80 of the NPPF. The study identified land to the east of Berinsfield as a potential area to be inset along with the existing built-up area of the village. However, it recognised that substantial planting would be required to the north, south and east of the land inset to contain and redefine the settlement edge.</p> <p>The area to be released from the Green Belt at Berinsfield allows for clear and recognisable Green Belt boundaries to be provided and would be sufficient in size to accommodate up to 1,700 new homes to be delivered. It is acknowledged that not all of this land will be required for development and the on-going work being undertaken by the Council's consultants will identify the particular constraints and areas where development would, and would not, be appropriately located. Any part of the developable area not required for development as part of the Berinsfield Community Investment Scheme will provide green infrastructure, including planting to contain and redefine the settlement edge.</p> <p>Given that the existing village of Berinsfield will be inset from the Green Belt we also propose to allocate the important open space within the centre of the village as Local Green Space.</p>
STRAT9	Amend as shown:	<p>STRAT9 - Land at Chalgrove Airfield</p> <p>Whole site: 255 hectares Developable area: 107 hectares</p> <p>Land within the developable area identified at Chalgrove Airfield, will be developed to deliver approximately 3,000 new homes, 5 hectares of employment land, up to 3 pitches for Gypsies and Travellers and supporting services and facilities.</p> <p>The strategic allocation will be expected to deliver;</p> <p>i) A scheme in accordance with an agreed comprehensive masterplan, including full integrated water management plan</p> <p>i) A layout and form that respects the setting of the Listed Buildings (particularly Rofford Hall and Rofford Manor) and</p>

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		<p>the Registered Battlefield (Battle of Chalgrove 1643) beyond the site,</p> <p>ii) A scheme that delivers specific mitigation and management of surface water and runoff,</p> <p>iii) Appropriate vehicular, cycle and pedestrian access including safe and attractive connections with nearby communities</p> <p>iii) Cycling and walking links through the site and to adjacent employment and into the village of Chalgrove</p> <p>iv) 2000 sq.m of convenience retail floorspace (food) Provide 1700 sq.m of comparison retail floorspace (non-food)</p> <p>iv) High quality public transport facilities and connections within and adjacent to the site</p> <p>v) Appropriate landscaping and an integrated network of green infrastructure</p> <p>vi) Where feasible, opportunities for district heating and low carbon on site energy generation</p> <p>This policy contributes towards achieving objectives 1, 2, 3, 4, 5, 6 & 7.</p>
4.63 – STRAT10 (Now 4.77- 4.80)	Add in additional paragraph between existing paragraph 4.63 and policy STRAT10	<p>The redevelopment of this site must be supported by a Visual Impact Assessment which demonstrates that the proposals have no greater impact than the existing development on the openness of the Green Belt and the purposes of including land within it, and where possible, have less impact. We recognise that, replacement buildings may be desired elsewhere on a site. Sometimes this can have a greater or lesser impact on the perception of openness, dependent on their location. In these cases we will assess the existing site and the impact of any existing building. If the new position would not be in keeping with its surroundings, would be less in keeping or would have a greater impact upon the openness of the Green Belt, the proposal is less likely to be acceptable. However, if it is considered to have less impact upon openness, this is likely to weigh in favour of the application.</p> <p>A large part of the wider site is subject to existing constraints associated with the listed building and Scheduled Monument and its proximity to Registered Parks and Gardens.</p> <p>The existing level of playing field provision should be retained and a wider community use should be explored through any planning application. An equivalent quantum of sports provision should be incorporated within any proposal.</p> <p>The noise assessment required to support this proposal must pay careful attention to the relationship of the site to the A40 and the impact of noise to the southern area of the site and appropriate mitigation must be incorporated within the proposal.</p>
STRAT10	Amend as shown:	Site area: 22 hectares Existing development footprint: 12 hectares

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		<p>Land at Wheatley Campus, will be developed to deliver approximately at least 300 new homes. Proposals to develop land at Wheatley Campus will be expected to deliver:</p> <p>i) A scheme of an appropriate scale and layout in a form that respects the listed buildings and structures (in particular of Holton Park) and their setting;</p> <p>ii) a layout and form which provides an appropriate buffer to protect the Scheduled Monuments (in particular the Moated site of Holton House and its associated ice house adjacent to the site and Moated site 580m south west of Church Farm);</p> <p>iii) the retention of the quantum of existing sports pitches in the north west of the site;</p> <p>iv) appropriate landscaping, including buffers along the A40;</p> <p>v) any necessary additional school capacity arising from the proposal;</p> <p>vi) cycling and walking links to the centres of Holton and Wheatley and primary school;</p> <p>vii) pedestrian and vehicular access to the west, with at least emergency and pedestrian access to the east of the site;</p> <p>viii) a comprehensive survey of above and below ground archaeology and the listed buildings to determine the extent and significance of archaeological remains and the significance of the buildings and their setting, on and adjacent to the site, to inform and guide the development proposals, with appropriate mitigation;</p> <p>ix) provide 1200 sq.m of retail floorspace comprising 500 sq.m of comparison goods (non-food) and 700 sq.m of convenience goods (food)</p> <p>This policy contributes towards achieving objectives 1, 2, 4, 5, 6 & 7.</p>		
Chapter Five – Delivering New Homes				
Table 5c	Replace table with revised version		Supply of new homes to come forward	Net number of dwellings
			Completions 2011-2017	3,397
17/09/11	Schedule of Changes to	the South Oxfordshire Local Plan	Commitments as at 31 March 2017 – sites under construction, with planning permission or resolution to grant planning permission and allocations	9,343

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Policy H2	Bring amended table 5d into the policy	<p>At Didcot, provision will be made for at least 6,500* new homes between 2011 and 2033. This provision will be at: the sites listed in table 5d.</p> <table><tr><th>Location</th><th>Indicative dwelling capacity</th></tr><tr><td>i) Safeguarded: Ladygrove East (carried forward from Core Strategy)</td><td>642</td></tr><tr><td>ii) Safeguarded: Didcot N E (carried forward from Core Strategy)</td><td>2030</td></tr><tr><td>iii) Safeguarded: Great Western Park (carried forward from Core Strategy)</td><td>2587</td></tr><tr><td>iv) Safeguarded: Vauxhall Barracks (carried forward from Core Strategy)</td><td>300</td></tr><tr><td>v) Safeguarded: Orchard Centre Phase II (carried forward from Core Strategy)</td><td>300</td></tr><tr><td>vi) New: Didcot A</td><td>270</td></tr><tr><td>vii) New: Gateway</td><td>300</td></tr><tr><td>viii) New: Haddon Hill</td><td>74</td></tr><tr><td>Total</td><td>6,503</td></tr></table> <p>This policy contributes towards achieving objectives 1, 2, 4, 6 & 7.</p>	Location	Indicative dwelling capacity	i) Safeguarded: Ladygrove East (carried forward from Core Strategy)	642	ii) Safeguarded: Didcot N E (carried forward from Core Strategy)	2030	iii) Safeguarded: Great Western Park (carried forward from Core Strategy)	2587	iv) Safeguarded: Vauxhall Barracks (carried forward from Core Strategy)	300	v) Safeguarded: Orchard Centre Phase II (carried forward from Core Strategy)	300	vi) New: Didcot A	270	vii) New: Gateway	300	viii) New: Haddon Hill	74	Total	6,503
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5.10	<p>Add text and table as shown:</p> <p>Move paragraph to after policy H15 Infill</p>	<p>Infill development is defined as the filling of a small gap in an otherwise continuous built-up frontage or on other sites within settlements where the site is closely surrounded by buildings. The scale of infill should be appropriate to its location and this will be directed, in part, by the settlement hierarchy. The following table should be used as guidance:</p> <table><tr><th>Settlement type</th><th>Infill</th></tr><tr><td>Towns / larger villages</td><td>No limit</td></tr><tr><td>Smaller Villages</td><td>Sites of up to 0.2Ha (equivalent to 5-6 homes)</td></tr></table>	Settlement type	Infill	Towns / larger villages	No limit	Smaller Villages	Sites of up to 0.2Ha (equivalent to 5-6 homes)														
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Policy/ Paragraph	Issue	Change	
		Other Villages	Sites of up to 0.1Ha (equivalent to 2-3 homes)
		All other places not listed	Not normally acceptable
H1		<p>Housing development (including general market housing and affordable housing – land use class C3 – and accommodation for older people – land use class C2 – where need is demonstrated) will be permitted at Strategic Allocations, smaller sites allocated or carried forward in this plan and on sites that are allocated by Neighbourhood Development Plans. Where Neighbourhood Development Plans are not progressed applications will be considered against the housing targets for the settlement as identified in Policies H3 and H4 of this plan.</p> <p>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. We have developed a detailed development trajectory (shown at appendix 8) that will provide the annual delivery targets for this plan period.</p> <p>[Move paragraph 3 to after criteria]</p> <p>Housing development on other sites will only be permitted where:</p> <ul style="list-style-type: none"> i) It is for affordable housing on a rural exception site in accordance with Policy H12, or ii) It is infilling within the existing built up areas of towns, larger, smaller and other villages as defined in the settlement hierarchy (shown in appendix 7), or iii) It is brought forward through a Community Right to Build Order, or iv) There are other specific exceptions/circumstances defined in a Neighbourhood Development Plans and/or Neighbourhood Development Orders, or v) 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. <p>On sites that are not allocated, Housing development and conversions to housing will be permitted on previously-developed land in and adjacent to the existing built-up areas of towns and larger villages. In other locations, the potential to develop previously developed land will be balanced against other policies of the Development Plan, particularly with reference to safe and sustainable access to services and facilities.</p>	

