

## Record of an Individual Cabinet Member Decision

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

<b>Decision made by</b>	Cllr Felix Bloomfield
<b>Key decision?</b>	No
<b>Date of decision</b> (same as date form signed)	
<b>Name and job title of officer requesting the decision</b>	Keerpa Patel Planning Policy Officer
<b>Officer contact details</b>	Tel: 07717 346438 Email: <a href="mailto:Keerpa.patel@southandvale.gov.uk">Keerpa.patel@southandvale.gov.uk</a>
<b>Decision</b>	<ol style="list-style-type: none"> <li>1. To accept all modifications recommended by the Examiner;</li> <li>2. To determine that the Watlington 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;</li> <li>3. To take all appropriate actions to progress the Watlington Neighbourhood Development Plan to referendum on 28<sup>th</sup> June 2018; and</li> <li>4. To agree that the referendum area should extend beyond the neighbourhood area to include properties in Pyrton (as recommended by the Examiner)</li> </ol>
<b>Reasons for decision</b>	<ol style="list-style-type: none"> <li>1. The council has committed to supporting neighbourhood planning in its Strategic Objective on facilitating sustainable communities, and more specifically through the commitment in the Corporate Plan 2016-2020 of 'Strongly supporting the development of neighbourhood plans for our towns and villages'.</li> <li>2. The Watlington 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 a significant effect. The principal document in which national planning policy is contained is the National Planning Policy Framework (March 2012) (NPPF) and this</li> </ol>

conclusion is reached bearing this in mind. The advice within National Planning Practice Guidance (NPPG) has also been considered in reaching this conclusion.

3. Watlington Parish Council submitted the Plan to SODC in December 2017, and after an assessment that the plan met the Basic Conditions as stipulated in the legislation, the council appointed Mr Andrew Ashcroft as independent Examiner to examine the Plan. The Plan has been examined in a way which also included a Public Hearing on 5 March 2018. This process allowed an adequate consideration of two related issues – the proposed Watlington edge road and the three proposed housing allocations. The Plan has been successful at examination, with the Examiner’s report, received in April 2018, concluding that subject to the modifications proposed, the Watlington Neighbourhood Plan should proceed to referendum.
4. 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. In the economic dimension, the plan includes policies for new residential development (P5 and Housing Policies A, B and C) and employment (P7). In the social role, it includes policies for enhancing Watlington as a service centre (P6), and for the protection of Local Green Spaces (P4). In the environmental dimension, the plan positively seeks to protect the natural, built and historic environment. It has specific policies on conservation and heritage (P1) and conserving and enhancing the natural environment (P3).
5. The Plan, as modified by the Examiner’s recommendations, is in general conformity with the strategic policies contained in the Development Plan for the area. The Plan makes appropriate allocations for Watlington. This is having regard to the requirement for 79 homes derived from the cabinet report agreed by councillors in September 2013 as a distribution of housing from the Core Strategy. The Plan has regard to the emerging Local Plan 2033. This sets out the proposed provision of homes in the larger villages. Watlington is expected to provide 262 homes (based on Core Strategy plus 15% growth) and has already provided for 28 homes through completions and commitments. Therefore, Watlington have a target of 234 homes to deliver. The Plan sets out a positive strategy for managing future growth in Watlington, and its surroundings, by allocating

homes to meet the requirements set out in the emerging Local Plan. The plan safeguards a route to accommodate the realignment of the B4009 to provide a 'by-pass' for Watlington, which is identified as a priority. It will also help the district in securing a five-year housing land supply, and ensures that development is planned positively, rather than dealing with developments on an ad hoc basis.

6. The land for the Watlington edge road is safeguarded in both the emerging Local Plan (policy TRANS3), and the Watlington Neighbourhood Plan. The council is satisfied, having seen the examiner's report, correspondence, documents and current planning applications, that the safeguarding of land for the edge road within the three proposed housing allocation sites is based on evidence of its need. The delivery of the safeguarded route is actively being considered and planned by a comprehensive package of national and local public bodies, landowners and proposed housing developers, but has also noted that part of the safeguarded route falls outside the neighbourhood area (in Pyrton parish), and therefore this part of the route does not fall within the remit of the Watlington Neighbourhood Plan.
7. The Plan, as modified by the Examiner's recommendations, would not breach, and be otherwise incompatible with EU obligations, including the following Directives: the Strategic Environmental Assessment Directive (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. In order to comply with the basic condition on European Union legislation the Parish Council has prepared a Sustainability Appraisal Report. This report incorporates Strategic Environmental Assessment. The Sustainability Appraisal sets out how it was developed in an iterative fashion with the wider preparation of the plan itself (Figure 1). Section 4.3 sets out a comprehensive range of sustainability issues in the parish to which the plan responds to. Section 4.3 also describe the principal environmental characteristics of the plan area. Section 5 makes an assessment of the neighbourhood plan objectives against a wider set of sustainability objectives. Section 6 assesses potential development sites against the sustainability objectives and consider reasonable alternatives. Section 7 then provides an assessment of the neighbourhood plan policies against the sustainability

objectives. Section 7.2 covers the Identification and mitigation of predicted effects. Section 8 sets out proposed local monitoring indicators.

