

Record of individual Cabinet member decision

Local Government Act 2000 and the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012

Decision made by	Councillor Anne-Marie Simpson
Key decision?	No
Date of decision (same as date form signed)	24/02/2021
Name and job title of officer requesting the decision	Robyn Tobutt Senior Planning Policy Officer (Neighbourhood)
Officer contact details	Tel: 07917 088349 Email: Robyn.Tobutt@southandvale.gov.uk
Decision	<ol style="list-style-type: none"> 1. To accept all modifications recommended by the Examiner; 2. To determine that the Wallingford Neighbourhood Development Plan, as modified, meets the basic conditions, is compatible with the Convention rights, complies with the definition of a neighbourhood development plan (NDP) and the provisions that can be made by a NDP; and 3. To take all appropriate actions to progress the Wallingford Neighbourhood Development Plan to referendum.
Reasons for decision	<ol style="list-style-type: none"> 1. The Wallingford Neighbourhood Development Plan (the Plan) as modified by the Examiner's recommendations, has had regard to national policies and advice contained in guidance issued by the Secretary of State. A requirement to have regard to policies and advice does not require that such policy and advice must necessarily be followed, but it is intended to have and does have to a significant effect. A neighbourhood plan must not constrain the delivery of important national policy objectives. The principal document in which national planning policy is contained is the National Planning Policy Framework (February 2019) (NPPF) and this conclusion is reached bearing this in mind. The advice within National Planning Practice Guidance ("NPPG") has also been borne in mind in reaching this conclusion. 2. Paragraph 13 of the National Planning Policy Framework is clear that neighbourhood plans should support the delivery of strategic policies contained in

local plans and spatial development strategies. Qualifying bodies should plan positively to support local development, shaping and directing development in their area that is outside these strategic policies. More specifically paragraph 29 of the National Planning Policy Framework states that neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.

3. Beyond this, the content of a draft neighbourhood plan will determine which other aspects of national policy are or are not a relevant consideration to take into account. The basic condition allows qualifying bodies, the independent examiner and local planning authority to reach a view in those cases where different parts of national policy need to be balanced.
4. Having considered all relevant information, including representations submitted in response to the Plan, the Examiner's considerations and recommendations, the council has come to the view that the Plan recognises and respects relevant constraints. The Plan has developed a positive suite of policies that seek to bring forward positive and sustainable development in the neighbourhood area. There is a clear focus on delivering new housing and maintaining the character, identity and heritage assets of the neighbourhood area.
5. The Plan, as modified by the Examiner's recommendations, contributes to the achievement of sustainable development. This condition relates to the making of the plan as a whole. It does not require that each policy in it must contribute to sustainable development. Sustainable development has three principal dimensions – economic, social and environmental. It is clear that the submitted Plan has set out to achieve sustainable development in the neighbourhood area. In the economic dimension the Plan includes policies for residential development (Policies WS2, WS3 and WS4), for employment activity (Policies EE1 to EE3) and for town centre activities (Policies TC1 to TC7). In the social role, it includes policies on community facilities (Policy CF1 and CF2), on local green spaces (Policy CF3), for the Riverside (Policy CF4) and for local services (Policies CF6 and CF7). In the environmental dimension the Plan positively seeks to protect its natural, built and historic environment. It has specific policies on design (Policies HD1 and HD2), on the historic environment (Policies HA1 and HA2) and on green spaces and a wider Green Network (Policies EV1 and EV2).

6. As a whole, the council is satisfied that the policies in the Plan pursue net gain across each of the different dimensions of sustainability in a mutually supportive way.
7. The Plan, as modified by the Examiner's recommendations, is in general conformity with the strategic policies contained in the current Development Plan for the area. Although the Plan was submitted within the context of the former South Oxfordshire Core Strategy 2012 and Saved policies from the Local Plan 2011, the South Oxfordshire Local Plan 2035 was adopted on 10 December 2020 and thus the Plan has been examined and tested against strategic policies in the newly adopted Local Plan.
8. Wallingford is identified as one of the four towns in the settlement hierarchy. STRAT1 comments that the roles of Wallingford, along with Thame and Henley-on-Thames will be supported by maintaining and improving the attractiveness of their town centres through a variety of measures. Policy WAL1 sets out a specific strategy for Wallingford. At its heart is an approach which supports development proposals to consolidate the economic, the social and the environmental aspects of the town's role as an important market town. Policy H3 of the Plan sets out housing requirements for the three market towns. Wallingford is expected to deliver at least 1070 homes in the Plan period.
9. The trajectory for the development of new homes in Wallingford (including that of Sites B and E) indicates that completions and commitments in the Local Plan period (2011-2035) are projected to be 1435 homes. The neighbourhood plan period (2019-2034) will see the principal element of the overall delivery as Sites B and E are developed. Significant delivery is anticipated to take place in the period between 2022/23 to 2027/2028 with a tapering effect from 2028/29 to 2032/33. The council agree with the examiner's view that in these circumstances the submitted neighbourhood plan has facilitated growth to meet and to exceed the minimum figure included for the town included in Policy H3 of the adopted Local Plan.
10. Within the context of findings of the Housing Needs Assessment (Chameleon Consultancy) (HNA) commissioned by the Town Council, the council is satisfied that the proposed delivery of housing in the neighbourhood plan properly addresses local housing

needs during the plan period, extended to 2035 to align with that of the recently adopted South Oxfordshire Local Plan 2035.

11. The Plan, as modified by the Examiner's recommendation, would not breach, and be otherwise incompatible with EU obligations, as incorporated into UK law, including the following Directives: the strategic Environmental Assessment (2001/42/EC); the Environmental Impact Assessment Directive (2011/92/EU); the Habitats Directive (92/43/EEC); the Wild Birds Directive (2009/147/EC); the Waste Framework Directive (2008/98/EC); the Air Quality Directive (2008/50/EC); and the Water Framework Directive (2000/60/EC). In addition, no issue arises in respect of equality under general principles of EU law or any EU equality directive.

12. In order to comply with the basic condition on the European Union legislation, the Qualifying Body commissioned a Strategic Environmental Assessment dated February 2020. The Strategic Environmental Assessment sets out the background of how it was developed in section 1 and 2. Section 3 sets out the scope of the SEA. Section 5 identifies the growth scenarios and section 6 assesses these scenarios. Section 7 develops the preferred approach. Section 8 details the methodology. Section 9 assess the submission plan. Section 12 covers monitoring. The Environmental Report is well-considered and detailed. It assesses the environmental conditions in the neighbourhood area and appraises the policies (and reasonable alternatives) against the framework developed through the Scoping Report.

13. The Plan, as modified by the Examiner's recommendations, would not give rise to significant environmental effects on European sites. The Council screened the Plan potential impact on EU Special Areas of Conservation (SACs) and this was completed in November 2019. The HRA screening report concluded that the Plan would not have any likely significant effects on the integrity of European sites in or around South Oxfordshire, either alone or in combination with other plans or programmes. Natural England confirmed on 7 November 2019 that the proposals in the plan will not have significant effects on sensitive sites and that an Appropriate Assessment is therefore not required.