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Policy/ Paragraph	Issue	Change
		<p>Proposals that will bring empty housing back into residential use will also be encouraged.</p> <p>We will support development which provides for the residential needs for all parts of our community, including Gypsies, Travellers, Travelling Showpeople and caravan dwellers. Proposals for new residential caravan and mobile home sites will be considered in accordance with the housing policies of the plan. Permission for single residential caravans or mobile homes will only be given in exceptional circumstances on a temporary and personal basis.</p> <p>This policy contributes towards achieving objectives 1,2, 4, 6 & 7.</p>
5.11	Table has moved into the policy and is not required in this para.	Delete table 5d
Policy H2i - H2iii	Polices not necessary given change to policy H2	Delete policies H2i, H2ii and H2iii
5.14	Add sentence to the end of the paragraph	...settlement may accommodate. An assessment has been undertaken to check the capacity of our towns to accommodate further growth. This took account of the evidence collected as part of the plan-making process, particularly in terms of land availability, infrastructure delivery and landscape capacity. This has informed the numbers of homes identified for each town in Policy H3.
5.14	Delete final sentence and replace as follows:	<p>However, our evidence (land availability, infrastructure delivery and landscape capacity) at Henley-on-Thames suggests an indicative capacity of 350 dwellings (predominantly because of the impact on the AONB). Therefore, the remainder (186) is evenly split between the other two towns (93 each) and the numbers are rounded up.</p> <p>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.</p>

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Policy/ Paragraph	Issue	Change																									
5.15	New table	<table><tr><th>Town</th><th>Core Strategy + 15% growth</th><th>Completi ons and commitme nts</th><th>Outstan ding</th><th>Target for NDP</th></tr><tr><td>Henley</td><td>1285</td><td>749</td><td>536</td><td>350</td></tr><tr><td>Thame</td><td>1518</td><td>1102</td><td>416</td><td>510</td></tr><tr><td>Wallingf ord</td><td>1070</td><td>869</td><td>201</td><td>295</td></tr><tr><td>Total</td><td>3,873</td><td>2,720</td><td>1,153</td><td>1,155</td></tr></table>	Town	Core Strategy + 15% growth	Completi ons and commitme nts	Outstan ding	Target for NDP	Henley	1285	749	536	350	Thame	1518	1102	416	510	Wallingf ord	1070	869	201	295	Total	3,873	2,720	1,153	1,155
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Total	3,873	2,720	1,153	1,155																							
Policy H3	Replace policy wording as follows:	<p>Policy H3: Housing in the towns of Henley-on-Thames, Thame and Wallingford</p> <p>A minimum of 1,155 homes will be collectively delivered through Neighbourhood Development Plans in the towns of Henley-on-Thames, Thame and Wallingford as follows:</p> <ul style="list-style-type: none">i) 350 homes at Henley-on-Thamesii) 510 homes at Thameiii) 295 homes at Wallingford <p>iv) In addition, Land at Wallingford Greenfield Neighbourhood (Land West of Wallingford – Site B) is safeguarded for 555 new homes. Planning permission exists and we wish to protect this.</p> <p>Permission will not normally be granted for major new development exceeding the above requirements.</p> <p>If a Neighbourhood Development Plan has not adequately progressed with allocating sites^y to meet these</p>																									

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Policy/ Paragraph	Issue	Change																				
		<p>requirements within 12 months of adoption of this Local Plan, planning applications for housing in the market towns will be supported provided that proposals comply with the overall housing distribution strategy as set out in policy STRAT1</p> <p>This policy contributes towards achieving objectives 1, 2, 3, 4, 5, 6 & 7.</p> <p><i>Footnote x: the plan has reached submission stage and has allocated sufficient housing sites</i></p>																				
5.28	Additional sentence at the end of the paragraph	...development of their village. An assessment has been undertaken to check the capacity of our larger villages to accommodate further growth. This took account of the evidence collected as part of the plan-making process, particularly in terms of land availability, infrastructure delivery and landscape capacity. This has informed the numbers of homes identified for each town in Policy H4.																				
5.28	Delete final sentence and replace as follows:	<p>However, our evidence (land availability, infrastructure delivery and landscape capacity) suggests an indicative capacity at Goring of 140 and at Nettlebed only total 46. Therefore, the remainder (106) is evenly split between the other five Larger Villages — Cholsey, Crowmarsh Gifford, Sonning Common, Watlington, Woodcote (22 each). Numbers are rounded up.</p> <p>An assessment has been undertaken to check the capacity of our larger villages 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 H4.</p>																				
5.28	Replace table with revised version	<table><tr><th>Larger Village</th><th>Core Strategy + 15% growth</th><th>Completi ns and commitme nts</th><th>Outstandi ng</th><th>Target for NDP</th></tr><tr><td>Benson</td><td>383</td><td>514</td><td>0 (+131)</td><td>0</td></tr><tr><td>Berinsfield</td><td>274</td><td>5</td><td>(269)</td><td>0 - Strategic allocation</td></tr><tr><td>Chalgrove</td><td>248</td><td>16</td><td>(232)</td><td>0 -</td></tr></table>	Larger Village	Core Strategy + 15% growth	Completi ns and commitme nts	Outstandi ng	Target for NDP	Benson	383	514	0 (+131)	0	Berinsfield	274	5	(269)	0 - Strategic allocation	Chalgrove	248	16	(232)	0 -
Larger Village	Core Strategy + 15% growth	Completi ns and commitme nts	Outstandi ng	Target for NDP																		
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Policy/ Paragraph	Issue	Change				
						<i>Strategic allocation</i>
		Chinnor	594	777	0 (+183)	0
		Cholsey	612	459	153	175
		Crowmarsh Gifford	312	224	88	110
		Goring	329	96	233	140
		Nettlebed	70	11	59	46
		Sonning Common	377	249	128	150
		Watlington	262	28	234	260
		Wheatley	305	107	(198)	0 - <i>Strategic allocation (Holton parish)</i>
		Woodcote	225	89	136	160
		Total	3,991	2,575	1,031	1,041
Policy H4	Replace policy	Policy H4: Housing in Larger Villages				

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Policy/ Paragraph	Issue	Change
	wording as follows:	<p>A minimum of 1,041 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"> • 175 homes at Cholsey • 110 homes at Crowmarsh Gifford • 140 homes at Goring • 150 homes at Sonning Common • 260 homes at Watlington • 160 homes at Woodcote <p>Permission will not normally be granted for major new development exceeding the above requirements.</p> <p>If a Neighbourhood Development Plan has not adequately progressed with allocating sites^x to meet these requirements within 12 months of adoption of this Local Plan, planning applications for housing in the larger villages will be supported provided that proposals comply with the overall housing distribution strategy as set out in policy STRAT1</p> <p>This policy contributes towards achieving objectives 1,2, 3, 4, 5, 6 & 7.</p> <p><i>Footnote ^x: the plan has reached submission stage and has allocated sufficient housing sites</i></p>
After 5.36	Insert new policy	<p>Policy H[?] – Land to the South and West of Nettlebed Service Station</p> <p>Site area: 1.3ha This allocation will be expected to deliver:</p> <ul style="list-style-type: none"> i) A residential development of approximately 15 dwellings, representing an extension to the existing community ii) A scheme of an appropriate scale and form including relevant landscaping to minimise the impact on the AONB iii) Appropriate and safe means of access.