8. The Plan, as modified by the Examiner's recommendations, would not give rise to significant environmental effects on European sites. The Council commissioned a screening report on the impact of development proposed in the Plan on EU Special Areas of Conservation (SACs) and this was completed in December 2017 (W NDP 15). The HRA screening report has concluded that the Watlington Neighbourhood Plan will not have any likely significant effects on the integrity of European sites around South Oxfordshire. Natural England was consulted on the council's screening opinion and raised no concerns with its conclusions.
9. The Plan, as modified by the Examiner's recommendations, is in all respects fully compatible with Convention rights contained in the Human Rights Act 1988. There has been full and adequate opportunity for all interested parties to take part in the preparation of the Plan and to make their comments known.
10. 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'.
11. The council cannot make a decision that differs from the Examiner's recommendations about the referendum area. The Examiner considered whether it would be appropriate to extend the referendum area to include properties in Pyrton. In doing so he invited representations from the council, and the relevant parish council. The Examiner concluded that residents of Pyrton would be impacted by both the delivery of the Watlington edge road and the development of Housing Site C and that it is therefore appropriate to extend the referendum area to include specific properties in Pyrton. The Democratic Services team has confirmed that this is feasible.
12. 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 reasons for them.
13. The council has taken account of all the representations received.

<b>Alternative options rejected</b>	<p>Alternative options would be:</p> <p>1) to reject some or all of the independent Examiner's recommendations. This option is not necessary as officers and the parish council accept all the recommendations made by the Examiner, and to reject any changes could trigger a further period of public consultation.</p> <p>2) to decide not to proceed to referendum on the Neighbourhood Plan. This option is not recommended as officers and the parish council support the plan for the reasons set out in the recommendations section.</p>			
<b>Legal implications</b>	<p>The Neighbourhood Plan will become part of the development plan and will be used to make planning decisions in the Neighbourhood Area.</p> <p>The process undertaken and this proposal accords with planning legislation.</p>			
<b>Financial implications</b>	<p>The progress to referendum is funded by the council and budget is available. The budget is funded by the Government grant to the council.</p>			
<b>Other implications</b>	<p>None</p>			
<b>Background papers considered</b>	<ol style="list-style-type: none"> <li>1. Watlington Neighbourhood Plan and supporting documents.</li> <li>2. National Planning Policy Framework (2012)</li> <li>3. National Planning Practice Guidance (March 2014 and subsequent updates).</li> <li>4. South Oxfordshire Core Strategy 2012</li> <li>5. Saved policies from the South Oxfordshire Local Plan 2011</li> <li>6. South Oxfordshire District Council Emerging Local Plan 2033</li> <li>7. Representations submitted in response to the Watlington Neighbourhood Plan</li> <li>8. Relevant Ministerial Statements.</li> <li>9. Examiner's Report on the Watlington Neighbourhood Plan</li> </ol>			
<b>Declarations/conflict of interest? Declaration of other councillor/officer consulted by the Cabinet member?</b>	<p>None</p>			
<b>List consultees</b>		<b>Name</b>	<b>Outcome</b>	<b>Date</b>
	Ward councillors	Anna Badcock	No response	
	Legal	Ian Price	Agree	04/05/2018

	Finance	Paul Sheppard	Agree	
	Human resources	Capita HR	No comment	
	Sustainability	Heather Saunders	No comment	02/04/2018
	Diversity and equality	Cheryl Reeves	No response	
	Communications	Samantha Marlow	No response	
	Head of Service	Adrian Duffield	No response	
<b>Confidential decision?</b> If so, under which exempt category?	No			
<b>Call-in waived by Scrutiny Committee chairman?</b>	N/A			
<b>Has this been discussed by Cabinet members?</b>	No			
<b>Cabinet portfolio holder's signature</b> To confirm the decision as set out in this notice.	Signature _____ Cllr Felix Bloomfield ____ Date _____ 04/05/2018 _____			

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

For Democratic Services office use only		
Form received	Date:	Time:
Date published to all councillors	Date:	
Call-in deadline	Date:	Time:

## Guidance notes

1. This form must be completed by the lead officer who becomes the contact officer. The lead officer is responsible for ensuring that the necessary internal consultees have signed it off. The lead officer must then seek the Cabinet portfolio holder's agreement and signature.
2. Once satisfied with the decision, the Cabinet portfolio holder must sign and date the form and return it to the lead officer who should send it to Democratic Services immediately to allow the call-in period to commence. Tel. 01235 540307 or extension 7307.  
Email: [democratic.services@southandvale.gov.uk](mailto:democratic.services@southandvale.gov.uk)
3. Democratic Services will then publish the decision to the website (unless it is confidential) and send it to all councillors to commence the call-in period (five clear working days). The decision cannot be implemented until the call-in period expires. The call-in procedure can be found in the council's constitution, part 4, under the Scrutiny Committee procedure rules.
4. Before implementing the decision, the lead officer is responsible for checking with Democratic Services that the decision has not been called in.
5. If the decision has been called in, Democratic Services will notify the lead officer and decision-maker. This call-in puts the decision on hold.
6. Democratic Services will liaise with the Scrutiny Committee chairman over the date of the call-in debate. The Cabinet portfolio holder will be requested to attend the Scrutiny Committee meeting to answer the committee's questions.
7. The Scrutiny Committee may:
  - refer the decision back to the Cabinet portfolio holder for reconsideration or
  - refer the matter to Council with an alternative set of proposals (where the final decision rests with full Council) or
  - accept the Cabinet portfolio holder's decision, in which case it can be implemented immediately.

Appendix 1: Table of changes recommended by the Examiner

Policy/ Section	Examiner's recommendations (highlighted text are the changes)	Council's Decision	Justification/Reason
Policy P1	<p><b>Replace the opening part of the policy with:</b>  <i>Proposals for new development which are in accordance with other policies in this Plan and the development plan will be supported, as appropriate to the particular site, where they comply with the following criteria:</i></p> <p><b>In criterion (a) replace 'makes a positive contribution to' with 'respects'.</b></p> <p><b>In criterion (b) replace 'sustains and enhances' with 'should sustain and where possible enhance'.</b></p> <p><b>Replace criterion c) with:</b>  <i>'New development relates well to the established character of the street scene and street pattern of the town (W NDP 9 Photographs)'</i></p>	Agree	<p>The National Planning Policy Framework (NPPF) indicates that plans should provide a clear framework within which decisions on planning applications can be made and that they should give a clear indication of how a decision-maker should react to a development proposal (paragraphs 17 and 154). This was reinforced with the publication of Planning Practice Guidance in March 2014. Its paragraph 41 (41-041-20140306) indicates that policies in neighbourhood plans should be drafted with sufficient clarity so that a decision-maker can apply them consistently and with confidence when determining planning applications. Policies should also be concise, precise and supported by appropriate evidence.</p> <p>The council considers the modifications proposed by the examiner necessary to ensure that the Plan achieves the clarity required by the NPPF.</p>



<p>Policy P2</p>	<p><b>In the first part of the policy replace ‘will be.... route’ with ‘should provide land to safeguard a route’.</b></p> <p><b>Replace the second part of the policy with:</b>  <i>‘Proposals for development should demonstrate how the additional traffic generated can be accommodated in a satisfactory way in the highway network. Development which has a severe impact on the transport network will not be supported unless it can be demonstrated that improvements within the network can be undertaken to limit those impacts’.</i></p> <p><b>In the third part of the policy replace ‘are expected to’ with ‘should’.</b></p> <p><b>Replace the fourth part of the policy with:</b>  <i>‘When considering mitigation measures arising from new developments in the neighbourhood area consideration should be given to proposals for the town centre contained in this Plan in general, and the most up to date version of the Watlington Traffic Management Plan in particular’.</i></p> <p><b>Replace the fifth part of the policy with:</b>  <i>‘Proposals for new or extended public parking facilities within or adjoining the built form of the town will be supported where they are of a scale that respects the historic street pattern in the town and safeguard heritage assets in the immediate locality of the site’.</i></p>	<p>Agree</p>	<p>The modifications recommended by the Examiner are considered necessary to ensure this policy achieves the clarity required by the NPPF and addresses land use issues in particular in respect of the fourth part of the policy.</p> <p>The council also consider it necessary to ensure there is consistency with the criteria in three housing site policies (A, B and C).</p>
<p>Policy P3</p>	<p><b>Replace the opening part of the policy with:</b>  <i>‘Proposals for new development which are in accordance with other policies in this Plan and the development plan will be supported, as appropriate to the particular site, where they comply with the following criteria:</i></p>	<p>Agree</p>	<p>The council considers the modifications proposed by the Examiner necessary as it provides clarity and acknowledges that not all developments will be able to meet all of the specified criteria.</p>