14. The Plan, as modified by the Examiner's recommendations, is in all respects fully compatible with Convention rights contained in the Human Rights

	<p>Act 1988. There has been full and adequate opportunity for all interested parties to take part in the preparation of the Plan and to make their comments known.</p> <p>15. The Plan, as modified by the Examiner's recommendations, complies with the definition of an NDP and the provisions that can be made by a NDP. The Plan sets out policies in relation to the development and use of land in the whole of the neighbourhood area; it specifies the period for which it is to have effect and it does not include provision about development that is 'excluded development.</p> <p>16. The council is satisfied that it is not necessary to extend the referendum area beyond the boundaries of the designated plan area as they are currently defined.</p> <p>17. The individual modifications proposed by the Examiner are set out in Appendix 1 alongside the council's decision in response to each recommendation and the reason for them. The Examiner's Report is available in Appendix 2.</p> <p>18. The Examiner noted in his report, paragraphs 7.140 to 7.143, that both generally and in relation to the adoption of the South Oxfordshire Local Plan 2035, that it will be appropriate for SODC and the Parish Council to have the flexibility to make any necessary consequential changes to the general text. To ensure that the plan reads as a coherent document the qualifying body and the council have agreed factual and consequential updates. These are set out in Appendix 3.</p> <p>19. The council has taken account of all of the representations received.</p> <p>20. The Counting Officer is responsible for determining the date of the referendum. The Local Government and Police and Crime Commissioner (Coronavirus) (Postponement of Elections and Referendums) (England and Wales) Regulations 2020 sets out that neighbourhood planning referendums cannot take place until 6 May 2021. The Government is committed to keep these regulations under review, they may be amended or revoked in response to changing circumstances. The Counting Officer will endeavour to arrange the referendum as soon as practically possible in consultation with the qualifying body</p>
<p>Alternative options rejected</p>	<p>Make a decision that differs from the Examiner's recommendation</p>

	<p>If the council deviates from Examiner’s recommendations, the council is required to:</p> <ol style="list-style-type: none"> 1. Notify all those identified on the consultation statement of the parish council and invite representations, during a period of six weeks, 2. Refer the issue to a further independent examination if appropriate. <p>Refusing to progress the Plan The council can decide that it is not satisfied with the plan proposal with respect to meeting basic conditions, compatibility with Convention rights, definition and provisions of the NDP even if modified. Without robust grounds, which are not considered to be present in this case, refusing to take the Plan to a referendum could leave the Council vulnerable to a legal challenge</p> <p><u>Reason for rejecting alternative options</u> These options were rejected because the district council is minded to agree with all of the Examiner’s modifications and his conclusion that the Plan, as modified, meets the basic conditions and relevant legal requirements</p>
Legal implications	The process undertaken and proposed accords with planning legislation.
Financial implications	<p>The Government makes funding available to local authorities to help them meet the cost of their responsibilities around neighbourhood planning. A total of £20,000 can be claimed for each neighbourhood planning area. The council becomes eligible to apply for this additional grant once the council issue a decision statement detailing the intention to send the plan to referendum.</p> <p>The Government grant funds the process of progressing neighbourhood plans through the formal stages, including the referendum. Any costs incurred in the formal stages in excess of Government grants is borne by the council. Staffing costs associated with supporting community groups and progressing neighbourhood plans through the formal stages are funded by the council. It is expected that costs associated with progressing this neighbourhood plan can be met from with existing neighbourhood planning budget.</p>
Other implications	There are no other implications.
Background papers considered	<ol style="list-style-type: none"> 1. Wallingford Neighbourhood Plan and supporting documents 2. National Planning Policy Framework (2019) 3. National Planning Policy Guidance (July 2014 and subsequent updates) 4. South Oxfordshire Local Plan 2035 5. South Oxfordshire HRA Screening Statement

	6. AECOM SEA Report 7. Representations submitted in response to the Wallingford Neighbourhood Plan 8. Relevant Ministerial Statements			
Declarations/conflict of interest? Declaration of other councillor/officer consulted by the Cabinet member?	None			
List consultees		Name	Outcome	Date
	Ward councillors	George Levy Sue Roberts	Agreement Agreement	05/02/2021 05/02/2021
	Legal	Vivien Williams	Approved	23/02/2021
	Finance	Richard Spragget	Consulted 04/02/21 – 11/02/21	
	Human resources		Consulted 04/02/21 – 11/02/21	
	Sustainability		Consulted 04/02/21 – 11/02/21	
	Diversity and equality		Consulted 04/02/21 – 11/02/21	
	Climate and biodiversity		Consulted 04/02/21 – 11/02/21	
	Communications	Communications	No comment	05/02/2021
	Senior Management Team		Subject to legal approval	16/02/2021
Confidential decision? If so, under which exempt category?	No			
Call-in waived by Scrutiny Committee chairman?	N/A			
Has this been discussed by Cabinet members?	No			
Cabinet portfolio holder's signature To confirm the decision as set out in this notice.	Signature ____ Councillor Anne-Marie Simpson _____ Date ____ 24 February 2021 _____			

ONCE SIGNED, THIS FORM MUST BE HANDED TO DEMOCRATIC SERVICES IMMEDIATELY.

For Democratic Services office use only		
Form received	Date: 24 February 2021	Time: 16:00
Date published to all councillors	Date: 24 February 2021	
Call-in deadline	Not applicable as this is not a key decision	

Appendix 1: Examiner's recommendations

Policy/Section	Examiner's recommendations	Council's Decision	Justification/Reason
Policy WS1: The Local Strategy for Wallingford	<p>Replace the opening part of the policy with:</p> <p>'Development proposals should take account of the role of Wallingford as a market town in general, and its natural, heritage and environmental characteristics in particular. Development proposals will be supported where they positively address the following matters as appropriate to scale and nature'</p> <p>In the final three criteria replace 'supporting/supporting/encouraging' with 'support/support/encourage'</p>	Agree	<p>The council consider the proposed modifications to the policy to be necessary to ensure the policy relates to development and the use of land. These changes also relate the policy more closely to the development management process.</p> <p>The council consider the proposed modifications to the final three criteria necessary so that they relate in grammatic terms to the modified opening part of the policy.</p>
Paragraph 2.4.9	<p><i>At the end of paragraph 2.4.9 add:</i></p> <p><i>'Policy WS1 has deliberately been designed to have a general effect. It should be applied together with other more specific policies either in the Local Plan or within this Plan in the determination of planning applications'</i></p>	Agree	<p>The council consider the proposed modifications to the supporting text to be necessary to ensure that there is the clarity that is required by national policy and guidance and to ensure the supporting text is consistent with Policy WS1.</p>
Policy WS2: The Land Allocation for Housing in Wallingford	<p>Replace the second sentence of the opening part of the policy with: 'Proposals for the development of the site will be supported where they comply with the following criteria:'</p> <p>In criterion b replace 'will be provided' with 'are</p>	Agree	<p>The council consider the proposed modifications to the policy to be necessary to ensure the policy is more directly applicable to the development management process.</p> <p>The council consider the proposed</p>

	<p>provided'</p> <p>In criterion c delete 'substantial'</p> <p>In criterion d replace 'that green corridors through the development area' with 'green corridors are provided within the site which'</p> <p>In criterion f replace 'does not harm' with 'the design, layout, orientation and massing of the new homes does not create unacceptable harm'</p> <p>In criterion h delete the final sentence</p>		<p>modifications to the some of the policy criteria necessary to ensure that there is the clarity that is required by national policy and guidance and so that they relate in grammatical terns to the modified opening part of the policy.</p>
Paragraph 2.4.23	<p><i>At the end of paragraph 2.4.23 add: 'Criterion h of Policy WS2 addresses this matter. A maintenance plan for the affected areas should be prepared as part of the detailed development of the site. In particular it should ensure that scrub or woodland with potential to damage these remains through root action is avoided'</i></p>	Agree	<p>The council consider the proposed modifications to the supporting text necessary to ensure that there is the clarity that is required by national policy and guidance and so that the text is consistent with the modifications proposed to WS2.</p>
Paragraph 2.4.25	<p><i>At the end of the first sentence of paragraph 2.4.25 add: 'Criterion c of Policy WS2 comments about the need for landscape buffers along Bradford's Brook and the bypass. The details of these features should be carefully assessed based on evidence about the biodiversity characteristics of the Brook and the need to reduce the noise profile which would otherwise arise from traffic on the bypass'</i></p>	Agree	<p>The council consider the proposed modifications to the supporting text necessary to ensure that there is the clarity that is required by national policy and guidance and so that the text is consistent with the modifications proposed to WS2.</p>
Policy WS3: Housing Density	<p>Delete the policy</p>	Agree	<p>The council consider the proposed deletion of this policy necessary as the submitted policy is in conflict and could potentially</p>

			undermine the careful approach set out in strategic Policy STRAT5 from the South Oxfordshire Local Plan 2035.
Paragraphs 2.4.26 – 2.4.27	<p><i>Replace 2.4.26 and 2.4.27 with:</i></p> <p><i>‘Wallingford presents a series of challenges in terms of how best it can incorporate new development within its historic environment. In this context the Plan acknowledges that it is important to make the best and most efficient use of new urban land. This will particularly be the case with the development of the two large sites – Site B to the west and Site E to the south-west of the town. Where their densities and layout are not already approved, they will be determined having regard to Policy STRAT5 of the Local Plan.</i></p> <p><i>Smaller sites elsewhere in the town will also be affected by the principles in Policy STRAT5 of the Local Plan. In these cases, there will be a balance to be struck between achieving sustainable development and appropriate densities on the one hand with a series of other matters including the importance of achieving high quality design in general, and safeguarding heritage assets on the other hand’</i></p>	Agree	The council consider the proposed modifications to the supporting text necessary to ensure that there is the clarity that is required by national policy and guidance and so that the text is consistent with the proposed deletion of Policy WS3.
Policy WS4: Development in the Built-Up Area	<p>Replace the policy with:</p> <p>‘Within the built-up area of Wallingford development proposals will be supported subject to the following criteria:</p> <p>(a) an existing important, recreation or</p>	Agree	<p>The council consider the proposed modifications to the policy text necessary to ensure that the policy is prepared positively as required by national policy.</p> <p>In the first criterion, the council consider the modifications proposed to make the</p>