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Policy/ Paragraph	Issue	Change
		This policy contributes towards achieving objectives 1, 2, 4, 5, 6 & 7.
5.37 – 5.40	Delete, 5.37 – 5.40 Housing Allocations at Crowmarsh Gifford	
H10 (Now H7)	Replace entire policy	<p>A minimum of 500 new homes will be delivered in the ‘smaller villages’.</p> <p>This will be achieved through Neighbourhood Development Plans which allocate sites for at least a 5% increase in dwelling numbers above those recorded in the 2011 Census.</p> <p>In ‘smaller villages’ where there is no Neighbourhood Development Plan a 5-10% increase in dwelling numbers, above those recorded in the 2011 Census, will be achieved through the development of suitable sites and through infill development.</p>
New paragraph after New policy H7 - Land to the South and West of Nettlebed Service Station	Add text after New policy H7 - Land to the South and West of Nettlebed Service Station as follows:	<p>Land to the South and West of Nettlebed Service Station is a greenfield site on the western edge of the village. The landscape capacity study found that the site was not visually prominent and could accommodate some development.</p> <p>The site is in close proximity to the village providing access to a range of facilities and services.</p>
H8 & H9	Delete, Land to the east of Benson Lane & Land to the South	

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Policy/ Paragraph	Issue	Change
	of Newnham Manor, Crowmarsh Gifford	
New paragraph	BEFORE “Other Villages” title please	<p>In line with nation planning practice guidance, suitable sites are considered to be those that are acceptable in terms of the national policies (NPPF) and policies contained within this development plan. The following factors should also be considered to assess a site’s suitability for development now or in the future:</p> <ul style="list-style-type: none"> • physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination; • potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation; • appropriateness and likely market attractiveness for the type of development proposed; • contribution to regeneration priority areas; • environmental/amenity impacts experienced by would be occupiers and neighbouring areas. <p><i>Footnote x: PPG Reference ID: 3-019-20140306</i></p>
H13 (Now H10)	Amend as shown:	<p>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> <ul style="list-style-type: none"> • All affordable housing and at least 15% of market housing on sites of 1 10 dwellings or more should be designed to meet the standards of Part M (4) Category 2: accessible and adaptable dwellings (or any replacement standards) • At least 5% of affordable housing dwellings should be designed to the standards of Part M (4) Category 3: wheelchair accessible dwellings • 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 for a period of 12 months to identify an appropriate buyer. • All affordable housing and 1 and 2 bed market housing dwellings should be designed to meet the Nationally Described Space Standards.

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Policy/ Paragraph	Issue	Change										
		<ul style="list-style-type: none">The mix of housing shall be in general conformity with our latest evidence** and Neighbourhood Development Plan evidence where applicable for the relevant area. <p>fn **Our latest evidence is in the Oxfordshire SHMA 2014, but this will be subject to monitoring and review. This will be updated periodically.</p>										
H13 – 5.50 (after H10, 5.46-5.48)	Add in additional paragraph between existing policy H13 and paragraph 5.50	<p>One of our 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 H13 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. Our latest evidence (the Oxfordshire SHMA 2014) found a shortfall in smaller units and recommended for most units to be 2 and 3 bedrooms. The findings from the SHMA are summarised below, for guidance:</p> <p>Table 5g: Indicative market housing mix</p> <table><tr><td></td><td>1 bed</td><td>2 bed</td><td>3 bed (5 person)</td><td>3 bed (6 person)</td></tr><tr><td>Market homes</td><td>6%</td><td>27%</td><td>43%</td><td>24%</td></tr></table> <p>We will keep this guidance under review and publish updates as necessary, but the above table should be used as a starting point.</p> <p>While the housing mix should be informed by this evidence it will also need to respond to the character of the site and its setting.</p>		1 bed	2 bed	3 bed (5 person)	3 bed (6 person)	Market homes	6%	27%	43%	24%
	1 bed	2 bed	3 bed (5 person)	3 bed (6 person)								
Market homes	6%	27%	43%	24%								
H16 (now H13)	Replace entire policy	<p>Policy H16: Provision for Gypsies, Travellers and Travelling Showpeople</p> <p>The provision of pitches for Gypsies and Travellers and plots for Travelling Showpeople will be delivered through:</p> <ul style="list-style-type: none">Safeguarding existing sitesExtending existing sites, where possible, to meet the needs of existing residents and their familiesAs part of the following site allocations:<ul style="list-style-type: none">4 pitches for Gypsies and Travellers at Didcot North East (safeguarded site) as shown on the policies map3 pitches for Gypsies and Travellers at Land adjacent to Culham Science Centre (STRAT7) as shown on the policies map										

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Policy/ Paragraph	Issue	Change
		<p>- 3 pitches for Gypsies and Travellers at Land at Chalgrove Airfield (STRAT9) as shown on the policies map</p> <p>Proposals for Gypsies, Travellers and Travelling Showpeople, will be permitted where it has been demonstrated that the following criteria have been met.</p> <ul style="list-style-type: none"> i) There is a proven need for the development and/or the capacity of the site can be justified to meet needs for further gypsy, traveller and travelling showpeople sites, or extensions to existing sites ii) The site is not located within the Oxford Green Belt iii) Proposals on sites in areas of sensitive landscape will be considered in accordance with Policy ENV1. In all other locations 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 any impact on its surroundings iv) The site has safe and satisfactory vehicular and pedestrian access to the surrounding principal highway network, and can be provided with safe electricity, mains drinking water, sewage connections and waste disposal facilities v) No significant barriers to development exist in terms of poor ground stability or proximity to other hazardous land or installation where other forms of housing would not be suitable vi) No significant barriers to development exist in terms of flooding or poor drainage. <p><i>This policy contributes towards achieving objectives 2, 4, 5 & 6.</i></p>
Policy H16	Infill development minor amend	<p><u>Please change policy H16 as follows (move the table into policy ad remove it from anywhere else in the plan):</u></p> <p>Policy H16 – Infill Development</p> <p>Proposals for housing on sites within the built-up areas of the towns and villages will be permitted provided that:</p> <ul style="list-style-type: none"> i) An important open space of public, environmental or ecological value is not lost, nor an important public view spoilt harmed ii) If the proposal constitutes backland development, it would not create problems of privacy and access and would not extend the built limits of the settlement

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Policy/ Paragraph	Issue	Change										
		<p>iii) It does not conflict with other policies in the Development plan.</p> <p>Infill development is defined as the filling of a small gap in an otherwise continuous built-up frontage or on other sites within settlements where the site is closely surrounded by buildings. The scale of infill should be appropriate to its location and this will be directed, in part, by the settlement hierarchy, as follows: The following table should be used as guidance:</p> <table><tr><th>Settlement type</th><th>Infill Limit</th></tr><tr><td>Towns / ILLarger vVillages</td><td>No limit</td></tr><tr><td>Smaller Villages</td><td>Sites of up to 0.2Ha (equivalent to 5-6 homes)</td></tr><tr><td>Other Villages</td><td>Sites of up to 0.1Ha (equivalent to 2-3 homes)</td></tr><tr><td>All other places not listed</td><td>No Not normally acceptable</td></tr></table> <p>This policy contributes towards achieving objectives 2, 4, 5 & 6.</p>	Settlement type	Infill Limit	Towns / IL Larger v Villages	No limit	Smaller Villages	Sites of up to 0.2Ha (equivalent to 5-6 homes)	Other Villages	Sites of up to 0.1Ha (equivalent to 2-3 homes)	All other places not listed	No Not normally acceptable
Settlement type	Infill Limit											
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Other Villages	Sites of up to 0.1Ha (equivalent to 2-3 homes)											
All other places not listed	No Not normally acceptable											
5.62	Amendments to end of paragraph	...plot requirement in policy H14 H11 comes from dividing the 9,700 8,200 homes planned for on our strategic sites by the current identified need and rounding to the nearest whole figure.										
5.69 (now 5.68)	Replace entire paragraph	The GTAA (2017), prepared jointly with Cherwell District Council, Oxford City Council and Vale of White Horse District Council, identified a need for 10 additional permanent Gypsy and Traveller pitches to be delivered to 2033. For the Travelling Showpeople community, the assessment identified no need for any additional plots. The need identified in the most recent GTAA is lower than the need identified in the GTAA update in 2014. This is because we are only required to identity pitches and plots for Gypsies, Travellers and Travelling Showpeople that meet the planning definition set out in PPTS (2015). The 10 pitch requirement includes provision for traveller families where it was unknown whether they met the planning definition set out in PPTS (2015). The accommodation needs of families where it was known that they no longer meet the definition are taken into account with other ‘caravan dwellers’. These needs are addressed by Policy H1 above.										
5.70 (now 5.69)	Replace entire paragraph	Work was undertaken in 2013/14 to identify appropriate sites for permanent traveller pitches. The Delivery of Pitches report (2015) recommended safeguarding all existing permanent traveller sites within the district and intensifying and/or extending these, where appropriate. The study also identified new sites with the potential of being suitable for										