	<b>In criterion (e) delete ‘in order to.... Watlington’</b>		
Policy P4	<p><b>Delete the first part of the policy (including the initial wording)</b></p> <p><b>Delete ‘In addition’</b></p> <p><b>Replace the second part of the policy to read:</b>  <i>The following green spaces are designated as Local Green Spaces:  [<i>List the green spaces as submitted in WNDP10 (with the exception of Willow Close Green) as bullet points</i>]  New development will not be supported on land designated as Local Green Space except in very special circumstances.</i></p> <p><b>Delete Willow Close Green from Appendix A of WNDP 10</b></p>	Agree	<p>The modifications recommended by the Examiner are considered necessary to ensure this policy achieves the clarity required by the NPPF.</p> <p>The first part of the policy does not stipulate the amount of green space to be provided on sites of 10 or more houses. The PPG indicates that policies drafted should be concise, precise and supported by appropriate evidence.</p> <p>It also seeks to designate future parcels of green space as Local Green Space and thereby seeks to anticipate future policy. There is no evidence to demonstrate that the policy meets the basic conditions and the council consider it necessary to delete the first part of the policy as recommended by the Examiner.</p> <p>The council considers the Examiner’s recommendation to delete Willow Close Green as a Local Green Space necessary as it has not been sufficiently justified that this space, in its current form is demonstrably special to the local community. Therefore, this is not in conformity with Paragraph 77 of the NPPF which also states that “<i>Local Green Space designation will not be appropriate for most green areas or open space.</i>”</p>

<p>Policy P5 &amp; Supporting Text</p>	<p><b>Replace the policy with the following:</b>  <i>New residential development in Watlington will be concentrated in the three proposed housing allocations (Housing Policies Site A, Site B and Site C). The development of these sites should comply with the criteria set out in the three component policies.</i></p> <p><i>Other proposals for residential development within the built-up area of Watlington which reflect the scale and character of the neighbourhood area will be supported where they accord with other policies in this Plan and in the development plan. Where appropriate development proposals should demonstrate how they meet the following criteria:</i></p> <ul style="list-style-type: none"> <li>• <i>they deliver a well-balanced mix of housing types, including needs identified in the most recent Watlington Housing Study;</i></li> <li>• <i>they deliver affordable housing to development plan standards;</i></li> <li>• <i>they provide connectivity for pedestrians and cyclists to local facilities and services; and</i></li> <li>• <i>they include measures to provide resilience to the effects of climate change</i></li> </ul> <p><i>Proposals for new residential development elsewhere in the neighbourhood area will only be supported if they are appropriate for a countryside location and are otherwise consistent with other policies in this Plan and in the development plan.</i></p> <p><b>At the start of the supporting text add:</b>  <i>'Policy P5 sets out the Plan's approach to the delivery of new housing development. It identifies three separate</i></p>	<p>Agree</p>	<p>The modification recommended by the Examiner is necessary to ensure this policy achieves the clarity required by the NPPF.</p> <p>It makes a clear distinction between the three allocated sites and other sites which may potentially come forward. The effect of the modified policy would be to provide three separate categories: development on the allocated sites, development in the built-up area and development elsewhere in the Plan area.</p> <p>The Examiner also recommends that criterion (d) is incorporated into the supporting text as specific examples of new development to meet identified housing needs.</p> <p>The modification to the supporting text recommended by the Examiner is considered to be necessary to ensure consistency in respect of the revised recommended wording</p>
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	<p><i>categories – development on the allocated sites, development in the built-up area and development elsewhere in the Plan area’.</i></p> <p><b>At the end of the third paragraph of supporting text add:</b>  <i>‘In seeking to bring forward a balanced range of housing types developers are encouraged to provide houses for older households seeking to downsize, for growing families, self-builders, for those who work from home and those with physical and sensory disabilities.’</i></p> <p><b>Delete the fourth paragraph of the supporting text. Replace it with:</b>  <i>‘The third part of the policy adopts a more restrictive approach to residential development away from Watlington and the three allocated sites. This approach has regard to national and local planning policies. It also takes account of the position of Howe Hill, Greenfield and Christmas Common in the AONB. Any proposals which may come forward would be assessed against national and local planning policies’.</i></p>		to Policy P5.
Policy P6 & Supporting Text	<p><b>Replace the opening part of the policy with:</b>  <i>‘Proposals that would enhance the role as a service centre by any or all of the following initiatives will be supported:’</i></p> <p><b>Replace (b) with ‘Result in the opening of new retail facilities in High Street, Shirburn Street and Couching Street’.</b></p> <p><b>Replace (c) with ‘Result in the opening of new community facilities or the extension of existing</b></p>	Agree	<p>The modifications to Policy P6 recommended by the Examiner are considered to be necessary to ensure this policy achieves the clarity required by the NPPF.</p> <p>The addition of a second part to the policy is considered to be necessary in order to ensure that where appropriate, existing retail and community uses are safeguarded. The first part of the policy focuses on <u>new</u> retail and community uses.</p>

