

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 Ewelme 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 Ewelme Neighbourhood Development Plan to referendum.
Reasons for decision	<ol style="list-style-type: none"> 1. The Ewelme 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 safeguarding its local character, its landscape and biodiversity and its heritage assets.
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 infill residential development (Policy EP3) and for employment uses (Policy EP11). In the social role, it includes policies on open spaces (Policy EP4), on housing mix (Policy EP5) and on community facilities (Policy EP10). In the environmental dimension the Plan positively seeks to protect its natural, built and historic environment. It has specific policies on wildlife and biodiversity (Policy EP1) and on key views (Policy EP2).
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. Ewelme is identified as a Smaller Village in the adopted Local Plan (Appendix 7). Policies H8 (Housing in the Smaller Villages) and H16 (Infill development and redevelopment) of the Local Plan set the context for the scale and nature of new development which would be supported in smaller villages in the District. Policy H8 supports development within the smaller villages in accordance with Policy H16 and offers support to parish councils that wish to prepare a neighbourhood plan and make housing allocations within it to support further growth. The Ewelme Plan is not proposing to allocate any sites for housing.
9. Policy H16 specifies that new residential development should be limited to infill and the redevelopment of previously-developed land or buildings. It also provides specific criteria-based guidance for any new residential development which would be located behind existing frontages or which would involve additional dwellings within an existing site.
10. 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.
11. In order to comply with the basic condition on the European Union legislation South Oxfordshire District Council undertook a screening exercise (dated September 2019) on the need or otherwise for a Strategic Environmental Assessment (SEA) to be

prepared for the Plan. As a result of this process, it concluded that the Plan is not likely to have any significant effects on the environment and accordingly would not require SEA.

12. 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 September 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 26 June 2019 that the proposals in the plan will not have significant effects on sensitive sites and that an Appropriate Assessment is therefore not required.
13. 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.
14. 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.
15. 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.
16. 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.
17. The Examiner noted in his report, paragraphs 7.41 to 7.44, 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

	<p>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>18. The council has taken account of all of the representations received.</p> <p>19. 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</p> <p>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></p> <p>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>
<p>Legal implications</p>	<p>The process undertaken and proposed accords with planning legislation.</p>
<p>Financial implications</p>	<p>The Government makes funding available to local authorities to help them meet the cost of their responsibilities around</p>

	<p>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. Ewelme 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 District Council SEA/HRA Screening Statement 6. Representations submitted in response to the Ewelme Neighbourhood Plan 7. 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	Sue Cooper Andrea Powell	Agreement	09/02/2021
	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 team 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 EP1: Natural Environment, wildlife and biodiversity	<p>In the opening part of the policy replace 'Development.....adjacent' with 'Proposed development of land which include or which are adjacent'</p> <p>In the final bullet point of the second part of the policy replace 'those sites' with 'the Brook and the Nature Reserve'</p>	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.
EP2: Protection of Views	<p>In the first part of the policy replace 'significant adverse' with 'unacceptable'</p> <p>In the second part of the policy replace 'Proposals must..... which are' with 'Development proposals should be carefully designed and located to take account of the following key views:'</p> <p>Replace the two bullet points with the four bullet points as follows:</p> <ul style="list-style-type: none"> • IV1 – Ewelme Village from the roadside at the top of Rabbits Hill; • IV2 – Ewelme Church and Old Rectory glimpsed from Green Lane; • IV3 – View of Ewelme in the valley of Ewelme Brook from Footpath 22; • IV4 – Looking towards the Wessex Downs 	Agree	The council consider the proposed modifications to the policy text proposed by the examiner to be necessary to ensure that the policy has the clarity that is required by national policy and guidance.

	with The Views, Winmill Farm and part of the airfield in the foreground.		
Policy EP3: A Spatial Plan for the Parish	<p>Replace the first part of the policy with:</p> <p>‘Proposals for limited infill development inside the Village’s built-up area (as described in section 6.5 para 4 of this Plan) will be supported where they comply with the design and development management policies of this plan, and other relevant policies in the development plan. In addition, proposals should have regard to the South Oxfordshire Design Guide (including accompanying technical documents), and should be in keeping with the character of the surrounding area as identified in the Village Character Assessment’</p> <p>In the final section of the policy replace ‘acceptable’ with supported’</p>	Agree	The council consider the proposed modifications to the policy text proposed by the examiner to be necessary to ensure that the policy has the clarity that is required by national policy and guidance.
Policy EP4: Housing-Protecting Our Open Spaces	<p>Replace the first part of the policy with: ‘The following parcels of land as shown on Figure 8 are designated as open spaces</p> <p>[List the four open spaces identified in the policy (and include Kings Pool)]</p> <p>Development proposals should respect the openness and the integrity of the designated open spaces. Development proposals which would have an unacceptable impact on the nature, the use or access to the designated open spaces will not be supported’</p>	Agree	The council consider the proposed modifications to the policy text, including the inclusion of Kings Pool due to its identification in the Character Assessment, to be necessary to ensure that the policy has the clarity that is required by national policy and guidance.