	<p>educational facility or open space, or space of ecological or environmental value is not lost except than where the proposal concerned complies with other policies in this Plan;</p> <p>(b) there is no unacceptable impact on the landscape setting of the town, site and its surroundings including the setting of the adjacent Chilterns AONB and the North Wessex Downs AONB; and</p> <p>(c) they do not result in a poor-quality environment for those who live and work in the area in general, and through noise and disturbance in particular.'</p>		<p>references more general rather than to specific policies in the Plan necessary to ensure that there is the clarity that is required by national policy and guidance.</p> <p>The council agrees that the proposed deletion of the final criterion of the policy is necessary so that the policy avoids duplicating policy wording concerning the historic character of the town, which is addressed elsewhere in the Plan.</p>
Policy HD2: Sustainable Design	In the first part of the policy replace 'strongly encouraged' with 'particularly supported'	Agree	The council consider the proposed modifications to the policy text necessary to ensure that there is the clarity that is required by national policy and guidance.
Policy HD3: Affordable Housing and Housing Mix	<p>Replace HD3.1 with: 'A mix of housing types and sizes to meet the needs of current and future households will be supported within new developments'</p> <p>Replace HD3.2d with: 'integrates affordable housing such that it is indistinguishable in appearance from the market housing on that site.'</p> <p>Replace HD3.2e with: 'not isolate affordable housing, nor concentrate it in clusters of more than 15 dwellings or 10% of the development total whichever is smaller, unless it is necessary</p>	Agree	The council consider the proposed modifications to the policy text necessary to ensure that there is the clarity that is required by national policy and guidance.

	for management purposes or to address local authority/registered provider requirements'		
Paragraph 3.5.7	<i>After the first sentence in paragraph 3.5.7 add: 'The housing mix in new developments shall have regard to South Oxfordshire District Council's latest evidence of need in general, and the findings of the Chameleon Housing Needs Assessment of the town in particular'</i>	Agree	The council consider the proposed modifications to the supporting text necessary to ensure it is consistent with the more generalised approach recommended for Policy HD3.1 and so that it more fully identifies the housing needs to be addressed.
Policy HD4: Self Build	Replace the policy with: 'Proposals for the development of self-build housing either on infill sites or within strategic developments will be supported'	Agree	The council consider the proposed modification to this policy necessary so that it is in general conformity with strategic policies in the development plan in general, and Policy H12 from the South Oxfordshire Local Plan 2035 in particular.
Paragraph 3.5.11	<i>At the end of paragraph 3.5.11 add: 'Developments which come forward as a result of this policy should also meet the requirements of the Local Plan policy'</i>	Agree	The council consider the proposed modifications to the supporting text necessary to ensure that there is the clarity that is required by national policy and guidance and so that the figure is consistent with the modifications proposed to HD4.
Policy HD5: Avoidance of Light Pollution	In the second part of the policy replace 'must' with 'should'	Agree	The council consider the proposed modifications to the policy to be necessary to ensure that the policy has the clarity that is required by national policy and guidance.
Policy HA1: Historic Environment	In the opening part of the policy replace the first sentence with: 'As appropriate to their scale and nature development proposals should protect, conserve or enhance the town's historic	Agree	The council consider the proposed modifications to the policy to be necessary to ensure that the policy has the clarity that is required by national policy and guidance.

	environment' Delete Policy HA1.2 (c)		
Policy HA3: Views and Vistas	In the first part of the policy replace 'will' with 'should' In the first part of the policy replace 'on Map 12 of' with 'in' Replace the second part of the policy with: 'Where impacts are identified on either the layout of the town or the identified views development proposals should identify ways in which the impacts can be appropriately and sensitively mitigated'	Agree	The council consider the proposed modifications to the policy to be necessary to ensure that the policy has the clarity that is required by national policy and guidance.
Paragraph 4.10.8	<i>At the end of paragraph 4.10.8 add: 'The policy builds on the work undertaken by the District Council on the Wallingford Conservation Area Appraisal. Its Map 12 is reproduced at Appendix [insert number]'</i>	Agree	The council consider the proposed modifications to the supporting text necessary to ensure that there is the clarity that is required by national policy and guidance and so that the figure is consistent with the modifications proposed to HA3.
Policy HA4: Enabling development supporting heritage at risk	Delete the policy	Agree	The council consider the proposed deletion of the policy to be necessary as it does not have regard to national policy nor does it have the clarity required by national policy and guidance.
Paragraphs 4.10.10 to 4.10.12	<i>Delete paragraphs 4.10.10 to 4.10.12</i>	Agree	The council consider the proposed deletion of the supporting text necessary to be consistent with the deletion of Policy HA4.

Policy EV1: New Green Spaces and Green Corridors	Replace the opening part of the policy with: ‘As appropriate to their scale and nature new development proposals should incorporate new public and private amenity green spaces and wildlife corridors that:’ Replace Policy EV1 a3 with ‘ensuring new development provides a measurable net gain for biodiversity using the most up-to-date information available’	Agree	The council consider the proposed modifications to the policy to be necessary to ensure that there is the clarity that is required by national policy and guidance.
Paragraph 5.3.1	<i>At the end of paragraph 5.3.1 add: ‘Policy ENV1 is designed to be applied in a flexible way based on the scale, nature and location of the development proposal concerned. It also recognises that the ambition to achieve a net gain in biodiversity may not always be able to be achieved within the development site itself.’</i>	Agree	The council consider the proposed modifications to the supporting text necessary to ensure that there is the clarity that is required by national policy and guidance and so that the figure is consistent with the modifications proposed to EV1.
Policy EV2: Protecting Existing Amenity Spaces and Wallingford’s Green Network	In EV2.1 replace the second ‘to’ with ‘Proposals which deliver the following outcomes will be particularly supported:’	Agree	The council consider the proposed modifications to the policy text proposed by the examiner to modify the format of the policy so that it offers particular support for the outcomes identified to be necessary to ensure that the policy has the clarity that is required by national policy and guidance.
Policy EE2: Safeguarding Existing Employment Sites	Proposals for the extension or the redevelopment of existing employment land and premises at the Hithercroft Industrial Estate and Ayres Yard for employment uses within Use Classes E, B2 and B8 will be supported where they:’	Agree	The council agrees that the policy has been overtaken by the introduction of the September 2020 version of the Use Class Order and as such modifications are necessary to the policy so that it takes account of this important element of national

	<p>In EE2.1 a replace 'significant' with 'unacceptable'</p> <p>Reverse the order of Policies EE2.2 and EE2.3</p> <p>In EE2.3 replace 'Where a site.... development' with 'Where an existing employment use is close to residential properties any extension of the premises or an employment redevelopment of the site'</p> <p>In EE2.3 replace 'significant adverse' with 'unacceptable'</p>		<p>legislation.</p> <p>The council consider the proposed modifications to the other elements of the policy necessary to ensure that there is the clarity that is required by national policy and guidance.</p>
Paragraph 6.4.4	<i>In paragraph 6.4.4 delete the references to the former Core Strategy.</i>	Agree	The council consider the proposed modifications to the supporting text necessary to ensure that there is the clarity that is required by national policy and guidance and to ensure it is consistent with Policy EE2.
Paragraph 6.4.5	<i>At the end of 6.4.5 add: 'The policy takes account of the greater flexibilities provided by the September 2020 Use Classes Order in general terms, and the introduction of the new E use class (commercial, business and services)'</i>	Agree	The council consider the proposed modifications to the supporting text necessary to ensure that there is the clarity that is required by national policy and guidance and to ensure it is consistent with Policy EE2.
Policy EE3: Resist Loss of Employment Space and Uses	Delete the policy	Agree	The council consider the proposed deletion of Policy EE3 necessary as it adds no distinctive local value to Policy EMP3 of Local Plan and is not supported by any direct evidence that a different approach should be taken.