	<p><b>community facilities’.</b></p> <p><b>At the end of a/b/c/d add ‘; and/or’</b></p> <p><b>Add a second part of the policy to read:</b>  <i>‘Proposals that would result in the loss of an existing retail facility as shown on Map 11 or in the loss of an existing Key Place as shown on Map 7 will not be supported unless:</i></p> <ul style="list-style-type: none"> <li>• <i>it would lead to the significant improvement of an existing facility or the replacement of an existing facility equally convenient to the local community it serves and with equivalent or improved services;</i> or</li> <li>• <i>it has been determined that the community facility concerned is no longer needed; or</i></li> <li>• <i>in the case of commercial services, it is no longer economically viable.’</i></li> </ul> <p><b>At the end of the second paragraph of supporting text add:</b>  <i>‘The first part of Policy P6 supports a range of potential proposals that would enhance the town’s role as a service centre. The policy’s structure acknowledges that most such proposals will not be able to deliver the full range of initiatives as set out in that part of the policy. Its second part sets out to safeguard existing retail, commercial and community facilities’.</i></p>		<p>The modification to the supporting text recommended by the Examiner is considered to be necessary to ensure consistency in respect of the revised recommended wording to Policy P6.</p>
Policy P7	<p><b>Replace ‘Opportunitites’ with ‘Opportunities’</b></p> <p><b>Insert ‘; or’ at the end of criteria (a) and (b)</b></p> <p><b>In (a) replace ‘Watlington...WNDP area’ with ‘the</b></p>	Agree	<p>The council considers the modifications proposed by the examiner necessary to ensure that the Plan achieves the clarity required by the NPPF and to correct a factual error.</p>

	<p><b>immediate locality'</b></p> <p><b>In (b) replace 'location...WNDP area' with 'immediate locality'</b></p>		
Policy P8	<p><b>Replace the opening part of the policy with:</b> <i>'Proposals that would enhance the role as a service centre by any or all of the following initiatives will be supported:'</i></p> <p><b>At the end of (a) to (j) add '; and/or'</b></p> <p><b>In (c) delete 'to safeguard'</b></p> <p><b>Add:</b> <b>(k) The supply of water in the neighbourhood area and the development of waste water treatment infrastructure</b></p>	Agree	<p>The council considers the modifications proposed by the examiner necessary to ensure that the Plan achieves the clarity required by the NPPF and to prevent the policy being overly onerous.</p> <p>The addition of point (k) has been recommended by the Environment Agency and the council considers this additional text appropriate as it is in line with paragraphs 156 and 162 of the NPPF.</p>
Policy P9 & Supporting Text	<p><b>Delete the policy</b> <b>Delete the associated supporting text</b></p> <p>Reproduce the deleted policy and its supporting text as a Community Action in a separate part of the Plan. In doing so: <b>Delete the second (b) and the third (c) parts of the submitted policy.</b> <b>Delete the '(a)' before the (retained) first part of the submitted policy.</b></p> <p><b>Replace the opening part of the supporting text with:</b> <i>'The following infrastructure projects have been identified during the production of the Plan. They will be prioritised</i></p>	Agree	<p>The council considers the modifications proposed by the examiner to delete the policy necessary as it is not a land-use policy, therefore it does not meet the basic conditions.</p> <p>The council agree that the information contained in the policy is useful and that it is appropriate to move the contents into a 'community action' point in a separate part of the document. The council also considers that the proposed modifications to this text are necessary in order to provide clarity.</p>

	<p><i>as CIL funding becomes available.'</i></p> <p><b>At the end of the supporting text add the following:</b>  <i>'In working through the various projects and coming to decisions on their relative priority and delivery, the Parish Council will work with partner organisations to identify their various costs. It will also have regard to the SODC Infrastructure Delivery Plan. This Community Action refers specifically to the Parish Council's use of the local element of any CIL funding generated in the neighbourhood area.'</i></p>		
<p>Housing Policy Site A &amp; Supporting Text</p>	<p><b>Replace the opening paragraph of the policy (including the associated two bullet points) with:</b>  <i>'Proposals for the development of residential use and for workshops and offices on Site A (as shown on Figure 12) will be supported where they comply with the following criteria.'</i></p> <p><b>Replace the first substantive criterion to read:</b>  <i>'they conform to the principles set out in the Watlington Design Guide (WNDP 11); '</i></p> <p><b>Insert a new second criterion (after the first criterion) to read:</b>  <i>'they are landscape-led and are appropriate for their location within the setting of the Chilterns AONB. All proposals should demonstrate that they have addressed site layout, design, orientation, height, bulk and scale of structures and buildings. In addition, careful consideration should be given to the use of colours, materials and the reflectiveness of surfaces in relation to the proximity of</i></p>	<p>Agree</p>	<p>These modifications proposed by the Examiner are considered to be necessary in order to bring the policy in line with the NPPF and development plan, to provide clarity, and consistency with Policy P5 in this Plan.</p> <p>The council considers it appropriate to delete the criterion related to archaeology as this is already in place in national and local policies.</p>

*the site to the AONB. Careful consideration should be given to the use of street lights and other forms of external illumination to safeguard the dark night skies of the AONB'*

**Introduce a new third criterion to read:**

*'they provide affordable dwellings to development plan standards'*

**Insert a new fourth criterion to read:**

*'they are designed in a way which takes account of heritage assets in the wider locality of the site'*