	Delete the second part of the policy.		
Figure 8	<i>On Figure 8 remove any of the parcels of land which do not appear in the modified policy.</i>	Agree	The council consider the proposed modifications to Figure 8 in the Plan necessary to ensure that there is the clarity that is required by national policy and guidance and so that the figure is consistent with EP4.
Policy EP5: Housing Mix	Replace ‘Will require to demonstrate’ with ‘should incorporate’	Agree	The council consider the proposed modifications to the policy text proposed by the examiner to be necessary to ensure that the policy has the clarity that is required by national policy and guidance.
Policy EP7: Parking	In the first part of the policy replace ‘Will be permitted only’ with ‘will only be supported’ In the second part of the policy (second criterion) replace ‘adopted south design guide’ with ‘adopted South Oxfordshire Design Guide’	Agree	The council consider the proposed modifications to the policy text proposed by the examiner to be necessary to ensure that the policy has the clarity that is required by national policy and guidance.
Policy EP8: Conserving and Enhancing Heritage Assets	Replace the policy with: ‘Development proposals should enhance and better reveal the special quality of Ewelme as identified in the Village Character Assessment. New development, including alterations to existing buildings and features, should conserve or enhance the character, appearance, integrity, significance, fabric and setting of Ewelme and its heritage assets, by reusing original, natural materials or employing the best available highest quality new materials in accordance with the Character	Agree	The council consider the proposed modifications to the policy text to be necessary to ensure that the policy has regard to the NPPF and provides the clarity required by national policy and guidance.

	<p>Assessment.</p> <p>Development proposals should address the interaction between the built environment and the surrounding countryside and any key views and vistas. New development should take account of known surface and sub-surface archaeology and ensure that other potentially significant deposits are identified and appropriately safeguarded during development. Where practicable, the legibility of archaeological features should be preserved. New development should promote high-quality design and take the opportunity to enhance or better reveal the significance of the Parish's historic built environment and its specific heritage assets.</p> <p>Development proposals will be assessed against the principles in the NPPF. Great weight will be accorded to the conservation of designated heritage assets. For proposals affecting non-designated heritage assets the conservation of the identity and character of buildings of local significance will be weighed against the benefits that would arise from the proposed development'</p>		
<p>Policy EP9: Sustainable and High-quality design</p>	<p>Replace 'Where appropriate proposals should' with 'As appropriate to their scale and nature, development proposals should'</p> <p>Insert a semi colon at the end of the second and third development principles.</p>	<p>Agree</p>	<p>The council consider the proposed modifications to the policy text proposed by the examiner to be necessary to ensure that the policy has the clarity that is required by national policy and guidance.</p>

Policy EP11: Economy	Replace ‘ones’ with ‘businesses’ At the end of the first criterion replace the full stop with a semi-colon.	Agree	The council consider the proposed modifications to the policy text proposed by the examiner to be necessary to ensure that the policy has the clarity that is required by national policy and guidance.
Other matters	<i>Modification of general text (where necessary) to achieve consistency with the modified policies.</i>	Agree	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.
Other matters	<i>Update the Executive Summary, the Foreword, the Introduction, paragraphs 5.2/6.2/6.3 and Section 9 of the Plan to take account of the adoption of the South Oxfordshire Local Plan 2035</i> <i>Delete the final paragraph of Section 5.2.1 of the Plan.</i> <i>Throughout the Plan replace ‘2034’ with ‘2035’ in any references to the Plan period.</i>	Agree	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. 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.