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Policy/ Paragraph	Issue	Change
		permanent traveller sites. This included the greenfield neighbourhood development at Didcot, now known as Didcot North East, which was considered suitable for 15 permanent traveller pitches. Delivering pitches on this site was also identified as a priority in the Core Strategy (Policy CSH5). Other sites recommended by the study as sites with potential and future potential could not be taken forward for a variety of reasons including, the sites being needed for infrastructure improvements, the sites being identified for a different use in a Neighbourhood Development Plan, the sites being located in the Green Belt or the sites identified as potential waste management sites.
5.71 (now 5.70)	Replace entire paragraph	Taking into account the recommendations made by the Delivery of Pitches report (2015) previous priorities set out in the Core Strategy and our strategy for this Local Plan, we have identified three sites that could deliver the 10 pitches required. We have taken forward the previous commitment from the Core Strategy to provide pitches at Didcot North East and are allocating four pitches to this site. The remaining six pitches will be delivered at our strategic sites at Chalgrove and Culham. Allocating pitches at our strategic sites allows us to consider the needs of travellers at the outset of the design process and properly integrate the pitches into the design of the development.
Chapter Six – Employment and Economy		
6.10 – 6.11 (now 6.11)	Add in additional paragraph between existing paragraphs 6.10 and 6.11	The 2014 SHMA forecasts anticipated economic growth across Oxfordshire and the district between 2011 and 2031. The SHMA forecasts a total increase in employment of around 88,000 people for Oxfordshire with an increase of 11,455 jobs in South Oxfordshire from 2011 to 2031. The ‘South Oxfordshire Employment Land Review Addendum’ (SOELRA) published in August 2017 examines the forecasts of the 2014 SHMA. Based on the SHMA the SOELRA projects an increase of 12,403 jobs from 2011 to 2033, with an increase of between 6,227 to 6,734 jobs in the office, manufacturing and distribution sectors (‘B-class’ jobs based on labour demand and local labour supply respectfully). To plan for the economic growth forecast in the 2014 SHMA under planned economic growth 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. The council previously published a ‘South Oxfordshire Employment Land Review’ (ELR) in 2015 which forecast a requirement of 24.4 hectares of employment land for the period 2014 to 2031 or approximately 31.6 hectares if extrapolated over the plan period. Therefore, the SOELRA sets a slightly higher requirement in line with the 2014 SHMA.
6.17	Amend as shown:	Our strategy makes a strong link between the housing growth in Didcot and the business growth needs of ‘Science Vale’, including at Harwell Oxford ¹¹ and Milton Park outside the D district (within Vale of White Horse District). The Council has We have worked with the Vale of White Horse District Council to plan for enough B-class jobs to cater for Didcot’s increased population. Core Policy 6 of the adopted Vale of White Horse Local Plan 2031 (adopted) identifies 218 hectares of land for future employment development across the Vale of White Horse District. 28 hectares of

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Policy/ Paragraph	Issue	Change						
		employment land are allocated at Milton Park within the Vale of White Horse District, of which 6.5 hectares is to meet the cross-boundary employment land needs of Didcot within South Oxfordshire.						
6.16 – 6.17 (now 6.18)	Add in additional paragraph between existing paragraphs 6.16 and 6.17	The previous local plan adopted in 2006 and the Core Strategy adopted in 2012 allocated 2.92 hectares of land for employment at Didcot on the Southmead Industrial Estate. These sites remain suitable for employment uses and are therefore allocated in this plan. The previous plans also allocated 5.8 hectares of land at the Hithercroft Industrial Estate under policies WAL5i to WAL5v. Several of these sites have now been successfully developed for employment uses with the remaining 2.25 hectares being suitable for employment, and therefore continue to be allocated in this plan. The Core Strategy also proposed an additional 2 hectares of employment land at Thame, 2 hectares at Wallingford and an additional 4.2 hectares at the 'larger villages' to be allocated in a site allocations document. The market towns have or are preparing Neighbourhood Development Plans. The Thame NDP in 2013 allocated a 3 hectare employment site (2 hectares net) which has now been developed. The Henley NDP has also allocated some employment sites. Further housing is now planned for the towns and therefore additional employment land is required to provide sustainable development.						
6.17 (6.19)	Replace entire paragraph	Our support of developments at the Culham Science Centre and land to the west of the Science Centre focus growth within the 'Science Vale', close to Didcot, with rail links to Oxford. The Science Centre and the adjacent land will be planned comprehensively with an additional 7.3 hectares of employment land. There will be opportunities for the replacement of temporary buildings at the Science Centre and an intensification of uses. We recognise that there may be the need for redevelopment of some buildings for industries that tend to provide a lower density of employment. We are planning for the redevelopment of the 'Number One' site between the Culham Science Centre and the railway station to make the most of this sustainable location. We require the 10 hectares of existing employment land on this site to be retained within the wider area and we will support the relocation of the existing business if required.						
EMP1	Amend as shown:	<p>To facilitate the provision of additional office, manufacturing and distribution jobs ('B-class jobs'), between 2011 and 2033, the equivalent of at least 30 35.9 hectares of B-class employment land will be provided. Employment land will be provided at the following locations:</p> <table border="1"> <thead> <tr> <th>Location</th><th>Site</th><th>Net amount of employment land (hectares)</th></tr> </thead> <tbody> <tr> <td>Didcot</td><td>Southmead Industrial Estate (Carried forward from Core Strategy)</td><td>2.92</td></tr> </tbody> </table>	Location	Site	Net amount of employment land (hectares)	Didcot	Southmead Industrial Estate (Carried forward from Core Strategy)	2.92
Location	Site	Net amount of employment land (hectares)						
Didcot	Southmead Industrial Estate (Carried forward from Core Strategy)	2.92						

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Policy/ Paragraph	Issue	Change			
			Milton Park (Within Vale of White Horse District) (Carried forward from Core Strategy)	6.5	
		Henley	Sites to be identified in the NDP	1.0	
		Thame	Sites to be identified in the NDP	1.6	
		Wallingford	Sites to be identified in the NDP (Likely to be at the Hithercroft Industrial Estate)	3.1	
			Hithercroft Industrial Estate (Carried forward from Core Strategy)	2.25	
		Crowmarsh Gifford	Sites to be identified in the NDP (Likely to be at Howbery Park)	0.28	
		Culham	Redevelopment and intensification of Culham Science Centre and Culham Number 1 site with strategic allocation west of Culham Science Centre. 10 hectares of existing employment land at Culham No.1 to be retained within the comprehensive development.	7.3	
		Chalgrove	Sites to be identified in the NDP (Likely to be sites at Monument Business Park)	2.25	
			Airfield development	5.0	
		Berinsfield	To be allocated in accordance with the	5.0	

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Policy/ Paragraph	Issue	Change									
		<table> <tr> <td></td><td>regeneration strategy</td><td></td></tr> <tr> <td></td><td></td><td></td></tr> <tr> <td>Total</td><td></td><td>37.2</td></tr> </table> <p>The table above includes commitments (safeguarded sites) in the case of allocations secured in the Core Strategy.</p> <p>This policy contributes towards achieving objectives 1, 2, 3 & 6</p>		regeneration strategy					Total		37.2
	regeneration strategy										
Total		37.2									
EMP3	Change the policy as follows:	<p>The council will also consider 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.</p> <p>Proposals for the loss of an existing employment land use which causes detrimental effects to the amenity of the nearby area (particularly where residential uses are adversely affected) will only be permitted;</p> <ul style="list-style-type: none"> • where the council is satisfied that all options to mitigate the detrimental effects have been explored ruled out; and • the proposal secures the relocation of the existing employment land use on a suitable alternative site or where proposal provides sufficient, suitable employment land to compensate for the loss of the existing employment land use to the satisfaction of the council. <p>Such relocation or compensation shall be secured using a planning condition or legal agreement.</p>									
EMP4	Amend as shown:	<p>Policy EMP4 - Employment Land in Didcot</p> <p>In addition to employment opportunities generated through the Didcot Garden Town masterplan and the strategic allocations in this plan, at least 3.04 2.92 hectares of employment land will be delivered at Didcot at the following sites currently allocated in the adopted South Oxfordshire Core Strategy, located within Southmead Industrial Estate:</p> <ul style="list-style-type: none"> • Site EMP4i: Southmead Industrial Estate East (2.66 hectares) • Site EMP4ii: Southmead Industrial Estate West (0.26 hectares) <p>A small part of site EMP4i is located within an area of flood risk.</p> <p>Employment uses are classed as 'less vulnerable' however comprehensive development of the site should be</p>									