**In the third criterion in the submitted Plan replace 'it's' with 'its'**

**Replace the fourth criterion in the submitted Plan with:**

*'provide land for formal and informal recreation use and open space in accordance with development plan standards'*

**Replace the seventh criterion with:**

*'they provide for the necessary traffic mitigation measures in general, and on Britwell Road and Cuxham Road in particular'*

**Delete the eighth criterion in the submitted Plan (archaeology)**



**Insert a new criterion to read:**

*'they take account of the existing Watlington Industrial Estate to the south and east of the site. Where necessary planning applications should demonstrate the necessary measures to ensure that the existing industrial uses can continue and that the occupiers of the new dwellings can enjoy appropriate standards of amenity'.*

**Insert two additional criteria as follows:**

- *they deliver a well-balanced mix of housing types, including needs identified in the most recent Watlington Housing Study; and*
- *they include measures to provide resilience to the effects of climate change*

**In the first paragraph of the supporting text delete the second and third sentences and replace with:**

*'It is anticipated that the development of the site will yield approximately 140 dwellings. A key factor in its implementation will be the extent to which it responds to the second criterion on its relationship to the Chilterns AONB. It is important that proposed developments are landscape-led. The approach adopted by developers to this challenge should be set out in the associated Design and Access Statement or a wider Planning Statement. In addition, proposals will be expected to have been tested through a full Landscape and Visual Impact Assessment which include photomontages showing the relationship of the development to the AONB in general, and the views from Watlington Hill and the White Mark in particular'*

The modification to the supporting text recommended by the Examiner is considered to be necessary to ensure consistency in respect of the revised recommended wording to Housing Policy Site A.

**Insert a new paragraph of supporting text after the first paragraph to read:**

*'In addition to the need for the development of the site to address the proximity of the AONB to the south and east there are two other matters that are fundamental to its successful delivery. The first is the need for it to be designed in a fashion that respects heritage assets in the town and its wider locality. The second is the need for the site to mitigate any traffic issues that arise in the town as a result of its development. At this stage the relationship between the implementation of residential development and the delivery of an effective Watlington edge road is not known. The scale and extent of any mitigation will depend on the yield of the site and its delivery in relation to sites B and C. In this regard there will be an expectation that the developers concerned will address on and off-site issues in conjunction with both the District Council and the County Council'.*

**Insert a new third paragraph of supporting text to read:**

*'The development of this site raises particular issues around the potential relationship between the proposed residential development and the existing Watlington Industrial Estate to its south and east. It is important that the layout, design and orientation of the residential development takes account of the proximity of existing industrial uses and implements any necessary mitigation'.*

	<p><b>Insert a new fourth paragraph of supporting text to read:</b>  <i>'The policy requires that affordable housing is delivered on the site in accordance with development plan standards. This is important in its own right and to reflect specific housing needs in the town. Other criteria in the policy address matters such as open space on the site and a series of ecological matters'</i></p>		
<p>Housing Policy – Site B &amp; Supporting Text</p>	<p><b>Replace the opening paragraph of the policy (including the associated bullet point) with:</b>  <i>'Proposals for the residential development of Site B (as shown on Figure 13) will be supported where they comply with the following criteria.'</i></p> <p><b>Replace the first substantive criterion to read:</b>  <i>'they conform to the principles set out in the Watlington Design Guide (WNDP 11);'</i></p> <p><b>Insert a new second criterion (after the first criterion) to read:</b>  <i>'they are landscape-led and are appropriate for their location within the setting of the Chilterns AONB. All proposals should demonstrate that they have addressed site layout, design, orientation, height, bulk and scale of structures and buildings. In addition, careful consideration should be given to the use of colours, materials and the reflectiveness of surfaces in relation to the proximity of the site to the AONB. Careful consideration should be</i></p>	<p>Agree</p>	<p>These modifications proposed by the Examiner are considered to be necessary in order to bring the policy in line with the NPPF and development plan, to provide clarity, and consistency with Policy P5 in this Plan.</p>

