

SOUTH OXFORDSHIRE DISTRICT COUNCIL

THE BALDONS NEIGHBOURHOOD PLAN DECISION STATEMENT

Summary

- 1 Following an independent Examination, South Oxfordshire District Council's Cabinet Member for Planning confirmed on 15 August 2018 that the Baldons Neighbourhood Plan will proceed to referendum.
- 2 This Decision Statement and the Examiner's Report can be viewed on the Council's website. Hard copies of these documents can be inspected until 03 October 2018 in the following locations:

Reception South Oxfordshire District Council 135 Eastern Avenue, Milton Park, Milton, OX14 4SB	Mon - Thurs, 8.30am - 5pm and Friday, 8.30am - 4.30pm
St Lawrence Church Toot Baldon Oxford OX44 9NF	24-hour access
Seven Stars on The Green Marsh Baldon Oxford OX44 9LP	Monday – Saturday: 10am to 10pm Sunday: 10am to 7pm

Background

- 3 The Baldons Neighbourhood Area, comprising the whole of Marsh Baldon and Toot Baldon parishes, was designated on 31 March 2016.
- 4 Following the submission of the Baldons Neighbourhood Plan Submission Version ('the Plan') to the district council, the Plan was publicised, and comments were invited from the public and stakeholders.
- 5 South Oxfordshire District Council appointed an independent examiner, Mr. Andrew Freeman BSc (Hons) DipTP DipEM FRTPI, to review whether the plan meets the basic conditions required by legislation and should proceed to referendum.
- 6 The examiner concluded that the plan meets the basic conditions, and that subject to the modifications proposed in his report, the plan should proceed to referendum.

Decision

Having considered the examiner's recommendations and reasons for them, South Oxfordshire District Council's Cabinet Member for Planning decided on 15 August 2018:

1. To accept all modifications recommended by the Examiner;
2. to determine that The Baldons 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 Baldons Development Plan to referendum. A date for the referendum is set for 4th October 2018.
4. the referendum area should not extend beyond the neighbourhood area approved by the District Council on 31 March 2016.

Reasons for decision

- 1 The Baldons 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 (2012) (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 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 its Green Belt location. The Plan has developed a suite of policies that aim to safeguard its character and appearance and to promote sensitive development appropriate to this character, Green Belt location and the position of each village in the local settlement hierarchy.
- 3 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 infill residential development (Policy 2), a mix of housing (Policy 4), and for business use (Policy 9) which aims to contribute to economic growth. In the social role, it includes policies for infill residential development (Policy 2), a mix of housing (Policy 4) and

community facilities (Policy 7) which would help enhance the social element of sustainability within The Baldons. In the environmental dimension the Plan positively seeks to protect its natural, built and historic environment. It has specific policies on the local gaps (Policy 3), Marsh Baldon Green as a local green space (Policy 6) and design (Policy 5).

- 4 As a whole, the council is satisfied that the Plan sets out to achieve sustainable development in the plan area. It promotes sensitive development, appropriate to the character of the village, its location within the Green Belt, and the position of each village in the local settlement hierarchy.
- 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 adopted Development Plan does not require small villages to make site allocations. In this context, proposals for development in The Baldons should be consistent with the overall strategy of supporting its role and function within the wider network of settlements. The Plan proposes that new development in the Plan area is strictly controlled to reflect its location within the Green Belt.
- 6 The council's emerging Local Plan, which will replace the Core Strategy, continues to direct development to the most sustainable locations and supports neighbourhood planning groups who wish to promote development in the smaller villages. The Plan proposes that new development is strictly controlled in the Plan area to reflect its location within the Green Belt. The plan only supports development which is appropriate in a green belt location such as limited infill development within villages in the neighbourhood area, it identifies and protects locally significant green spaces and the intrinsic values of open countryside, it guides the design of new development with a locally specific design guide, it supports the retention and provision of community facilities and employment opportunities.
- 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 requirements. The Sustainability Appraisal sets out how it was developed in an iterative fashion with the wider preparation of the plan itself (Section 2). Section 3 sets out a comprehensive range of sustainability issues in the parish to which the plan responds. Section 4 describes 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 8 then