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Policy/ Paragraph	Issue	Change
		<p>appropriate to the flood risk level.</p> <p>This policy contributes towards achieving objectives 1, 2, 3 & 6.</p>
EMP6	Amend as shown:	In addition to allocations in the made Thame Neighbourhood Development Plan, an additional 2 1.6 hectares of employment land will be delivered at Thame.
6.29	Delete last sentence as shown:	In addition, this local plan provides for a further 2 hectares of employment land to be provided in Thame, to be allocated in the review of the Neighbourhood Development Plan.
EMP7	Amend as shown:	<p>At least 2.82 2.25 hectares of employment land will be delivered at Wallingford at the following sites currently allocated in the adopted South Oxfordshire Core Strategy, located within Hithercroft Industrial Estate:</p> <ul style="list-style-type: none"> • Site EMP7i: former Elliott factory, Land at Hithercroft Road and Lupton Road (2.0 hectares) • Site EMP7ii: land at Lupton Road (1.22 hectares) • Site EMP7iii: land at Whitley Road • Site EMP7iv: land at the junction of Whitley Road and Lester Road (0.25 hectares) <p>At least a further 3.10 hectares of employment land will be delivered at Wallingford through the Neighbourhood Development Plan. The Neighbourhood Development Plan must be submitted to the Council within 12 months of adoption of this local plan. If the Neighbourhood Development Plan is not adequately progressed in this time the local planning authority will allocate site(s) through a review of the local plan.</p> <p>Schemes that improve the stock of existing commercial buildings and the environment of existing employment areas will be supported.</p> <p>This policy contributes towards achieving objectives 1, 2, 3 & 6.</p>
EMP8	Replace entire policy	<p>At least 0.28 hectares of employment land will be delivered at Crowmarsh Gifford. These will be delivered through the Neighbourhood Development Plan.</p> <p>The Neighbourhood Development Plan must be submitted to the Council within 12 months of adoption of this local plan. If the Neighbourhood Development Plan is not adequately progressed in this time the local planning authority will allocate site(s) through a review of the local plan.</p>

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Policy/ Paragraph	Issue	Change
		<p>This policy contributes towards achieving objectives 1, 2, 3 & 6.</p> <p><u>Policy EMP11: Community Employment Plans</u></p> <p>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>The council may require 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>The CEP should be prepared in partnership with the district council and any other partners to deliver the agreed CEP. The CEP should cover, but not be limited to:</p> <ul style="list-style-type: none"> 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>*As defined by Development Management Procedure Order 2010.</p> <p>This policy contributes towards achieving objectives 1, 3, 4, 6 & 8.</p>
6.40	Add text at the start of the paragraph	<p>A joint Hotel Needs Assessment* has been prepared with Vale of White Horse District Council. The assessment confirms the need for a significant increase in hotel supply in the 'Science Vale' area, and further hotels in Thame, Henley and Wallingford.</p> <p>Footnote x: South Oxfordshire & Vale of White Horse Hotel Needs Assessment 2014.</p>
EMP13	Replace entire policy	<p>The Council encourages new development to advance the visitor economy for leisure and business purposes. Proposals will be supported as follows:</p> <ul style="list-style-type: none"> i) within the built-up areas of the Towns - larger scale developments including conference facilities, museums,

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Policy/ Paragraph	Issue	Change
		<p>heritage centres, hotels, guest houses and associated facilities for visitors</p> <p>ii) within the built-up areas of the Larger and Smaller Villages – smaller and proportionately scaled developments that are in keeping with the character of the settlement, including museums, heritage centres, hotels, guest houses, self-catering accommodation and associated facilities for visitors, and</p> <p>iii) at service areas on the main transport corridors - hotel accommodation.</p> <p>Outside the above locations, small-scale development to support the visitor economy, including farm diversification and equine development, will be supported provided that proposals are in keeping with the scale and character of the locality and which would not adversely affect heritage assets or their setting. Larger developments will only be supported in exceptional circumstances, for example to sensitively re-use a historic building, or to proportionally support or enhance enjoyment of a significant and established visitor attraction where this cannot reasonably be achieved from a town or village location.</p> <p>This policy contributes towards achieving objectives 3 & 6.</p>
Chapter Seven - Infrastructure		
Policy TRANS 1	Ensuring consistent approach to references to Expressway and cross border working	<p>Amend TRANS 1 as follows (<i>if not already complete through latest schedule changes</i>):</p> <p>Add additional bullet after v) of:</p> <p>vi) continue to work with authorities in Buckinghamshire to understand any cross-border transport impacts from development and plan for associated mitigation</p> <p>Change vi) as follows (renumbered after additional bullet above):</p> <p>vii) work with others including central government, the National Infrastructure Commission and Highways England to understand the potential benefits and impacts of the Oxford to Cambridge Expressway proposals.</p> <p>Renumber v) to vii)</p>
Para 7.14		Add additional text to last sentence as follows;

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		In particular, To the south , we recognise the ambition of neighbouring authorities for additional connections across the River Thames and the potential for park and ride options into Reading, and will continue to engage positively with these authorities to better understand the forecast benefits and impacts of these schemes. In particular, we need to ensure that any further work to progress these schemes fully assesses the traffic and environmental impacts on South Oxfordshire.
Policy TRANS 3	Need to add 2 additional schemes to safeguarding list	<p>Amend TRANS 3 as follows:</p> <p>Add additional 2 bullets to scheme list for safeguarding as follows:</p> <ul style="list-style-type: none"> A4074/ B4015 (Golden Balls) Junction Improvements Didcot Southern Spine Road <p>Replace</p> <ul style="list-style-type: none"> Culham to Didcot Thames river crossing <p>With:</p> <ul style="list-style-type: none"> A new Thames road crossing between Culham and Didcot Garden Town
Policy INF4	<p>Add in new 3rd paragraph</p> <p>Delete first part of existing 3rd paragraph (now 4th paragraph)</p>	<p>New developments are required to be designed to a water efficiency standard of 110 litres/head/day (l/h/d) for new homes.</p> <p>All development proposals must demonstrate that they meet the highest standard of water consumption as defined in Building Regulations Part L. In addition, Pproposals that increase the requirement for water will only be permitted where adequate water resources either already exist or can be provided without detriment to existing abstraction, river flows, groundwater flow to and from springs, water quality, biodiversity or other land uses.</p>
Chapter Eight – Natural and Historic Environment		
ENV4	Replace entire policy.	Policy ENV4: Watercourses

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Policy/ Paragraph	Issue	Change
		<p>Development of land that contains or is adjacent to a watercourse must protect or enhance the function and setting of the watercourse and its biodiversity. As a last resort development should provide mitigation for any unavoidable impacts.</p> <p>Development should include a minimum 10m buffer zone along both sides of the watercourse to create a corridor favourable to the enhancement of biodiversity.</p> <p>Proposals should avoid the culverting of any watercourse.</p> <p>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.</p>
ENV6	Replace entire policy.	<p>Policy ENV6 - Historic Environment</p> <p>Proposals for new development that affect heritage assets (designated and non-designated) must conserve or enhance the significance of the heritage asset and its setting in accordance with national guidance and legislation. Proposals will be supported particularly where they:</p> <ul style="list-style-type: none"> i) make a positive contribution to local character and distinctiveness and/or ii) make a positive contribution towards wider social and economic benefits and or iii) provide a viable future use for a heritage asset that is consistent with the conservation of its significance, and/or iv) protect a heritage asset that is currently at risk <p>The Council will work with landowners, developers, the community, Historic England and other stakeholders to:</p> <ul style="list-style-type: none"> i) ensure that new development conserves, and where possible enhances, designated heritage assets and non-designated heritage assets and their setting ii) ensure that vacant historic buildings are appropriately re-used as soon as possible to prevent deterioration of condition iii) seek to reduce the number of buildings on the “Heritage at Risk” Register iv) encourage better understanding of the significance of scheduled monuments on the “Heritage at Risk” Register and to aid in their protection

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Policy/ Paragraph	Issue	Change
		<p>v) better understand the significance of Conservation Areas in the district through producing Conservation Area Character Appraisals and Management Plans</p> <p>vi) identify criteria for assessing non-designated heritage assets and maintaining a list of such assets as Locally Listed Buildings, and</p> <p>vii) encourage Heritage Partnership Agreements, particularly for Listed Buildings on any 'at risk' register.</p> <p>viii) support Neighbourhood Development Plans where they seek to assess their heritage assets and add to the evidence base.</p> <p>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> <p>Planning (Listed Buildings and Conservation Areas) Act 1990</p>
8.38 (now 8.34-8.37)	Replace entire paragraph.	<p>Heritage assets may be classified as either 'designated' or 'non-designated' and both can be important to consider through the planning process. Heritage assets can include listed buildings, scheduled monuments, conservation areas, registered parks and gardens, archaeological sites and other assets.</p> <p>Development proposals at an early stage should refer to sources of information on the historic environment such as the Oxfordshire Historic Landscape Characterisation Project, The Oxfordshire Historic Environment Record, The National Heritage List for England, the South Oxfordshire Heritage Impact Assessment, and where relevant Conservation Area Character Appraisals to ensure that proposals are based on an understanding of the significance of any heritage assets that may be affected. Development proposals should also take into account the principles set out in the South Oxfordshire Design Guide and other relevant guidance.</p> <p>In some circumstances, further surveys and analysis may be required prior to any application being determined. Heritage Statements, Statements of Significance, and Impact Assessments should be produced in line with current best practice and relevant national guidance.</p> <p>We will monitor buildings or other heritage assets at risk through neglect, decay or other threats, proactively seeking</p>