<p><i>given to the use of street lights and other forms of external illumination to safeguard the dark night skies of the AONB'</i></p> <p><b>Introduce a new third criterion to read:</b> <i>'they provide affordable dwellings to development plan standards'</i></p> <p><b>Insert a new fourth criterion to read:</b> <i>'they are designed in a way which takes account of heritage assets in the wider locality of the site'</i></p> <p><b>Replace the third criterion in the submitted Plan with:</b> <i>'provide land for formal and informal recreation use and open space in accordance with development plan standards'</i></p> <p><b>Delete the sixth criterion in the submitted Plan (archaeology)</b></p> <p><b>Add an additional criterion to read:</b> <i>'they provide for any necessary traffic mitigation measures'</i></p> <p><b>Insert two additional criteria as follows:</b></p> <ul style="list-style-type: none"> <li>• <i>they deliver a well-balanced mix of housing types, including needs identified in the most recent Watlington Housing Study; and</i></li> <li>• <i>they include measures to provide resilience to the effects of climate change</i></li> </ul>	<p>The council considers it appropriate to delete the criterion related to archaeology as this is already in place in national and local policies.</p> <p>The modification to the supporting text recommended by the Examiner is considered</p>
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<p><b>Replace the second paragraph of the supporting text with:</b></p> <p><i>'It is anticipated that the development of the site will yield approximately 40-60 dwellings. A key factor in its implementation will be the extent to which it responds to the second criterion on its relationship to the Chilterns AONB. It is important that proposed developments are landscape-led. The approach adopted by developers to this challenge should be set out in the associated Design and Access Statement or a wider Planning Statement. In addition, proposals will be expected to have been tested through a full Landscape and Visual Impact Assessment which include photomontages showing the relationship of the development to the AONB in general, and the views from Watlington Hill and the White Mark in particular'</i></p> <p><b>Insert a new paragraph of supporting text after the modified second paragraph to read:</b></p> <p><i>'In addition to the need for the development of the site to address the proximity of the AONB to the south and east there are two other matters that are fundamental to its successful delivery. The first is the need for it to be designed in a fashion that respects heritage assets in the town and its wider locality. The second is the need for the site to mitigate any traffic issues that arise in the town as a result of its development. At this stage the relationship between the implementation of residential development and the delivery of an effective Watlington edge road is not known. The scale and extent of any mitigation will</i></p>	<p>to be necessary to ensure consistency in respect of the revised recommended wording to Housing Policy Site B.</p>
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	<p><i>depend on the yield of the site and its delivery in relation to sites A and C. In this regard there will be an expectation that the developers concerned will address on and off-site issues in conjunction with both the District Council and the County Council’.</i></p> <p><b>Insert a new paragraph of supporting text after the new paragraph above to read:</b>  <i>‘The policy requires that affordable housing is delivered on the site in accordance with development plan standards. This is important in its own right and to reflect specific housing needs in the town. Other criteria in the policy address matters such as open space on the site and a series of ecological matters’</i></p>		
<p>Housing Policy – Site C &amp; Supporting Text</p>	<p><b>Replace the opening paragraph of the policy (including the associated bullet point) with:</b>  <i>‘Proposals for the residential development of Site C (as shown on Figure 14) will be supported where they comply with the following criteria:’</i></p> <p><b>Replace the first substantive criterion to read:</b>  <i>‘they conform to the principles set out in the Watlington Design Guide (WNDP 11);’</i></p> <p><b>Insert a new second criterion (after the first criterion) to read:</b>  <i>‘they are landscape-led and are appropriate for their location within the setting of the Chilterns AONB. All</i></p>	<p>Agree</p>	<p>These modifications proposed by the Examiner are considered to be necessary in order to bring the policy in line with the NPPF and development plan, to provide clarity, and consistency with Policy P5 in this Plan.</p>

<p><i>proposals should demonstrate that they have addressed site layout, design, orientation, height, bulk and scale of structures and buildings. In addition, careful consideration should be given to the use of colours, materials and the reflectiveness of surfaces in relation to the proximity of the site to the AONB. Careful consideration should be given to the use of street lights and other forms of external illumination to safeguard the dark night skies of the AONB'</i></p> <p><b>Introduce a new third criterion to read:</b> <i>'they provide affordable dwellings to development plan standards'</i></p> <p><b>Insert a new fourth criterion to read:</b> <i>'they are designed in a way which takes account of heritage assets in the wider locality of the site'</i></p> <p><b>Replace the third criterion with:</b> <i>'they accommodate any identified needs for expanding the primary school or the secondary school into the site'.</i></p> <p><b>Replace the fifth criterion in the submitted Plan with:</b> <i>'provide land for formal and informal recreation use and open space in accordance with development plan standards'</i></p> <p><b>Delete the eighth criterion in the submitted Plan (archaeology)</b></p>		<p>The council considers it appropriate to delete the criterion related to archaeology as this is already in place in national and local policies.</p>
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**Add an additional criterion to read:**

*'they provide for any necessary traffic mitigation measures'*

**Insert two additional criteria as follows:**

- *they deliver a well-balanced mix of housing types, including needs identified in the most recent Watlington Housing Study; and*
- *they include measures to provide resilience to the effects of climate change*

**Replace the second paragraph of the supporting text with:**

*'It is anticipated that the development of the site will yield approximately 60 dwellings. A key factor in its implementation will be the extent to which it responds to the second criterion on its relationship to the Chilterns AONB. It is important that proposed developments are landscape-led. The approach adopted by developers to this challenge should be set out in the associated Design and Access Statement or a wider Planning Statement. In addition, proposals will be expected to have been tested through a full Landscape and Visual Impact Assessment which include photomontages showing the relationship of the development to the AONB in general, and the views from Watlington Hill and the White Mark in particular'*

**Insert a new paragraph of supporting text after the modified second paragraph to read:**

*'In addition to the need for the development of the site to*

The modification to the supporting text recommended by the Examiner is considered to be necessary to ensure consistency in respect of the revised recommended wording to Housing Policy Site C, paying particular regard to accommodating any identified needs for expansion of the school into the site and to take account of heritage assets in the wider locality of the site.