<p>Paragraphs 6.4.6 to 6.4.8</p>	<p><i>Replace paragraphs 6.4.6 to 6.4.8 with:</i></p> <p><i>‘Proposals for the change of use of employment premises to residential uses elsewhere in the town will also be assessed against the contents of Policy EMP3 of the Local Plan. Both the Local Plan and the neighbourhood plan support sustainable economic growth to help ensure that there is a balance of employment and residential land use in Wallingford. This will provide a range and variety of job opportunities in the Plan period. The approach also seeks to support existing businesses by ensuring that new uses do not lead to changes in their business operations.</i></p> <p><i>This policy approach acknowledges that the District in general is an area of economic growth and the demand for premises is high. To ensure that land is not lost to other uses there is a requirement to market the premises and to provide such evidence that the use is not economically viable.</i></p> <p><i>Policy EMP3 of the Local Plan provides a degree of flexibility for mixed uses developments to come forward where there is no reasonable prospect of land or premises being used for continued economic purposes’</i></p>		<p>The council consider the proposed modifications to the supporting text necessary to ensure that there is the clarity that is required by national policy and guidance and to ensure it is consistent with deletion of Policy EE3.</p>
<p>Policy TC1: Primary Shopping Area</p>	<p>In Policy TC1.2 replace ‘retail uses’ with ‘Class E uses’</p> <p>Replace Policy TC1.2c with: ‘that there is no market interest in the premises concerned for</p>	<p>Agree</p>	<p>As with Policy EE2 this policy has been overtaken by the introduction of the September 2020 version of the Use Class Order. The council consider the proposed modifications to the policy text necessary to ensure that there is the clarity that is</p>

	Class E uses following one year of active and effective marketing'		required by national policy and guidance.
Policy TC2: New Uses for Buildings in the Primary Shopping Area	In TC2.1 replace 'is strongly encouraged. Employment....be supported' with 'will be supported. Employment and/or residential uses will be particularly supported' Replace Policy TC2.2 with 'Proposals for the use of upper floors should be designed in a fashion which does not detrimentally affect the commercial use of the ground floor of the property concerned'	Agree	The council consider the proposed modifications to the policy text necessary to ensure that there is the clarity that is required by national policy and guidance.
Policy TC3: Regal Site	In Policy TC3.1 delete 'Only' In Policy TC3.2 delete 'for example meetings.... parking close by'	Agree	The council consider the proposed modifications to the policy text necessary to ensure that there is the clarity that is required by national policy and guidance.
Paragraph 7.8.9	<i>At the end of paragraph 7.8.9 add: 'Policy TC3.2 sets out the Plan's approach towards the delivery of a community hub on the Regal site. It is intended to include flexible accommodation, for example for meeting rooms, markets, theatre and/or sports events in a central location'</i>	Agree	The council consider the proposed modifications to the supporting text necessary to ensure that there is the clarity that is required by national policy and guidance and to ensure it is consistent with the modifications proposed to Policy TC3.
Policy TC4: Improve the Visitor Economy	In Policy TC4.1 replace 'Applications' with 'Proposals' In Policy TC4.2 replace 'but' with 'and' and delete '(See HA1)'	Agree	The council consider the proposed modifications to the policy text necessary to ensure that there is the clarity that is required by national policy and guidance.

Policy TC5: Public and Private Car Parks	<p>At the beginning of the policy replace ‘Proposals’ with ‘Development proposals’</p> <p>Thereafter replace ‘be resisted’ with ‘not be supported’</p> <p>Thereafter replace ‘proposal’ with ‘proposal concerned’</p> <p>Insert ‘elsewhere’ between ‘lost’ and ‘within’</p>	Agree	The council consider the proposed modifications to the policy text necessary to ensure that there is the clarity that is required by national policy and guidance.
Policy TC6: Provision of Coach Parking	<p>Delete ‘within 1km of the town centre’</p> <p>Insert ‘unacceptable’ before ‘harm’</p>	Agree	The council consider the proposed modifications to the policy necessary to ensure that the policy is not unduly restrictive and that there is the clarity that is required by national policy and guidance.
Paragraph 7.8.18	<i>At the end of paragraph 7.8.18 add: ‘In any event it is anticipated that any coach park should be located within 1km of the town centre’</i>	Agree	The council consider the proposed modifications to the supporting text necessary to ensure that there is the clarity that is required by national policy and guidance and to ensure it is consistent with the proposed modifications to TC6.
Policy TC7: Preservation of Visitor Accommodation	<p>At the beginning of the policy add: ‘Insofar as planning permission is required’</p> <p>Thereafter replace ‘Applications’ with ‘Proposals’</p> <p>Add ‘and’ after the first of the two criteria</p>	Agree	The council consider the proposed modifications to the policy necessary to ensure that there is the clarity that is required by national policy and guidance. The first modification acknowledges that in certain circumstances planning permission may not be required, the second relates the policy to wider development management

			processes and the third provides clarity to the policy.
Policy MC2: Access to Public Transport	<p>At the beginning of the first and the third parts of the policy add: ‘As appropriate to their scale, nature and location’</p> <p>Replace the first sentence of the second part of the policy with: ‘New development proposals should not unacceptably detract from access to existing bus services and/or their routes’</p> <p>Delete the fourth part of the policy.</p>	Agree	<p>The council consider the proposed modifications to the first and third components of the policy necessary to ensure that there is the clarity that is required by national policy and guidance.</p> <p>The council agrees that modifications to the second element of the policy are necessary to ensure it more closely relates to the development management process.</p> <p>The council consider the proposed deletion of the fourth part of the policy is necessary as it does not have regard to national policy, nor does it have the clarity required by national policy and guidance.</p>
Paragraph 8.3.5	<i>In paragraph 8.3.5 replace ‘are also required’ with ‘would also be beneficial’</i>	Agree	The council consider the proposed modifications to the supporting text necessary to ensure that there is the clarity that is required by national policy and guidance and to ensure it is consistent with the proposed modifications to MC2.
Paragraph 8.3.6	<i>At the end of paragraph 8.3.6 add: ‘Larger development proposals have the potential to contribute towards the improvement of bus facilities in the town centre. This would assist in promoting sustainable transport movements and will contribute towards measures to address air quality management issues. Based on an assessment of</i>	Agree	The council consider the proposed modifications to the supporting text necessary to ensure that there is the clarity that is required by national policy and guidance and to ensure it is consistent with the proposed modifications to MC2.

	<i>each proposal on a case-by-case basis potential contributions to such improvements will be sought where they would be necessary to make the development acceptable in planning terms, directly related to the development; and fairly and reasonably related in scale and kind to the development'</i>		
Policy MC4: Safe Travel	Replace the opening part of the policy with: 'As appropriate to their scale, nature and location development proposals should:'	Agree	The council consider the proposed modifications to the policy necessary to ensure that there is the clarity that is required by national policy and guidance, particularly with regard to the relationship with the scale and nature of development proposal.
Policy MC5: Vehicle Parking	Replace MC5.1 with: 'Development proposals should meet Oxfordshire County Council's minimum parking standards. Where feasible and appropriate, proposals for residential development should also meet the parking provision included in paragraph 8.3.13' Delete MC5.2 Replace MC5.3 with: 'Within Wallingford Town Centre, as defined on the Proposals Map, parking provision as appropriate to the proposed use should take account of, and respond positively to, its historic environment. A reduced level of parking will be supported where it directly relates to the site concerned, the proposed use and to evidence of the way in which the proposed car parking provision can be satisfactorily accommodated in the local	Agree	The council consider the proposed modifications to the first part of the policy necessary as the approach is not underpinned by appropriate evidence and to ensure that there is the clarity that is required by national policy and guidance. The council agrees that the deletion of the second part of the policy is necessary as it is not policy text and to ensure that the policy has the clarity that is required by national policy and guidance. The council consider the technical modifications to the third part of the policy are necessary to ensure that there is the clarity that is required by national policy and guidance.