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Policy/ Paragraph	Issue	Change
		solutions for assets at risk through discussions with owners and willingness to consider positively development schemes that would ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers.
ENV8 (ENV7)	Replace entire policy.	<p>Proposals for alteration of, addition to or demolition of (including partial demolition) of a listed building or for development within the curtilage of, or affecting the setting of a Listed Building must:</p> <ul style="list-style-type: none"> i) Conserve or enhance the heritage significance and setting; ii) Respect any features of special architectural or historic interest, including, where relevant, the historic curtilage or context, such as burgage plots, or its value within a group and/or its setting, such as the importance of a street frontage or traditional shopfronts, and iii) Be sympathetic to the Listed Building and its setting in terms of its siting, size, scale, height, alignment, materials and finishes (including colour and texture), design and form, in order to retain the special interest that justifies its designation through appropriate design and in accordance with the South Oxfordshire Design Guide. <p>Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset 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.</p> <p>Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.</p> <p>Any harm to the building must be demonstrably outweighed by its benefits. National planning policy makes clear that any harm or loss of a listed building should be exceptional and would require convincing justification in terms of substantial public benefit.</p> <p>Proposals for the change of use of a Listed Building or building within its curtilage will be viewed favourably where it can be demonstrated that the new use can be accommodated without any adverse effect on the special architectural or historic interest of the building and its appearance or character.</p> <p>Proposals for the substantial or total demolition of a listed building will only be granted in exceptional circumstances, as they are a finite and irreplaceable resource.</p>

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Policy/ Paragraph	Issue	Change
		<p>Applications involving listed buildings should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail provided should be proportionate to the asset's significance.</p> <p>This policy contributes towards achieving objectives 5 & 7</p>
ENV9 (now ENV8)	Replace entire policy.	<p>Proposals for development within or affecting the setting of a Conservation Area must conserve or enhance its special interest, character, setting and appearance. Development will be expected to:</p> <ul style="list-style-type: none"> i. contribute to the conservation area's special interest and its relationship within its setting. The special characteristics of the Conservation Area (such as existing walls, buildings, trees, hedges, burgage plots, traditional shopfronts and signs, farm groups, medieval townscapes, archaeological features, historic routes etc.) should be preserved. ii. take into account important views within, into or out of the conservation area and show that these would be retained and unharmed 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 the South Oxfordshire Design Guide and any relevant Conservation Area Character Appraisal iv. be sympathetic to the original curtilage of buildings and pattern of development that forms part of the historic interest of the conservation area 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 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 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>Where harm to significance is caused, a balanced judgement will be made with regard to the level of harm against demonstrable public benefits.</p> <p>Where a proposed development will lead to substantial harm to or total loss of significance of a Conservation Area, consent will only be granted were it can be demonstrated that the substantial harm is necessary to achieve substantial</p>

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Policy/ Paragraph	Issue	Change
		<p>public benefits that outweigh that harm or loss.</p> <p>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>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>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>
ENV10 (ENV9)	Replace entire policy.	<p>Policy ENV10: Archaeology and Scheduled Monuments</p> <p>Development must protect the site and setting of Scheduled Monuments or nationally important designated or undesignated archaeological remains.</p> <p>Applicants will be expected to undertake an assessment of appropriate detail to determine whether the development site is known to, or is likely to, contain archaeological remains. Proposals must show the development proposals have had regard to any such remains. Where the assessment indicates archaeological remains on site, and development could disturb or adversely affect archaeological remains and/or their setting, applicants will be expected to:</p> <ul style="list-style-type: none"> i. submit an appropriate archaeological desk-based assessment or ii. undertake a field evaluation (conducted by a suitably qualified, and archaeological organisation), where necessary. <p>Nationally important archaeological remains (whether scheduled or demonstrably of equivalent significance) should be preserved in situ. Non-designated archaeological sites or deposits of significance equal to that of a nationally important monument will be assessed as though those sites or deposits are designated.</p> <p>Where a proposed development will lead to substantial harm to or total loss of significance of such remains consent</p>

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Policy/ Paragraph	Issue	Change
		<p>will only be permitted where it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.</p> <p>Where a development proposal will lead to less than substantial harm to the significance of such remains, this harm will be weighed against the public benefits of the proposal.</p> <p>For other archaeological remains, the effect of a development proposal on the significance of the remains, either directly or indirectly, will be taken into account in determining the application.</p> <p>In exceptional cases, where harm to or loss of significance to the asset is considered to be justified, the harm should be minimised, and mitigated by a programme of archaeological investigation, including excavation, recording and analysis. Planning permission will not be granted until this programme has been submitted to, and approved by, the local planning authority, and development should not commence until these works have been satisfactorily undertaken by an appropriately qualified organisation. The results and analysis of findings subsequent to the investigation should be published and made available to the relevant local and county authorities.</p>
ENV10	Change policy	<p>Proposals should conserve or enhance the special historic interest, character or setting of a designated battlefield, historic landscape, park or garden contained in the Historic England registers.</p> <p>Where a proposed development will lead to substantial harm to or total loss of significance of such 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.</p> <p>Where a development proposal will lead to less than substantial harm to the significance of such heritage assets, this harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.</p> <p>Any harm must be demonstrably outweighed by its substantial public benefits, and all other options for their conservation or use must have been explored. 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.</p>

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Policy/ Paragraph	Issue	Change
		A balanced judgment, having regard to the scale of any harm or loss and the significance of the heritage asset, will be required in assessing proposals affecting non-designated historic battlefields, parks and historic landscapes including historic routes.
New policy (‘Flood risk’ - 8.52)	Add in new policy between title ‘Flood risk’ and paragraph 8.52.	<p>Policy EP3 – Flood Risk</p> <p>The risk and impact of flooding will be minimised through:</p> <ul style="list-style-type: none"> i) directing new development to areas with the lowest probability of flooding; ii) ensuring that all new development addresses the effective management of all sources of flood risk; iii) ensuring that development does not increase the risk of flooding elsewhere; and iv) ensuring wider environmental benefits of development in relation to flood risk. <p>The suitability of development proposed in flood zones will be strictly assessed using the ‘Sequential Test’, and, where necessary, the ‘Exceptions Test’. A sequential approach should be used at site level.</p> <p>A Site-Specific Flood Risk Assessment (SSFRA) will be required for all developments of 1 hectare and greater in Flood Zone 1. A SSFRA will be required for all developments (including minor development and change of use) in Flood Zone 2 and 3, in Critical Drainage Areas, and where the development or change of use is to a more vulnerable class that may be subject to other forms of flooding. Appropriate mitigation and management measures will be required to be implemented and maintained.</p> <p>All development proposals must be assessed against the current South Oxfordshire Strategic Flood Risk Assessment or any updates and the Oxfordshire Local Flood Risk Management Strategy to address locally significant flooding. Appropriate mitigation and management measures must be implemented and maintained.</p> <p>All development will be required to provide a drainage strategy. Development will be expected to incorporate sustainable drainage systems and ensure that runoff rates are attenuated to greenfield run-off rates. Higher rates would need to be justified and the risks quantified. Development should strive to reduce run-off rates for existing developed sites.</p> <p>Sustainable drainage systems should seek to enhance water quality and biodiversity in line with the Water Framework</p>