APPENDIX 2 – Examiner’s Report

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

Appendix 3 – Consequential and/or Factual Changes

Section	Agreed change	Justification/Reason
General – All policies	In the title of all the policies insert the word ‘ <i>Policy</i> ’ before ‘EP’	To provide clarity as required by national policy and guidance.
General – All maps	In the map titles delete ‘projection Figure’.	Typographical correction.
Front Cover	Replace ‘Submission Plan’ with ‘ <i>Referendum Plan</i> ’. Replace ‘September 2020’ with ‘ <i>February 2021</i> ’.	Factual correction.
Page 2 - Executive Summary	In the third paragraph replace ‘(core strategy 2012), saved... to 2034’ with ‘(<i>South Oxfordshire Local Plan 2035</i>)’. Paragraph 4 Delete ‘emerging’ and replace ‘2034’ with ‘2035’.	Factual correction to be consistent with Examiner’s recommendations.
Page 3 - Policies	In the first bullet point remove ‘s’ from ‘directs’.	Typographical correction.
Page 3 - Policies	Delete the final paragraph.	Factual correction.
Page 6 - Forward Section 1.2 Terminology	Within the definition for National Policy replace ‘July 2019’ with ‘ <i>February 2019</i> ’. Within the definition for development plan replace, ‘currently comprises the South Oxfordshire Core Strategy of	Factual corrections. To be consistent with Examiner’s recommendations.

	December 2012... replace the Core Strategy and saved policies' with 'comprising the South Oxfordshire <i>Local Plan 2011-2035</i> '.	
Page 7 - Section 2.1 What are Neighbourhood Plans?	In the first paragraph of section 2.1 replace '2034' with '2035'.	Factual correction to be consistent with Examiner's recommendations.
Page 7 - Section 2.2 What Will the Plan be Used For?	In the third paragraph replace 'saved and forthcoming local policies of the SODC emerging Local Plan 2034' with ' <i>policies of the South Oxfordshire Local Plan 2035</i> '. In the fourth paragraph replace '2034' with '2035'.	Factual correction to be consistent with Examiner's recommendations.
Page 7 - Section 2.3 Next Steps	Replace the first sentence with: <i>'This is the Referendum Version of the Ewelme Neighbourhood plan.</i> In the first sentence of the second paragraph replace 'will submit' with ' <i>submitted</i> '. In the second sentence replace 'will be' with ' <i>document is</i> '. Delete the second sentence of the third paragraph and replace it with: <i>'This includes the exposure of the Plan to a local referendum.'</i>	Factual corrections to update the text to reflect the next steps.
Page 9 – Section 3.1 The Neighbourhood Area	In the third paragraph replace 'red dotted line' to ' <i>black dotted line</i> '.	Factual correction.

Page 10 – Section 3.2 RAF Benson	In the fourth paragraph insert ' <i>that there are</i> ' between 'concludes' and 'some 225'.	Grammatical correction.
Page 10 - Section 3.3 Location	In the final sentence of the first paragraph replace 'emerging SODC Local Plan 2011-2034 Publication Version' with ' <i>South Oxfordshire Local Plan 2035</i> '.	Factual correction to be consistent with Examiner's recommendations.
Page 10 – Section 3.3 Location	In the first sentence of the second paragraph insert upper case 'B' in 'Biodiversity'. Following 'Conservation Target Area' insert '(CTA)'. In the second sentence of the second paragraph replace 'Ewelme Cress Beds Local Wildlife Site' with ' <i>Ewelme Watercress Beds and Local Nature Reserve</i> '.	Typographical, grammatical and factual corrections.
Page 11 – Section 3.4	In the fifth paragraph insert comma after 'possibly two'.	Grammatical correction.
Page 12 – Section 3.4	In the sixth paragraph, in first line insert upper case 'C' and 'S' for 'Church' and 'School'. In the final sentence of the sixth paragraph insert comma after 'Beauty'.	Grammatical corrections.
Page 14 – Section 3.6 The Ewelme Trust	In the sixth paragraph insert 'a' before 'separate'.	Grammatical correction.
Page 15 – Section 3.8	In the fourth paragraph insert a space between '%' and 'of'. In the seventh paragraph insert upper case 'C' for 'Church'.	Typographical and grammatical corrections.
Page 16 – Section 4.2 Sustainable	In the fourth bullet point insert a comma after 'flooding' and 'areas'.	Grammatical correction.

Development		
Page 16 – Section 4.3 Vision	In the vision insert a comma after ‘residents’.	Grammatical correction.
Page 18 – Section 5. The Natural Environment	In the first sentence replace ‘CAV2’ with ‘EV1’.	Factual correction.
Page 18 – Section 5.1 The Terrestrial Environment	In the second sentence of the first paragraph insert ‘has’ before ‘remained’. In the second sentence of the third paragraph delete the comma.	Grammatical corrections.
Page 18 - Section 5.2 Environmental Assets	Replace ‘emerging Local Plan 2034’ with ‘ <i>Local Plan 2035</i> ’.	Factual correction to be consistent with Examiner’s recommendations.
Page 19 – Section 5.2.1 Ewelme Brook, Watercress Beds and Local Nature Reserve	In the first sentence of the second paragraph insert ‘Aquatilis’ before ‘Ranunculus’. In the first sentence of the third paragraph insert a comma after ‘ceased’. In the first sentence of the fourth paragraph remove the comma after ‘kinds’. In the fifth paragraph replace ‘are registered’ with ‘has been registered’.	Factual and grammatical corrections.
Page 20 – EP1: Natural environment, wildlife and	Insert full stop at the end of the first paragraph. In the second paragraph insert a comma after ‘Plan.	Grammatical and factual corrections.