	highway network'		
Paragraph 8.3.13	<i>In paragraph 8.3.13 replace the final sentence with: 'Policy MC5 seeks to address this situation. It applies the County Council's standards to new developments. However, where it is practicable to do so the following standards should be applied to residential developments [At this point reproduce the table from Policy MC5.1]. For developments of ten or less houses the mathematical calculation of these standards should be rounded up rather than down'</i>	Agree	The council consider the proposed modifications to the supporting text necessary to ensure that there is the clarity that is required by national policy and guidance and to ensure it is consistent with the proposed modifications to MC5.
Policy MC6: Wallingford and Cholsey Railway Corridor	Replace 'development.....cycling route' with 'development to facilitate the provision of commuter train services from Wallingford Station, and to provide an enhanced walking and cycling route' Replace the final sentence with: 'Development proposals within this corridor which would preclude its use for transport and movement will not be supported'	Agree	The council consider the proposed modifications to the policy text necessary to ensure that there is the clarity that is required by national policy and guidance. Combining the first two sentences provides clarity and the modification of the final sentence results in it more closely relating to the development management process.
Policy MC7: Provision of Electric Vehicle Charging Points	Replace the policy with: 'New residential developments should be designed to enable charging of plug-in and other ultra-low emission vehicles (including both cars and cycles) in safe, accessible and convenient locations'	Agree	The council consider the proposed replacement of the policy necessary so that it has a general and supporting nature as the standards set out in the policy were not directly supported by evidence. The modification will ensure the policy has regard to the NPPF, which takes a general approach to this matter.
Paragraph	<i>At the end of 8.3.20 add:</i>	Agree	The council consider the proposed

8.3.20	<p><i>‘The Town Council wishes to ensure that the policy is sufficiently general to ensure that it is future-proofed throughout the Plan period. It anticipates changes in technology and the government’s wider ambitions to move away from motor vehicles powered exclusively by either petrol or diesel engines. The wider issue is likely to be regulated by progressive changes in the Building Regulations. However, in the short term the Town Council suggests that developers should set out to comply with the following expectations:</i></p> <ul style="list-style-type: none"><i>• new residential developments with off-street parking at home will incorporate a charge point as standard at every home;</i><i>• proposals for new residential developments with on-street and unallocated parking spaces should incorporate one public charge point (kerbside or lamp-posts) for every 10 car park spaces;</i><i>• new residential developments with communal bicycle storage will provide one EV charge point for every five bicycle spaces;</i><i>• proposals for new non-residential building with more than 10 car parking spaces will provide one charge point and cable routes for charge points for</i>	<p>modifications to the supporting text necessary to ensure that there is the clarity that is required by national policy and guidance and to ensure it is consistent with the proposed modifications to MC7, including the removal of standards which are now in the supporting text.</p>
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	<p><i>one in five spaces; and</i></p> <ul style="list-style-type: none"> <i>proposals which increase the number of charge points to at least 1 in 10 in public car parks will be supported'</i> 		
Policy CF1: Protecting Existing Facilities	<p>In Policy CF1.1 replace 'permitted' with 'supported' and 'degradation' with 'which reduce the use or the effectiveness'</p> <p>Delete CF1.2/1.3/1.4</p>	Agree	The council consider the proposed modifications to the policy necessary to ensure that there is the clarity that is required by national policy and guidance.
Paragraph 9.3.4	<p><i>At the end of paragraph 9.3.4 add:</i></p> <p><i>'Policy CF1 sets out the Plan's approach to this important matter. Applicants should provide appropriate, detailed and robust evidence to satisfy the criteria in the policy. Independent assessment of this evidence will be required. Planning conditions or legal obligations may be necessary to ensure that any replacement facility and appropriate provision for its ongoing maintenance is provided. Any replacement facility should normally be available before the original facility is lost. For clarity a community facility or service may be essential, either because it is one of a limited number of that nature in Wallingford or is fundamental to the quality and convenience of everyday life in the town. This includes the protection of Public Rights of Way including bridleways and by-ways. If suitable alternative provision already exists and the overall capacity of facilities in the town is adequate to meet identified needs for Wallingford and its catchment area, any facility or service will not be considered essential'</i></p>	Agree	The council consider the proposed modifications to the supporting text necessary to ensure that there is the clarity that is required by national policy and guidance and to ensure it is consistent with the proposed modifications to CF1.

<p>Policy CF3: Local Green Spaces</p>	<p>In the first part of the policy delete ‘and should.... perpetuity’</p> <p>Replace the second part of the policy with: ‘Proposals for development on a Local Green Space will not be supported except in very special circumstances.’</p>	<p>Agree</p>	<p>The council consider the proposed modifications to the policy necessary to ensure it has regard to paragraphs 99-101 of the NPPF and to ensure that there is also the clarity that is required by national policy and guidance.</p>
<p>Paragraph 9.3.9</p>	<p><i>At the end of paragraph 9.3.9 add: ‘Policy CF3 applies the restrictive policy approach towards development proposals on designated local green spaces. Very special circumstances can be considered by the District Council on a case-by-case basis rather than a policy approach trying to anticipate future circumstances’</i></p>	<p>Agree</p>	<p>The council consider the proposed modifications to the supporting text necessary to ensure that there is the clarity that is required by national policy and guidance and to ensure it is consistent with the proposed modifications to CF3.</p>
<p>Policy CF4: Wallingford’s Riverside</p>	<p>In the first and second part of the policy replace ‘preserved’ with ‘safeguarded’</p> <p>In the first part of the policy replace ‘harm’ with ‘generate unacceptable harm’</p> <p>In the second part of the policy replace ‘do not harm’ with ‘do not unacceptably harm’</p> <p>In the third part of the policy:</p> <ul style="list-style-type: none"> • delete ‘Within Wallingford’ • delete ‘for local residents and visitors’ 	<p>Agree</p>	<p>The council consider the proposed modifications to the first, second and third elements of the policy necessary so that it has a direct relationship to the development management process, to provide the clarity required by national policy and guidance.</p> <p>The council agrees that it is necessary to delete the fourth part of the policy as it is not a planning issue and therefore should be repositioned into the supporting text.</p>

	<ul style="list-style-type: none"> • replace 'harm' with 'unacceptable harm' <p>Delete the fourth part of the policy</p>		
Paragraph 9.3.15	<i>At the end of paragraph 9.3.15 add: 'Where development proposals are being proposed for river-based sport for non-local organisations, the Town Council would welcome the feasibility of including provision for some local use of the proposed facility being considered. There is a particular local interest in rowing and compatible informal water-sports such as canoeing and kayaking'</i>	Agree	The council consider the proposed modifications to the supporting text necessary to ensure that there is the clarity that is required by national policy and guidance and to ensure it is consistent with the proposed modifications to CF4.
Policy CF5: Local Amenity Provision	<p>Replace the policy with:</p> <p>'The provision of local business premises to serve the needs of the residents of the development on new housing developments in excess of 50 houses will be supported. The provision of convenience shops and public houses will be particularly supported'</p>	Agree	The council consider the proposed modifications to the policy necessary to ensure that there is the clarity that is required by national policy and guidance because as submitted it is not written in a policy language.
Policy CF6: Health and Wellbeing service provision	<p>Delete CF6.1</p> <p>In CF6.2 delete 'to at least.....Schedule'</p>	Agree	The council consider the proposed deletion of the relevant parts of the policy necessary as it does not have regard to the tests set out in paragraph 56 of the NPPF and does not provide the clarity required by national policy and guidance.
Paragraph 9.3.19	<i>In paragraph 9.3.19 replace 'should not receive.... today's residents' with 'should have access to appropriate health care facilities'</i>	Agree	The council consider the proposed modifications to the supporting text necessary to ensure that there is the clarity that is required by national policy and

			guidance and to ensure it is consistent with the proposed modifications to CF6.
Paragraph 9.3.20	<p><i>In paragraph 9.3.20 retain the first sentence and delete the remainder.</i></p> <p><i>At the end of the modified paragraph 9.3.20 add: ‘The Community Aspirations of the Plan seek to address this important issue. The Town Council will work with relevant organisations to ensure that medical facilities in the town are closely aligned with its expanding population. Where it is appropriate to do so and represents a co-ordinated use of the local apportionment of Community Infrastructure Levy monies, the Town Council will look to provide financial assistance to wider projects which seek to meet this wider ambition’.</i></p>	Agree	The council consider the proposed modifications to the supporting text necessary to ensure that there is the clarity that is required by national policy and guidance and to ensure it is consistent with the proposed modifications to CF6.
Section 10	<p><i>Insert an addition Community Aspiration in Section 10 of the Plan as follows:</i></p> <p><i>‘Improved Health and wellbeing facilities 10.1.15 The Plan takes account of the increasing pressure on medical facilities in the town. The pressures reflect the growth of the town itself, and that of the villages within its hinterland. The ageing of the local population also places its own pressure on the available facilities. In this context the Town Council will work with relevant organisations to ensure that medical facilities in the town are closely aligned with its expanding population.</i></p>	Agree	The council consider the proposed modifications to the supporting text necessary to ensure that there is the clarity that is required by national policy and guidance and to ensure it is consistent with the proposed modifications to CF5.