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Policy/ Paragraph	Issue	Change
New policy (8.51 – 'Flood risk')	Add new policy between new title 'Waste collection and recycling' and title 'Flood risk'	<p>Directive.</p> <p>Policy EP3: Waste Collection and Recycling</p> <p>All new development will be expected to be consistent with the Council's Waste Planning Guidance.</p> <p>Development proposals for residential use must ensure:</p> <ul style="list-style-type: none"> i) adequate facilities are provided for the sorting, storage and collection of waste and recycling ii) sufficient space is provided for the storage and collection of individual or communal recycling and refuse containers; and iii) access is provided that is safe for existing users/residents and for refuse and recycling collection vehicles. <p>Development proposals for non-residential use must ensure:</p> <ul style="list-style-type: none"> iv) sufficient space is provided for the storage of communal recycling and refuse containers; v) provision is made that is adequate for the proposed use. The location and design of recycling and refuse provision should be integral to the design of the proposed development. <p>In assessing recycling and refuse provision, the following points should be considered:</p> <ul style="list-style-type: none"> vi) the level and type of provision, having regard to the above requirements and relevant space standards; vii) the location of the provision, having regard to the need to provide and maintain safe and convenient access for occupants, while also providing satisfactory access for collection vehicles; viii) the impact of the provision on visual amenity, having regard to the need to minimise the prominence of the facilities and screen any external provision; ix) the impact of the provision on health and amenity of neighbouring development and the proposed development; and x) the security of the provision against scavenging pests, vandalism and unauthorised use. <p>Recycling and refuse storage should be separate from cycle storage, car parking and key circulation areas.</p> <p>Development will not be permitted if recycling and refuse provision that meets the above requirements cannot feasibly</p>

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Policy/ Paragraph	Issue	Change
		or practicably be provided.
EP2	Amend policy as shown:	Development which involves the use, movement or storage of hazardous substances will only be permitted where due weight has been given to the risks to the health and safety of users of the site, neighbouring land or the environment —a suitable and sufficient risk assessment has been carried out and identified control measures implemented to adequately reduce risk as far as reasonably practical to the health and safety of users of the site, neighbouring land or the environment. Development within the vicinity of an installation involving hazardous substances or activities will only be permitted if the health and safety of occupants of that development is acceptable. The council will seek to reduce the potential for conflicting land uses and promote safety of people and protection of the environment.
New policy ('Flood risk' - 8.52)	Add in new policy between title 'Flood risk' and paragraph 8.52.	<p>Policy EP4 – Flood Risk</p> <p>The risk and impact of flooding will be minimised through:</p> <ul style="list-style-type: none"> v) directing new development to areas with the lowest probability of flooding; vi) ensuring that all new development addresses the effective management of all sources of flood risk; vii) ensuring that development does not increase the risk of flooding elsewhere; and viii) ensuring wider environmental benefits of development in relation to flood risk. <p>The suitability of development proposed in flood zones will be strictly assessed using the 'Sequential Test', and, where necessary, the 'Exceptions Test'. A sequential approach should be used at site level.</p> <p>A Site-Specific Flood Risk Assessment (SSFRA) will be required for all developments of 1 hectare and greater in Flood Zone 1. A SSFRA will be required for all developments (including minor development and change of use) in Flood Zone 2 and 3, in Critical Drainage Areas, and where the development or change of use is to a more vulnerable class that may be subject to other forms of flooding. Appropriate mitigation and management measures will be required to be implemented and maintained.</p> <p>All development proposals must be assessed against the current South Oxfordshire Strategic Flood Risk Assessment or any updates and the Oxfordshire Local Flood Risk Management Strategy to address locally significant flooding. Appropriate mitigation and management measures must be implemented and maintained.</p>

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Policy/ Paragraph	Issue	Change
		<p>All development will be required to provide a drainage strategy. Development will be expected to incorporate sustainable drainage systems and ensure that runoff rates are attenuated to greenfield run-off rates. Higher rates would need to be justified and the risks quantified. Development should strive to reduce run-off rates for existing developed sites.</p> <p>Sustainable drainage systems should seek to enhance water quality and biodiversity in line with the Water Framework Directive.</p>
Chapter Nine – Built Environment		
DES6 –DES7	Add New Policy	<p>Policy DES7 – Public Art</p> <p>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><i>*As defined by Development Management Procedure Order 2010.</i></p>
New text	After DES7 add supporting text as shown:	<p>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>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>We will seek to support public art within new development schemes in accordance with our Arts Development Strategy. We also seek 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>

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Policy/ Paragraph	Issue	Change
		<p>Developers 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>We 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>
DES7 (now DES8)	Amend policy as follows:	<p>The Council encourages developers to make provision for the effective use of natural resources where applicable, including:</p> <ul style="list-style-type: none"> i) The efficient use of land, with net densities of at least 25 30 dwellings per hectare, taking account of local circumstances including access to local services and facilities and local character; ii) Using recycled and energy efficient materials; iii) Maximising passive solar heating, lighting, natural ventilation, energy and water efficiency and the re-use of materials; iv) Making efficient use of water, for example through rainwater harvesting and grey water recycling; v) Causing no deterioration in, and where possible, achieving improvements in water quality; vi) Taking account of, and if located within an AQMA, is consistent with, the Council's Air Quality Action Plan; vii) Ensuring that the land is of a suitable quality for development and that remediation of contaminated land is undertaken where necessary; viii) 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; ix) Minimising waste and making adequate provision for the recycling, composting and recovery of waste on site; and x) Re-using vacant buildings and redeveloping previously developed land, provided it the land is not of a high environmental value. <p>This policy contributes towards achieving objectives 4, 5, 6, 7 & 8</p>

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Policy/ Paragraph	Issue	Change				
9.21	Replace with:	In line with the Government's White Paper: Fixing our broken housing market, all development will be expected to use land efficiently, with a density and form appropriate to the site and its surroundings, taking into account local character and accessibility to services and facilities. The minimum net density achieved by new development should be 30 dwellings per hectare (dph).				
DES10	Replace entire policy with the following:	<p>Policy DES10: Rural Workers' Dwellings</p> <p>The provision of a rural worker dwelling in the open countryside will be permitted provided that:</p> <ul style="list-style-type: none">i) it is essential, and can be demonstrated there is an existing need for one or more permanent full time workers to be readily available at all times for the rural enterprise to operate viably;ii) the functional need cannot be met by other suitable available existing dwellings in the locality of the rural enterprise;iii) the rural enterprise is economically sustainable, has been established for at least 3 years and is likely to remain financially viable for the foreseeable futureiv) the size and scale of the dwelling is proportional with the needs of the rural enterprise; andv) it respects the landscape, rural character, and its rural locality. <p>If a rural worker dwelling is essential to support a new rural enterprise it should be provided temporarily by a caravan, a wooden structure which can easily be dismantled, or other temporary accommodation for the first three years.</p> <p>Planning permission will be subject to an appropriate occupancy condition, restricting its occupation to a person who is directly employed on a permanent full time basis and their family.</p>				
Chapter Ten – Town Centres and Retailing						
10.5	Amend as shown:	Our retail assessment found that new foodstores located outside of town centres could have an adverse impact on the centres of Didcot, Henley, Thame and Wallingford. To protect the vitality and viability of these town centres, our assessment recommends setting a local impact threshold of 500 sq.m. Any proposals that exceed the local floorspace thresholds will need to be accompanied by an impact assessment based on a methodology and assumptions that have been agreed with the Council in advance.				
TC2	Replace figures in table (keep	<p>New comparison and convenience retail floorspace will be provided in line with the following requirements:</p> <table><tr><td></td><td>Up to 2022</td><td>2022-2027</td><td>2027-2033*</td></tr></table>		Up to 2022	2022-2027	2027-2033*
	Up to 2022	2022-2027	2027-2033*			

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Policy/ Paragraph	Issue	Change			
	formatting) and add new text below table	Convenience goods floorspace	7,300m ²	1,600m ² (8,900m ²)	2,200m ² (11,100m ²)
		Comparison goods floorspace	-400m ^{2**}	10,200m ² (10,600m ²)	14,100m ² (24,700m ²)
<p>*Figures beyond 2027 should be treated as indicative</p> <p>***Orchard Centre Phase II meets the comparison goods need (and marginally exceeds it by 400m²) up to 2022</p> <p>Subject to the identification of a suitable site, the council will seek the provision of additional convenience goods floorspace, in the format of a single foodstore in the market towns as follows: Henley: a new foodstore in the region of 1500m² Thame: a new foodstore in the region of 1500m² Wallingford: a new foodstore in the region of 1500m²</p> <p>This policy contributes towards achieving objectives 3, 4, 6 & 7.</p>					
Chapter Eleven – Community and Recreational Facilities					
CF2	Replace entire policy.	Policy CF2 – Provision of community facilities and services			
		Development proposals for the provision of new or extended community facilities and services will be supported, particularly where: i) they are located within or adjacent to the built-up area of an existing settlement; ii) they would clearly meet an identified local need; and iii) they are accessible for all members of the community and promote social inclusion.			
Policy CF5	Replace entire policy	New residential development will be required to provide or contribute towards accessible open space and play facilities in line with the most up to date standards set out in the Open Space Strategy, including: • Amenity greenspace (including parks and gardens) • Allotments • Equipped children’s’ play areas			