provides an assessment of the neighbourhood plan policies against the sustainability objectives. Section 8 also considers reasonable alternatives and identifies mitigation of predicted effects. Section 9 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 issued a Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Determination on 08 June 2016, which confirmed to the qualifying body that an Appropriate Assessment would not be required. In response to the council's screening opinion, Natural England confirmed on 02 June 2016 that the proposals in the plan will not have significant effects on sensitive sites that they have a statutory duty to protect. A recent judgment from the Court of Justice of the European Union 'People over Wind, Peter Sweetman v Coillte Teoranta (Case C-323/17)' ruled that Article 6(3) of the Habitats Directive should be interpreted as meaning that mitigation measures should be assessed as part of an Appropriate Assessment, and should not be taken into account at the screening stage. It should be noted that the council's assessment, paragraph 4 of the council's screening determination in particular, did not take mitigation into account.
- 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. Therefore, there is no reason to extend the referendum area beyond the boundaries of the designated plan area as they are currently defined.
- 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. The Examiner's Report is available in Appendix 2.
- 13 The National Planning Policy Framework was revised on 24 July 2018 and sets out the government's planning policies for England and how these are expected to be applied. The policies in the previous Framework (published on 27 March 2012) will apply for the purpose of examining plans, where those plans are submitted on or before 24 January 2019. Paragraph 213

sets out that policies should not be considered out-of-date simply because they were adopted prior to the publication of the Framework. Due weight should be given to them, according to their degree of consistency with the Framework. The council is satisfied that the policies in the Baldons Neighbourhood Plan are consistent with the revised National Planning Policy Framework.

14 The council has taken account of all the representations received.

SEA/ HRA SCREENING

15 The modifications set in Appendix 1, both separately and combined, produce no likely significant environmental affects and are unlikely to have any significant effects on European Designated Sites.

Councillor Felix Bloomfield

South Oxfordshire District Council Cabinet Member with Portfolio for Planning
Date: 22 August 2018

Appendix 1 – Examiner’s modifications

Policy/ Section	Examiner’s recommendations	Council’s Decision	Justification/Reason
Contents Page 5	PM1 –Delete the reference to the availability of the Appendices on the Baldons website. Include Appendices C, D and E in the main document. Carry out consequential amendments.	Agree	The council considers the three appendices (C, D and E), but none of the others, are central to an understanding of the related policies and other provisions of the Plan. Without them, there is a lack of clarity and precision. The policies cannot be applied with confidence.
Baldons Design Guide (Appendix C), Page 4	PM2 - In row 1.03, insert “most” after “considered”. Also, replace “a total of” with “approximately”. Delete row 1.04. Renumber accordingly.	Agree	The council considers that the Baldons Design Guide (Appendix C) contains a number of references that are inconsistent with the provisions of the main Plan and therefore the changes as detailed in PM2 are considered necessary to ensure the policies of the plan can be applied consistently.
Page 41 Policy 2	PM3 - In Policy 2, delete reference to the Little Baldon sites. Carry out consequential amendments elsewhere.	Agree	Little Baldon does not qualify as a village in the district wide settlement hierarchy. Policy CSR1 of the South Oxfordshire adopted Core Strategy 2012 does not support new housing in this location. The Little Baldon sites are also subject to other issues: the two sites are not