*address the proximity of the AONB to the south and east there are two other matters that are fundamental to its successful delivery. The first is the need for it to be designed in a fashion that respects heritage assets in the town and its wider locality. The development of the site will need to take account of important heritage assets to the east and north east of the site. These include the Pyrton Conservation Area, Pyrton Manor, Shirburn Castle and its associated Registered Park and Garden.*

*The second is the need for the site to mitigate any traffic issues that arise in the town as a result of its development. At this stage the relationship between the implementation of residential development and the delivery of an effective Watlington edge road is not known. The scale and extent of any mitigation will depend on the yield of the site and its delivery in relation to sites A and B. In this regard there will be an expectation that the developers concerned will address on and off-site issues in conjunction with both the District Council and the County Council as part of the development management process.'*

**Insert a new paragraph of supporting text after the new paragraph above to read:**

*'The policy requires that affordable housing is delivered on the site in accordance with development plan standards. This is important in its own right and to reflect specific housing needs in the town. Other criteria in the policy address matters such as open space on the site*

	<i>and a series of ecological matters.'</i>		
Housing Policy Additional Sites	<b>Delete Policy</b>	Agree	The deletion of this policy as proposed by the Examiner is considered to be necessary as it lacks the clarity and preciseness as required by the NPPF. There is no detailed guidance against which planning applications could be determined with any degree of consistency or confidence
Section 6.7	<b>Delete section 6.7 (Pyrton Neighbourhood Development Plan)</b>	Agree	The deletion of this section as proposed by the Examiner is considered to be necessary as the inclusion of this section in the Plan directly conflicts with national policy. Section 38B of the Planning and Compulsory Purchase Act 2004 specifies that plans should not relate to more than one neighbourhood plan area.
Watlington Design Guide (WNDP11)	<p><b>On page 3 Heading – ‘Who should read this Guide’ replace the existing text with:</b>  <i>‘Anyone considering carrying out new development in the parish of Watlington. Whilst it has been designed to address proposals that require planning permission the same principles apply to works that do not need permission’</i></p> <p><b>On page 5 in the text box delete ‘with....as shown’</b></p> <p><b>On page 6 in the text box on Walls delete the final sentence</b></p>	Agree	<p>The Examiner has examined the Watlington Design Guide (WNDP11) as it has been designed to underpin certain policies in the Plan. The proposed modifications are considered to be necessary in order to provide clarity and correct some factual errors.</p> <p>The recommendation to remove the references to external lighting and the food section were recommended to the examiner by SODC. This is because the restrictions on external lighting are not enforceable. Even if the developer chose to comply with them</p>

	<p><b>On page 8 in the text box on Doors replace ‘favoured’ with ‘traditional’</b></p> <p><b>On page 10 in the text box on Parking replace the second sentence with:</b>  <i>‘Car parking associated with new development should respect the design and character of the proposal and its wider setting within the town. Surfacing materials should be of a traditional nature appropriate to the wider character and appearance of the town. Particular care should be taken within the conservation area to preserve or enhance its character and appearance.’</i></p> <p><b>On pages 14/15 delete references to external lighting</b></p> <p><b>On page 17 delete the section on Food production</b></p>		<p>residents do not. In respect of the section on food production, the design principles relating to food can be encouraged but cannot be enforced. In view of the above, it is therefore considered to be appropriate to delete these two references.</p>
Other matters	<p><i>Modification of general text (where necessary) to achieve consistency with the modified policies.</i></p>	Agree	<p>The council consider that where modifications have been made to the general text of the Plan by the Examiner, it will be appropriate for the district council to have the flexibility to make any necessary consequential changes to the general text for clarity.</p>
Section 7	<p><b>Delete the final two sections of paragraph 7.2 and replace with:</b>  <i>‘Review of the Plan:  To take account of the relationship between this Plan and the emerging South Oxfordshire Local Plan 2033 the Parish Council will liaise with the District Council about</i></p>	Agree	<p>This modification proposed by the Examiner to shorten the monitoring and review process of the Plan is considered to be necessary in the event that there are fundamental revisions to the strategy of the emerging Local Plan. This has been reinforced by the recent decision of</p>

	<p><i>the need or otherwise for an early review of the neighbourhood plan. In the event that there are fundamental revisions to the strategy of the emerging Local Plan and/or that the residential development of the Chalgrove Airfield site is not included in the Local Plan a formal review of the neighbourhood plan will be started within two years of its making or within three months of the adoption of the South Oxfordshire Local Plan 2033 whichever occurs first.</i></p>		<p>the Council in March 2018 to deviate from Cabinet's recommendation in respect of the Local Plan strategy.</p>