	<p>10.1.16</p> <p><i>Where it is appropriate to do so and represents a co-ordinated use of the local apportionment of Community Infrastructure Levy monies, the Town Council will look to provide financial assistance to wider projects which seek to meet this wider ambition'</i></p>		
Policy CF7: Education Facilities	<p>Delete the policy</p> <p><i>Delete the supporting text</i></p>	Agree	The council consider the proposed deletion of the policy and supporting text necessary as it related more to a process matter rather than the development management system and to avoid unnecessary duplication as required by national policy.
Section 10	<p><i>Insert an addition Community Aspiration in Section 10 of the Plan as follows:</i></p> <p>'Educational Facilities</p> <p>10.1.17</p> <p><i>The Plan takes account of the increasing pressure on educational facilities in the town. The pressures reflect the growth of the town itself, and that of the villages within its hinterland. In this context the Town Council will work with relevant organisations to ensure that educational facilities in the town are closely aligned with its expanding population. In particular it will work with the District Council and the County Council to ensure that the existing, well-developed arrangements for securing developer</i></p>	Agree	The council consider the proposed modifications to the supporting text necessary to ensure that there is the clarity that is required by national policy and guidance and to ensure it is consistent with the proposed modifications to CF7.

	<i>contributions towards the expansion/ modification of local school provision is continued throughout the Plan period'</i>		
Other matters	<p><i>Modification of general text and Plan formatting (where necessary) both in general and in particular to achieve consistency with the modified policies.</i></p> <p><i>Updating of the references in the Plan to the strategic policy context to reflect the recent adoption of the South Oxfordshire Local Plan.</i></p>	Agree	<p>The council agrees with the examiner that it may be necessary to amend the plan where consequential changes to the text are required directly as a result of the examiners recommended modifications.</p> <p>The council agrees with the examiner that the Plan needs to be updated to take account of the adoption of the South Oxfordshire Local plan 2035 as this was the context within which the Plan was examined.</p>
Other matters	<i>Throughout the Plan replace '2034' with '2035' in any references to the Plan period.</i>	Agree	The Plan was prepared to address the same Plan period as the Local Plan. As such, the council agrees that references to the Plan period throughout the Plan, need to be updated, replacing '2034' with '2035' in order to achieve consistency with the plan period of the Local Plan.
Paragraph 11.1.8	<i>Replace paragraph 11.1.8 with: 'The Town Council will ensure that the Plan is reviewed in a parallel way with the eventual review of the recently-adopted Local Plan. In general terms this process will ensure that the different elements of the development plan continue to be complementary. In particular it would allow the strategic delivery of new housing in the town to be readjusted if necessary. It would also allow an ongoing assessment of the way in which housing delivery in the town was directly addressing</i>	Agree	The council consider the proposed modifications to the supporting text necessary to ensure that there is the clarity that is required by national policy and guidance and to ensure it is factually correct, reflecting the circumstances that the Plan was examined against an up-to-date local plan.

	<i>local housing needs'</i>		

APPENDIX 2 – Examiner’s Report

The Examiner’s Report is available here: <https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2021/01/Wallingford-Neighbourhood-Development-Plan-Examiners-Report.pdf>

APPENDIX 3 – Consequential and/or Factual Changes

Section	Agreed change	Justification/Reason
Front Cover	Replace ‘February 2020’ with ‘ <i>February 2021</i> ’. Replace ‘Regulation 15 Version’ with ‘ <i>Referendum Version</i> ’.	Factual correction.
Forward	Replace ‘2034’ with ‘2035’. Delete ‘Cllr Lee Upcraft Mayor of Wallingford and Chair of the’ and replace ‘2020’ with ‘2021’	Factual corrections.
Page 3 – Image Credits	Delete ‘Wallingford from the bridge (p46), Town Hall & St Mary’s Church (p89),’	Factual correction.
Table of Contents	Update table of contents to be consistent with Examiner’s recommendations. Where relevant renumber policies.	Factual corrections to be consistent with Examiner’s recommendations.
General	Renumbering of Maps.	Consequential update due to insertion of new map– where relevant update map numbering.

Page 10 -Para 1.1.2	In the first sentence replace '2034' with '2035'. Replace 'emerging South Oxfordshire Local plan (2011-2034)' with ' <i>South Oxfordshire Local Plan (2011-2035)</i> '	Factual correction to be consistent with Examiner's recommendations.
Page 10 – Para 1.1.5	Delete the following sentences: 'It is in general accordance with strategic policies in the South Oxfordshire District Council (SODC) Core Strategy and Saved policies from the Local Plan 2011 and accompanying evidence documents. SODC is preparing a new Local Plan up to 2034 which was submitted for examination in March 2019 and the Wallingford Neighbourhood Plan (WNP) is consistent with the strategic policies of this Emerging Local Plan (ELP).' <p>Replace the text above with:</p> <p><i>'It is in general accordance with strategic policies in the South Oxfordshire Local Plan 2035. SODC adopted a new Local Plan in December 2020, which was submitted for examination in March 2019 and the Wallingford Neighbourhood Plan (WNP) is consistent with the strategic policies of this Local Plan.'</i></p>	Factual correction to be consistent with Examiner's recommendations.
Page 10 – Para 1.1.6 and 1.1.7	Delete paragraphs 1.1.6 and 1.1.7	Factual correction.
Page 11 – Para 1.1.8	Delete the following sentence:	Factual correction.

	<p>‘As South Oxfordshire District Council (SODC) are at an advanced stage in preparing their new Local Plan 2034, the South Oxfordshire Local Plan 2034, this plan also aims to be in general conformity with the strategic policies set out in the submitted version of that plan.’</p> <p>Replace the text above with:</p> <p><i>‘When the WNP was submitted South Oxfordshire District Council (SODC) were at an advanced stage in preparing their new Local Plan, the South Oxfordshire Local Plan 2035, this plan aimed to be in general conformity with the strategic policies set out in the submitted version of the Local Plan.’</i></p>	
Page 11 – South Oxfordshire Local Plan 2011 (LP)	Delete South Oxfordshire Local Plan 2011 (LP) row.	Factual correction to be consistent with Examiner’s recommendations.
Page 11 – Development Plan (DP)	<p>Delete the following:</p> <p>‘It includes the South Oxfordshire Core Strategy 2012, the saved policies of the South Oxfordshire Local Plan 2011...’</p> <p>Replace the text above with:</p> <p><i>‘It includes the South Oxfordshire Local Plan 2035...’</i></p>	Factual correction to be consistent with Examiner’s recommendations.
Page 11 –	Delete Emerging South Oxfordshire Local Plan	Factual correction to be consistent with

Emerging South Oxfordshire Local Plan 2011 – 2034 (ELP)	2011 – 2034 (ELP) row.	Examiner's recommendations.
Page 12 – Para 1.2.1	Replace 'SODC Core Strategy' with ' <i>SODC Local Plan 2035</i> '.	Factual correction to be consistent with Examiner's recommendations.
Page 12 – Para 1.2.5	Replace 'Map 6' with ' <i>Map 7</i> '.	Consequential change due to insertion of Views and Vistas map.
Page 12 – Para 1.3.1	Replace '2034' with ' <i>2035</i> '.	Factual correction to be consistent with Examiner's recommendations.
Page 12 – Para 1.3.2	Delete 'and the ELP'.	Factual correction to be consistent with Examiner's recommendations.
Page 14 – Para 1.4.2	Delete '- dates for the final stages are indicative at the time of writing (January 2020)'.	Factual correction.
Page 15	Update the plan's journey and final stages.	Factual correction.
Page 16 – Table 1	Insert row at end of table to read: <i>'SODC Post Submission Publicity Period – 16/06/2020 – 11/08/2020'</i>	Consequential correction to reflect events.
Page 17 – Para 1.7.1	Replace 'existing and emerging Local Plan documents' with ' <i>superseded Core Strategy and Local Plan 2011 and South Oxfordshire Local Plan 2035 documents</i> '.	Factual correction to be consistent with Examiner's recommendations.
Page 20 - Vision	In the second bullet point replace '2034' with ' <i>2035</i> '.	Factual correction to be consistent with Examiner's recommendations.