biodiversity	<p>Insert a space between '10' and 'm'.</p> <p>In the second bullet point remove 'd' from 'promoted'.</p> <p>In the supporting objectives add 'EV2'.</p>	
Page 20 - Evidence	In the second sentence of the first paragraph insert '((' before 'Question'	Grammatical correction.
Page 20 - Evidence	In the fourth paragraph delete '110 ('applications for... maintain a strong sense of place...);'	Factual correction.
Page 22 – Section 5.5 Flooding from Sewers	Reposition the second paragraph immediately before Policy EP1.	Factual correction.
Page 23 – Section 5.6.1 Key Views	Insert upper case 'C' and 'S' for 'Church and 'School'.	Grammatical correction.
Page 23 – EP2: Protection of Views	In the supporting objectives insert 'VC1' and 'VC2'	Factual correction.
Page 25 – Section 6. Housing	In the first sentence of the first paragraph replace the comma with a semi colon.	Grammatical correction.
Page 25 – Section 6.1	In the third paragraph delete 'and character'.	Grammatical correction.
Page 26 - Section 6.3 Number of New Homes	<p>In the first paragraph, replace 'emerging Local Plan 2034' with '<i>Local Plan 2035</i>'. Insert upper case 'A' in 'Appendix'.</p> <p>In the second paragraph replace 'anticipated' with '<i>expected</i>'.</p>	Factual and grammatical corrections to be consistent with Examiner's recommendations.

Page 26 – Section 6.4 What Type of Housing is Required	In the second bullet point remove ‘sites of more than one house’.	Factual correction.
Page 27 – Section 6.5 How We Defined the Built-up Area of the village	Replace ‘li’ with ‘ii’ in the fourth paragraph.	Grammatical correction.
Page 27 – Section 6.6	In the first sentence of the first paragraph replace ‘one dwelling’ with ‘10-20 dwellings’.	Factual correction.
Page 28 - Evidence	In the second paragraph insert a full stop between ‘houses’ and ‘Village..’.	Typographical correction.
Page 28 – Section 6.7 Protecting our Open Spaces	<p>In the second paragraph replace ‘Green space’ with ‘<i>green space</i>’.</p> <p>In the third paragraph insert upper case initials for ‘Scholl Lawn’, ‘School’, ‘Beds’ and ‘Reserve’, and insert ‘<i>Local</i>’ before ‘Reserve’.</p> <p>In the fourth paragraph replace ‘Open spaces’ with ‘<i>open spaces</i>’.</p> <p>In the fifth paragraph replace ‘Green space’ with ‘<i>green space</i>’.</p> <p>In the sixth paragraph replace ‘Green space’ with ‘<i>green space</i>’, replace ‘(l)’ with ‘(i)’ and insert upper case ‘A’ for ‘Area’.</p>	Typographical and grammatical corrections.
Page 29 – EP4	In the Watercress Bed Nature Reserve, insert ‘ <i>Local</i> ’ before	Factual correction to use the correct name for the

Housing – Protecting our Open Spaces	‘Reserve’.	open space.
Page 30 - Evidence	In the fourth paragraph replace ‘Open space’ with ‘ <i>open space</i> ’.	Typographical correction.
Page 31 – Section 6.9 Affordable Housing	In the second paragraph delete ‘plan’ form ‘planaffordable’. In the first sentence of the fourth paragraph replace ‘to’ with ‘ <i>with</i> ’ and after ‘10 or more’ add ‘(<i>5 in the AONB</i>)’.	Typographical, grammatical and factual corrections.
Page 31 – Section 6.10 Parking	In the second sentence of the first paragraph replace ‘are’ with ‘ <i>is</i> ’.	Grammatical correction.
Page 32 – EP7: Parking	Replace ‘give rises’ with ‘ <i>gives rise</i> ’. In point 2 insert upper case ‘S’ on ‘Sections’.	Typographical correction.
Page 37 - Section 7.2 Protecting the Historic Environment	Replace, ‘Saved policies CON1-7 provide considerable protection for Ewelme’s heritage assets, and this will be continued in emerging policies ENV6-10 of emerging South Oxfordshire Local Plan 2011-2034’, in the final sentence of the first paragraph with: <i>‘Policies ENV6-10 of the South Oxfordshire Local Plan 2035 provide considerable protection for Ewelme’s heritage assets.’</i> In the third paragraph replace ‘emerging South Oxfordshire Local Plan 2011-2034’ with ‘ <i>South Oxfordshire Local Plan 2035</i> ’. In the fifth paragraph insert upper case ‘P’ on ‘Parish’.	Factual and grammatical corrections to be consistent with Examiner’s recommendations.