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Policy/ Paragraph	Issue	Change																								
		<p>New residential development will be required to provide or contribute towards accessible sport and recreation facilities, including playing pitches, in line with the Council’s most up to date Leisure Strategy and Sport England guidance.</p> <p>The provision of open space, sport, recreation and play facilities, and playing pitches is expected to be delivered on site, unless this is demonstrated not to be feasible.</p> <p>Provision for the future long-term maintenance and management of the open space and facilities will be sought and must be agreed as part of the planning application.</p>																								
Chapter Twelve – Monitoring and Review																										
Housing Table (2.3 – ‘Economy’)	Add additional indicators to table between paragraph 2.3 and title ‘Economy’ as shown:	<div>Add additional indicators:</div> <table><tr><th>Indicator</th><th>Target</th><th>Source</th><th>Period</th></tr><tr><td>Strategic allocations (Local Plan)</td><td>To deliver against 5 Year Housing Land Supply Target</td><td>Annual housing monitoring</td><td>Annually</td></tr><tr><td>Towns-allocations (NDP)</td><td>To deliver against the NDP allocation</td><td>Annual housing monitoring</td><td>Annually</td></tr><tr><td>Larger Villages (NDP)</td><td>To deliver against the NDP allocation</td><td>Annual housing monitoring</td><td>Annually</td></tr><tr><td>Smaller villages (NDP)</td><td>To deliver against the NDP allocation</td><td>Annual housing monitoring</td><td>Annually</td></tr><tr><td>Smaller villages -windfalls</td><td></td><td>Annual housing monitoring</td><td>Annually</td></tr></table>	Indicator	Target	Source	Period	Strategic allocations (Local Plan)	To deliver against 5 Year Housing Land Supply Target	Annual housing monitoring	Annually	Towns-allocations (NDP)	To deliver against the NDP allocation	Annual housing monitoring	Annually	Larger Villages (NDP)	To deliver against the NDP allocation	Annual housing monitoring	Annually	Smaller villages (NDP)	To deliver against the NDP allocation	Annual housing monitoring	Annually	Smaller villages -windfalls		Annual housing monitoring	Annually
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Policy/ Paragraph	Issue	Change					
			C2 Care Homes		Annual housing monitoring	Annually	
Climate Change Table (below 8.2)	Amend table below paragraph 8.2	Row 3, Column 2 - No target but monitoring against the Department for Environment, Food and Rural Affairs 'Non-statutory technical standards for sustainable drainage systems' March 2015 Row 5, Column 1 – 10% 15% of energy demand from major sites derived from decentralised, renewable or low carbon sources					
Appendix 1: Glossary							
Appendix 1 – New term	Add 'Previously Developed Land'	Previously Developed Land Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.					
Appendix 6	Change principles as follows:	4. 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, and natural assets and the strategic employment sites will be enhanced. 5. 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,					

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Policy/ Paragraph	Issue	Change
		<p>other sources and/or through further investigation and assessment.</p> <p>6. 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.</p>
Appendix 6	Map showing masterplan area only	Insert: "NEW MAP FOR APPENDIX 6"
Appendix 7	Amended Settlement Hierarchy	Insert amended Settlement Hierarchy
New Appendices:		
NEW Appendix 8	New appendix to support policy H1	Insert Local Plan Development Trajectory
NEW Appendix 9	Title - Designated Sites for Nature Conservation	<p>Please include list of designated sites for nature conservation.</p> <p>Appendix 2 from the following document (pages 251-255)</p> <p>http://www.southoxon.gov.uk/sites/default/files/Local%20Plan%202011%20-%20Strikethrough%20version%20after%20adoption%20of%20Core%20Strategy%202012.pdf</p>
NEW Appendix 10	Title - Scheduled Ancient	<p>Please include list of Scheduled Monuments</p> <p>Appendix 3 from the following document (pages 257-259)</p>

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Policy/ Paragraph	Issue	Change																					
	Monuments	<p>http://www.southoxon.gov.uk/sites/default/files/Local%20Plan%202011%20-%20Strikethrough%20version%20after%20adoption%20of%20Core%20Strategy%202012.pdf</p> <p>Amend list as follows:</p> <table> <thead> <tr> <th>Parish</th><th>County No</th><th>Monument Title Grid ref</th></tr> </thead> <tbody> <tr> <td>Chinnor</td><td>28154</td><td>Three round bowl barrows on Chinnor Hill</td></tr> <tr> <td>Holton</td><td>30823</td><td>Moated site in grounds of Holton Park House and associated ice house</td></tr> <tr> <td>Holton</td><td>30824</td><td>Site of manor house in Holton park Moated site south west of Church Farm</td></tr> <tr> <td>Warborough</td><td>31431</td><td>Long barrow 140m north west of Crookes Cottages</td></tr> <tr> <td>Warborough</td><td>31432</td><td>Romano-British settlement 520m north west of Crookes Cottages</td></tr> <tr> <td>Warborough</td><td>31435</td><td>Long barrow 340m north west of Crookes Cottages</td></tr> </tbody> </table> <p>Add to list as follows:</p> <p>Parish: Clifton Hampden County No:1421606 Monument title: Round Barrow Cemetery at Fullamoor Plantation Grid Reference: SU 531944</p> <p>Parish: Long Wittenham County No: 243</p>	Parish	County No	Monument Title Grid ref	Chinnor	28154	Three round bowl barrows on Chinnor Hill	Holton	30823	Moated site in grounds of Holton Park House and associated ice house	Holton	30824	Site of manor house in Holton park Moated site south west of Church Farm	Warborough	31431	Long barrow 140m north west of C rookes Cottages	Warborough	31432	Romano-British settlement 520m north west of C rookes Cottages	Warborough	31435	Long barrow 340m north west of C rookes Cottages
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Policy/ Paragraph	Issue	Change
		<p>Monument Title: Settlement site south east of Church Grid Reference: SU 53321 93386</p> <p>Parish: Stadhampton County No: 30849 Monument Title: Ice house at Ascott House north west of Ascott Farm Grid Reference: SU 61220 98214</p>
NEW Appendix 11	Title - English Heritage Register of Parks and Gardens of Special Historic Interest in South Oxfordshire	<p>Please include Appendix 4 from the following document (pages 261)</p> <p>http://www.southoxon.gov.uk/sites/default/files/Local%20Plan%202011%20-%20Strikethrough%20version%20after%20adoption%20of%20Core%20Strategy%202012.pdf</p>
NEW Appendix 12	Listed Buildings, Heritage at risk and Conservation Areas in South Oxfordshire	<p>Listed Buildings, Heritage at risk and Conservation Areas in South Oxfordshire</p> <p>Listed Buildings</p> <p>To access a list of the Listed Buildings within South Oxfordshire please follow the link below:</p> <p>https://historicengland.org.uk/listing/the-list/results?searchtype=nhleadvanced</p> <p>Heritage at risk</p> <p>To access a list of heritage assets at risk within South Oxfordshire please follow the link below:</p> <p>https://historicengland.org.uk/advice/heritage-at-risk/search-register/results/?advsearch=1&Lpa=South%20Oxfordshire&searchtype=harsearch</p> <p>Conservation Areas</p>

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Policy/ Paragraph	Issue	Change
		<ul style="list-style-type: none"> • Aston Rowant • Aston Tirrold/Upthorpe • Beckley • Benson • Berrick Salome • Brightwell Baldwin • Brightwell cum Sotwell • Britwell Salome • Chalgrove • Checkendon • Chinnor • Cholsey • Clifton Hampden • Culham • Cuxham • Didcot Old Area • Didcot Northbourne Area • Didcot Station Road • Dorchester • East Hagbourne • Elsfield • Ewelme • Forest Hill • Garsington • Gatehampton • Goring • Great Haseley • Great Milton • Grey's Green • Henley-on-Thames

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Policy/ Paragraph	Issue	Change
		<ul style="list-style-type: none"> • Kingston Blount • Lewknor • Little Haseley • Little Milton • Little Wittenham • Long Wittenham • Mackney • Mapledurham • Marsh Baldon • Moreton • Nettlebed • North Moreton • North Stoke • Nuneham Courtenay • Oakley • Overy • Preston Crowmarsh • Pyrton • Rotherfield Peppard • Shepherd's Green • Shillingford • Shirburn • Sonning Eye • South Moreton • Stanton St John • Stoke Row • Stonor • Sydenham • Thame • Toot Baldon

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Policy/ Paragraph	Issue	Change
		<ul style="list-style-type: none"> • Towersey • Wallingford • Warborough • Waterstock • Watlington • West Hagbourne • Wheatley • Whitchurch • Winterbrook • Woodeaton
NEW Appendix 13	Town Centre Boundaries and Primary Shopping Frontages	Insert Town centre boundaries and primary shopping frontages