			favoured by the present owners; there are likely to be access problems; and the sites are some distance from the school and other amenities. Therefore, in order to ensure the plan contributes to the achievement of sustainable development and is in general conformity with strategic policies in the Development Plan, the council considers it necessary to remove the allocation of sites in Little Baldon.
Page 36 5.3.2 Housing	PM4 - In Section 5.3.2, replace “up to” with “approximately”.	Agree	The council considers the proposed modifications in PM4 to be necessary to ensure consistency and clarity within the plan.
Page 41 Policy 2	PM5 - In Policy 2, modify the text so as to read “not more than 6 houses”.	Agree	The council considers the modification recommended by the examiner is necessary in order to ensure Policy 2 is in general conformity with Policy CSR1 of the South Oxfordshire Core Strategy 2012. Policy CSR1 sets out the appropriate scale of infill development in accordance with the position of the settlement in district’s settlement hierarchy.
Page 38 Policy 1	PM6 - Add the following bullet point within Policy 1: “Development within the conservation areas or their settings shall be of a sensitive design that conserves or enhances their	Agree	The council considers the additional text proposed by the examiner is necessary to ensure the plan appropriately addresses the historic environment and meets basic condition

	special interest, character and appearance”.		(a).
Page 35 5.2.1 Environment	PM7 - Add the following bullet point within Section 5.2.1: “The benefits of the best and most versatile agricultural land”.	Agree	This modification is considered necessary as it introduces consideration to the best and most versatile agricultural land and ensures the neighbourhood plan meets the basic condition (a).
Page 35 5.2.1 Environment	PM8 - In the third bullet point of Section 5.2.1, change “and/or” to “and”.	Agree	This modification is considered necessary to ensure the neighbourhood plan meets basic condition (a) and (e) providing clarity as regards the need to restore and enhance biodiversity.
Page 37 5.3.4 Infrastructure	PM9 - Add the following objective to the list within Section 5.3.4: “To create and enhance habitats.”	Agree	The proposed amendment is considered necessary to ensure the plan appropriately addresses the natural environment in line with national policy (NPPF) and therefore meets basic condition (a).
Page 38 Policy 1	PM10 - At the end of the first sentence of the fifth bullet point within Policy 1, add “including through appropriate green infrastructure”.	Agree	The proposed amendment is considered necessary to ensure the plan appropriately addresses the natural environment in line with national policy (NPPF) and therefore meets basic condition (a).
Page 38	PM11 - In Policy 1, add the following general	Agree	The proposed amendment is considered

Policy 1	principle: "Development should protect priority habitats and priority woodland habitats in particular."		necessary to ensure the plan appropriately addresses the natural environment in line with national policy (NPPF) and therefore meets basic condition (a).
Page 47 6.8.2 Infrastructure priorities	PM12 - In Section 6.8.2, add to the numbered priorities, "Biodiversity protecting and enhancing projects". Change the first sentence to read "based on the responses to the questionnaire and of the statutory consultees".	Agree	The proposed amendment is considered necessary to ensure the plan appropriately addresses the natural environment in line with national policy (NPPF) and therefore meets basic condition (a).
Page 25 3.7 Inappropriate development	PM13 - In the heading and first line of Section 3.7, change "inappropriate" to "unsuitable". At the end of line 5, substitute "is discouraged" for "should not be allowed".	Agree	The council considers there are several instances where the policies, as presently worded, could have unintended consequences or where the information provided is inadequate for the purposes of consistent development management. PPG states that "A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. The council considers the modification proposed by the examiner is necessary to ensure the plan has the clarity required by national planning policy and guidance.

Page 27 3.9 Open Spaces and Gaps	PM14 - In Section 3.9, change the heading “Open Green Space” to “Open Countryside”. For the final sentence of the definition, substitute the following: “Development proposals in the open countryside should be necessary or suitable for a countryside location and consistent with national Green Belt policies.”	Agree	The council considers there are several instances where the policies, as presently worded, could have unintended consequences or where the information provided is inadequate for the purposes of consistent development management. PPG states that “A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. The council considers the modification proposed by the examiner is necessary to ensure the plan has the clarity required by national planning policy and guidance.
Page 27 3.9 Open Spaces and Gaps	PM15 - In Section 3.9, substitute the following for the definition of Brownfield land: “Brownfield Land and Sites – previously developed land which is or was occupied by a permanent structure, including the curtilage of the development land and any associated fixed surface infrastructure.”	Agree	The council considers there are several instances where the policies, as presently worded, could have unintended consequences or where the information provided is inadequate for the purposes of consistent development management. PPG states that “A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. The council considers the modification proposed by the examiner is necessary to ensure the plan has