Page 20 - Objectives	WNP 01 – replace ‘2034’ with ‘2035’.	Factual correction to be consistent with Examiner’s recommendations.
Page 21 – Para 2.3.1	Replace ‘2034’ with ‘2035’.	Factual correction to be consistent with Examiner’s recommendations.
Page 24 – Policy WS1: The Local Strategy	<p>Replace ‘Development proposals will be supported where they positively address the following matters as appropriate to scale and nature’ with <i>‘Development proposals will be supported, as appropriate to their scale and nature, where they positively:’</i></p> <p>Replace ‘support/support/encourage’ with <i>‘supporting/supporting/encouraging’</i>.</p>	Grammatical corrections to the Examiner’s recommendation.
Page 25 – Para 2.4.2	<p>Delete this paragraph and replace it with:</p> <p><i>‘The Development Plan for the town comprises the South Oxfordshire Local Plan 2011-2035 and any adopted Neighbourhood Plan.’</i></p>	Factual correction to be consistent with Examiner’s recommendations.
Page 25 – Para 2.4.4	Replace ‘ELP’ with ‘Local Plan 2035’.	Factual correction to be consistent with Examiner’s recommendations.
Page 26 – Para 2.4.5	<p>Delete ‘and the ELP’.</p> <p>Replace ‘ELP’ with ‘Local Plan 2035’.</p>	Factual correction to be consistent with Examiner’s recommendations.
Page 26 – Para 2.4.6	Replace ‘ELP’ with ‘Local Plan 2035’.	Factual correction to be consistent with Examiner’s recommendations.
Page 26 – Para	Delete paragraph and replace with:	Factual correction to be consistent with

2.4.8	<p><i>'The South Oxfordshire Local Plan 2035 recognises Wallingford's strengths and a number of challenges. Policy WAL1 states:</i></p> <p><i>1. Neighbourhood Development Plans are expected to, and the Council will support development proposals that:</i></p> <ul style="list-style-type: none"> <i>i. deliver homes in accordance with Policy H3;</i> <i>ii. support measures that improve the attraction of Wallingford for visitors with emphasis on the River Thames and the towns' heritage;</i> <i>iii. support the market place as a focal hub;</i> <i>iv. improve accessibility, car and cycle parking, pedestrian and cycle links;</i> <i>v. provide new employment opportunities and improve the stock of existing employment areas;</i> <i>vi. support schemes that enhance the town's natural and historic environment and conserve and enhance the town's heritage assets;</i> <i>vii. address air quality issues in the town centre; and</i> <i>viii. provide new, or enhanced community facilities that meet an identified need.</i> 	Examiner's recommendations.
Page 27 – Para 2.4.11	Replace 'ELP' with ' <i>Local Plan 2035</i> '.	Factual correction to be consistent with Examiner's recommendations.
Page 28 – Para 2.4.13	Replace 'ELP' with ' <i>Local Plan 2035</i> '.	Factual correction to be consistent with Examiner's recommendations.

Page 28 – para 2.4.18	Replace ‘2034’ with ‘2035’.	Factual correction to be consistent with Examiner’s recommendations.
Page 28 – Para 2.4.19	Replace ‘submitted ELP’ with ‘ <i>Local Plan 2035</i> ’. Update footnote 6 – replace ‘ELP’ with ‘ <i>Local Plan 2035</i> ’, and update completions and commitments figure to ‘1,435’.	Factual correction to be consistent with Examiner’s recommendations.
Page 30 – Para 2.4.21	Replace ‘ELP’ with ‘ <i>Local Plan 2035</i> ’.	Factual correction to be consistent with Examiner’s recommendations.
Page 31 – Para 2.4.24	Replace ‘SLP’ with ‘ <i>Local Plan 2035</i> ’.	Factual correction to be consistent with Examiner’s recommendations.
Page 32 – Para 2.4.28	Delete para 2.4.28.	Consequential deletion to be consistent with Examiner’s recommendations.
Page 36 - Vision	Replace ‘submission version of the ELP’ with ‘ <i>Local Plan 2035</i> ’.	Factual correction to be consistent with Examiner’s recommendations.
Page 38 – Footnote 12	Replace ‘2034’ with ‘2035’.	Factual correction to be consistent with Examiner’s recommendations.
Page 39 – Para 3.5.3	Replace ‘ELP’ with ‘ <i>Local Plan 2035</i> ’. Footnote 15 – Replace ‘2034’ with ‘2035’.	Factual correction to be consistent with Examiner’s recommendations.
Page 39 – Para 3.5.6	Replace ‘SLP’ with ‘ <i>Local Plan 2035</i> ’.	Factual correction to be consistent with Examiner’s recommendations.
Page 41 – Para 3.5.8	Replace ‘ELP’ with ‘ <i>Local Plan 2035</i> ’ and replace ‘H9’ with ‘H11’.	Factual correction to be consistent with Examiner’s recommendations.

Page 41 – Para 3.5.11	Replace ‘ELP’ with ‘ <i>Local Plan 2035</i> ’.	Factual correction to be consistent with Examiner’s recommendations.
Page 44 - Vision	In the second bullet point replace ‘Designated’ with ‘ <i>Listed</i> ’.	Factual correction.
Page 46 – Para 4.2.6	Replace ‘Designated Buildings’ with ‘ <i>Listed Buildings</i> ’.	Factual correction.
Page 46 – Para 4.2.7	Replace ‘Heritage England’ with ‘ <i>Historic England</i> ’.	Factual correction.
Page 51 – Section 4.4	In the heading replace ‘Designated’ with ‘ <i>Listed</i> ’.	Factual correction.
Page 51 – Para 4.4.2	Replace ‘Designated’ with ‘ <i>Listed</i> ’. Replace ‘January 2019’ with ‘ <i>September 2020</i> ’. Replace ‘122’ with ‘128’.	Factual corrections.
Page 52 – Para 4.4.3	Replace ‘Designated’ with ‘ <i>Listed</i> ’.	Factual correction.
Page 52 – Para 4.4.4	Replace ‘Designated’ with ‘ <i>Listed</i> ’.	Factual correction.
Page 56 – Para 4.8.4	Replace the first sentence with: <i>‘The following areas listed in Appendix 15 of the Local Plan 2035, have Article 4 Directions served on them:’</i>	Factual correction to be consistent with Examiner’s recommendations.
Page 58 – Para	Replace ‘ELP’ with ‘ <i>Local Plan 2035</i> ’.	Factual correction to be consistent with

4.10.5		Examiner's recommendations.
Page 59 – Para 4.10.9	Replace 'SLP' with ' <i>Local Plan 2035</i> '.	Factual correction to be consistent with Examiner's recommendations.
Page 64 – Para 5.2.7	Replace 'Map 5' with ' <i>Map 6</i> '.	Consequential change due to insertion of Views and Vistas map.
Page 66 – Para 5.2.10	<p>Replace 'Map 6' with '<i>Map 7</i>'.</p> <p>(vii) Replace 'ELP' with '<i>Local Plan 2035</i>'.</p> <p>Replace 'Core Strategy' with '<i>Local Plan 2035</i>'.</p> <p>Footnote 26 – Replace 'ELP' with '<i>Local Plan 2035</i>'.</p>	<p>Consequential change due to insertion of Views and Vistas map.</p> <p>Factual corrections to be consistent with Examiner's recommendations.</p>
Page 67 – Map 6	<p>In the description insert:</p> <p><i>'Not all green spaces on this map are publicly accessible'</i>.</p>	Factual correction.
Page 72 - Objectives	Replace 'ELP' with ' <i>Local Plan 2035</i> '.	Factual corrections to be consistent with Examiner's recommendations.
Page 73 – Para 6.2.4	Replace 'ELP' with ' <i>Local Plan 2035</i> '.	Factual correction to be consistent with Examiner's recommendations.
Page 74 – Para 6.2.9	Replace 'ELP' with ' <i>Local Plan 2035</i> '.	Factual correction to be consistent with Examiner's recommendations.
Page 74 – Para 6.2.11	Replace 'B1' with ' <i>E</i> '.	Factual corrections.