	<p>Insert semi-colons at the end of (a) to (c) and a full stop at the end of (d).</p> <p>In the sixth paragraph insert '<i>found by</i>' between 'remains' and 'by the'.</p>	
Page 38 – EP8: Conserving and Enhancing Heritage Assets	Inset ' <i>VC1</i> ' to the supporting objectives.	Factual correction.
Page 38/39 – Section 7.3 Design and Character	<p>In the first sentence of third paragraph replace the comma with a semi-colon.</p> <p>In the third sentence of the fifth paragraph insert '<i>is</i>' between 'It' and 'also'.</p> <p>In the first sentence of the sixth paragraph insert '<i>Oxfordshire</i>' between 'South' and 'Guide'.</p>	Grammatical and typographical corrections.
Page 39 - Section 7.3 Design and Character	In the final paragraph replace 'emerging Local Plan 2034' with ' <i>Local Plan 2035</i> '.	Factual correction to be consistent with Examiner's recommendations.
Page 39 – Section 7.4 Design Principles	Replace '160/262' with ' <i>160 out of 262</i> '.	Factual correction.
Page 40/41 – Section 7.4 Design Principles	<p>In iv. replace the reference to '173' of the NPPF to '112'.</p> <p>At the end of iv. a. add a semi-colon.</p> <p>At the end of iv. d. add a full stop.</p> <p>In ix. Replace '160/262' with '<i>160 out of 262</i>'.</p>	Factual and grammatical corrections.

Page 41 – EP9: Supporting and High-Quality design	In the supporting objectives replace 'E1' with 'EV1'.	Factual correction.
Page 41 – Section 8.1 Community Facilities	In the first paragraph replace the second 'g)' with 'h)' and remove the second full stop.	Grammatical corrections.
Page 41 – Section 8.1 Community Facilities	Delete the third paragraph.	Factual correction as assets have not been formally designated as Assets of Community Value.
Page 42 – Section 8.1 Community Facilities	In the fourth paragraph delete the comma between 'development' and 'b) any' and replace it with 'and'.	Grammatical correction.
Page 42 – Section 8.1.1 Pavilion/Recreational Ground	In the first paragraph insert ', <i>outdoor gym equipment</i> ' after 'cricket pitch'. In the second paragraph delete 'but is in a poor state of repair'.	Factual corrections.
Page 42 – EP10: Community facilities and leisure	Replace 'recreational ground' with ' <i>Recreational Ground</i> '. In the supporting objectives add 'CAV1' and 'EV2'.	Factual and grammatical corrections.
Page 43 – Section Ewelme C of E Primary School	In the third paragraph replace 'on roll' with ' <i>on-roll</i> '.	Grammatical correction.
Page 43 – Section 8.1.5 St Mary's Church: Churchyard	In the second paragraph replace 'present' with ' <i>former</i> '.	Factual correction.

and Graveyard		
Page 44 - Justification	Replace 'village located' with ' <i>village-located</i> '.	Grammatical correction.
Page 44 – Section 8.3.1 Highways and Traffic Flow	In the last sentence of the first paragraph insert upper case 'R' in 'Route.	Grammatical correction.
Page 46 - Section 9 Community Infrastructure	In the first paragraph replace 'Core Strategy' with ' <i>Local Plan 2035</i> '.	Factual correction to be consistent with Examiner's recommendations.
Page 47 – Section 9. Community Infrastructure Levy	In the second paragraph replace 'This money must be spent on infrastructure' with ' <i>This can be spent on things concerned with addressing the demands that development places on the parish area</i> '.	Factual correction.
Page 48 – Section 11. Footnote	In point iii. Insert ' <i>Opinions on</i> ', before 'life in the village...'	Factual correction.
Page 48 – Section 11.1 Abbreviations	Remove references to 'BREEAM, NERC, NPPG, SHMA, SHELA, SSSI'.	Factual correction as no reference are made to these in the Plan.