	Delete 'of the recently opened' and after 'Lidl store' insert '(opened in 2019)'. Delete 'This need has now been met' with ' <i>This provides a net tradeable floor area of 2,125 sq m</i> '.	
Page 75 – Para 6.2.14	Replace 'Map 7' with ' <i>Map 8</i> '.	Consequential change due to insertion of Views and Vistas map.
Page 76 – Para 6.3.1	Replace 'ELP' with ' <i>Local Plan 2035</i> '.	Factual correction to be consistent with Examiner's recommendations.
Page 76 – Para 6.3.4	Replace 'ELP' with ' <i>Local Plan 2035</i> '. Replace '2.25' with ' <i>1.09</i> '.	Factual correction to be consistent with Examiner's recommendations.
Page 76 – Para 6.3.5	Replace 'ELP' with ' <i>Local Plan 2035</i> '.	Factual correction to be consistent with Examiner's recommendations.
Page 76 – Para 6.3.6	Replace '2.25' with ' <i>1.09</i> '.	Factual correction to be consistent with Examiner's recommendations.
Page 77 – Para 6.4.1	Replace 'ELP' with ' <i>Local Plan 2035</i> '.	Factual correction to be consistent with Examiner's recommendations.
Page 77 – Para 6.4.3	Replace 'ELP' with ' <i>Local Plan 2035</i> '.	Factual correction to be consistent with Examiner's recommendations.
Page 78 – Para 6.4.4	Delete 'SODC Local Plan 2011 Policy E6 Retention of employment sites &'. Replace 'ELP' with ' <i>Local Plan 2035</i> '.	Factual correction to be consistent with Examiner's recommendations.
Page 82 –	Replace 'ELP' with ' <i>Local Plan 2035</i> '.	Factual correction to be consistent with

Objective TRT07		Examiner's recommendations.
Page 83 – Para 7.2.1	Replace 'Map 8' with ' <i>Map 9</i> '.	Consequential change due to insertion of Views and Vistas map.
Page 83 – Para 7.2.6	Replace 'ELP' with ' <i>Local Plan 2035</i> '.	Factual corrections to be consistent with Examiner's recommendations.
Page 84 – Para 7.2.11	Replace 'ELP' with ' <i>Local Plan 2035</i> '.	Factual correction to be consistent with Examiner's recommendations.
Page 85 – Para 7.3.1	Replace 'ELP' with ' <i>Local Plan 2035</i> '.	Factual correction to be consistent with Examiner's recommendations.
Page 88 – Para 7.4.5	Replace 'ELP' with ' <i>Local Plan 2035</i> '.	Factual correction to be consistent with Examiner's recommendations.
Page 97 - Para 7.8.4	Delete: 'SODC Local Plan 2011 Policy TC2 and TC5 & SODC Core Strategy Policy CST1' Replace the above with: ' <i>SODC Local Plan 2035 TC5</i> '.	Factual correction to be consistent with Examiner's recommendations.
Page 98 – Para 7.8.7	Replace 'SODC Local Plan 2011' with ' <i>SODC Local Plan 2035</i> '.	Factual correction to be consistent with Examiner's recommendations.
Page 98 – Para 7.8.10	Delete 'SODC Local Plan 2011 Policy CF1 and CF2'.	Factual correction to be consistent with Examiner's recommendations.
Page 98 – Para	Replace '2011' with ' <i>2035</i> '.	Factual correction to be consistent with

7.8.12	Replace 'EMP12, TSM3, TSM4 &' with ' <i>EMP11</i> '.	Examiner's recommendations.
Page 99 – Para 7.8.15	Replace 'SODC Local Plan 2011' with ' <i>SODC Local Plan 2035</i> '. Delete 'Chapter 10, 10.13'.	Factual correction to be consistent with Examiner's recommendations.
Page 99 – Para 7.8.19	Delete 'SODC Local Plan 2011 Policy TSM1 &'.	Factual correction to be consistent with Examiner's recommendations.
Page 100 – Para 7.8.21	Replace 2011' with ' <i>2035</i> '. Delete 'TSM1 & SLP'.	Factual correction to be consistent with Examiner's recommendations.
Page 106 – Para 8.2.3	Update '2019' with ' <i>2021</i> '.	Factual correction.
Page 107 – Para 8.3.2	Replace 'ELP' with ' <i>Local Plan 2035</i> '.	Factual correction to be consistent with Examiner's recommendations.
Page 108 – Para 8.3.7	Replace 'ELP' with ' <i>Local Plan 2035</i> '.	Factual correction to be consistent with Examiner's recommendations.
Page 109 – Para 8.3.9	Replace 'ELP' with ' <i>Local Plan 2035</i> '.	Factual correction to be consistent with Examiner's recommendations.
Page 110 – Para 8.3.11	Replace 'ELP' with ' <i>Local Plan 2035</i> '.	Factual correction to be consistent with Examiner's recommendations.
Page 111 – Para 8.3.18	Replace 'ELP' with ' <i>Local Plan 2035</i> '.	Factual correction to be consistent with Examiner's recommendations.
Page 112 –	Replace 'ELP' with ' <i>Local Plan 2035</i> '.	Factual correction to be consistent with

Para 8.3.21		Examiner's recommendations.
Page 16 - Vision	Replace '2034' with '2035'.	Factual correction to be consistent with Examiner's recommendations.
Page 124 – Para 9.3.2	Delete 'Local Plan to 2011 are R1, R2, R3, R6 and CF1 and CF2, and in the'. Replace 'ELP' with ' <i>Local Plan 2035</i> '.	Factual correction to be consistent with Examiner's recommendations.
Page 125 – Para 9.3.5	Delete 'Local Plan to 2011 Policies R1, R3, R6 and CF1 and CF2 &'. Replace 'ELP' with ' <i>Local Plan 2035</i> '.	Factual correction to be consistent with Examiner's recommendations.
Page 125 – Para 9.3.8	Delete 'Local Plan to 2011 Policies R1, R2, R3, R5, and R7 &'. Replace 'ELP' with ' <i>Local Plan 2035</i> '	Factual correction to be consistent with Examiner's recommendations.
Page 126 – Para 9.3.10	Delete 'Local Plan 2011 Policy CF1 &'. Replace 'ELP' with ' <i>Local Plan 2035</i> '	Factual correction to be consistent with Examiner's recommendations.
Page 127 – Para 9.3.17	Delete 'Local Plan 2011 Policies R1, R3, R4, R7, R8, R9 & CF2 &'. Replace 'ELP' with ' <i>Local Plan 2035</i> '	Factual correction to be consistent with Examiner's recommendations.
Page 128 – Paragraph 9.3.20	Delete the final sentence proposed by the Examiner: 'Where it is appropriate to do so and represents a co-ordinated use of the local apportionment of	Factual correction. The Town Council alerted the District Council to the fact that it had not made the commitment to provide financial assistance to wider projects.

	Community Infrastructure Levy monies, the Town Council will look to provide financial assistance to wider projects which seek to meet this wider ambition.'	
Page 133 – Paragraph 10.1.16	Delete the paragraph proposed by the Examiner: '10.1.16 Where it is appropriate to do so and represents a co-ordinated use of the local apportionment of Community Infrastructure Levy monies, the Town Council will look to provide financial assistance to wider projects which seek to meet this wider ambition.'	Factual correction. The Town Council alerted the District Council to the fact that it had not made the commitment to provide financial assistance to wider projects.
Page 135 – Para 11.1.1	Replace '2034' with '2035'.	Factual correction to be consistent with Examiner's recommendations.
Page 147 – Appendix C	Deletion of C.5 Age of Dwellings and Table C5: Age of Dwelling. Consequential changes to renumber tables in remainder of Appendix C.	Factual correction to remove duplicated table. Factual correction to take into account deletion of table and subsequent renumbering.
Page 155 – Appendix E	Replace '2034' with '2035'.	Factual correction to be consistent with Examiner's recommendations.
Page 163 – Appendix F	Update to take account of the deleted policies.	Factual corrections to be consistent with Examiner's recommendations.