			the clarity required by national planning policy and guidance.
Page 27 3.9 Open Spaces and Gaps	PM16 - In Section 3.9, substitute the following for the definition of Backland: “Backland Development – development of “landlocked” sites behind existing buildings, such as rear gardens and private open space, usually within predominantly residential areas. Such sites often have no street frontages. The BNP discourages backland development.”	Agree	The council considers there are several instances where the policies, as presently worded, could have unintended consequences or where the information provided is inadequate for the purposes of consistent development management. PPG states that “A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. The council considers the amendment proposed by the examiner is necessary to ensure the plan has the clarity required by national planning policy and guidance.
Page 27 3.9 Open Spaces and Gaps	PM17 - In Section 3.9, substitute the following for the definition of Infill: “Infill Development – the filling of a small gap in an otherwise built-up frontage or on other sites within settlements where the site is closely surrounded by buildings.”	Agree	The council considers there are several instances where the policies, as presently worded, could have unintended consequences or where the information provided is inadequate for the purposes of consistent development management. PPG states that “A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when

			determining planning applications. The council considers the amendment proposed by the examiner is necessary to ensure the plan has the clarity required by national planning policy and guidance.
Page 27 3.9 Open Spaces and Gaps	PM18 - In Section 3.9, for “A Compliant Infill Gap”, substitute “Acceptable Infill Development; and for “A Non-Compliant Infill Gap”, substitute “Unacceptable Infill Development”. Adjust the text accordingly. Change the final sentence on the page to read “The areas shaded as dark green along the principal routes through the village settlement areas, presented in Figure 3.3, are areas of open countryside that should be preserved between the various settlements.”	Agree	The council considers there are several instances where the policies, as presently worded, could have unintended consequences or where the information provided is inadequate for the purposes of consistent development management. PPG states that “A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. The council considers the amendment proposed by the examiner is necessary to ensure the plan has the clarity required by national planning policy and guidance.
Page 38 Policy 1	PM19 - In Policy 1, change the end of the first bullet point to read “the Landscape Character Assessment (Appendix X)” Change the end of the second bullet point to read “and detailed in Appendix X and Figure 4.1”. Change the end of the third bullet point to read “as described in Chapter 3 of this Plan”.	Agree	The council considers there are several instances where the policies, as presently worded, could have unintended consequences or where the information provided is inadequate for the purposes of consistent development management. PPG states that “A policy in a neighbourhood plan should be clear

			and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. The council considers the amendment proposed by the examiner is necessary to ensure the plan has the clarity required by national planning policy and guidance.
Page 41 Table 4.1	PM20 -Change the number of the Site Appraisal Criteria table from “Table 4.1” to “Table 6.1”.	Agree	The council considers there are several instances where the policies, as presently worded, could have unintended consequences or where the information provided is inadequate for the purposes of consistent development management. PPG states that “A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. The council considers the amendment proposed by the examiner is necessary to ensure the plan has the clarity required by national planning policy and guidance.
Page 45 Policy 3	PM21 - In Policy 3, change the final bullet point to a new sentence and add the following text: “As detailed in the Landscape Character Assessment (Appendix X), proposals for the re-use of rural	Agree	The council considers there are several instances where the policies, as presently worded, could have unintended consequences or where the information provided is

	<p>buildings, agricultural or forestry related development and minor extensions to dwellings will be supported where they:</p> <ul style="list-style-type: none"> • meet the requirements of development in the Green Belt; • retain the valued qualities of the separation between settlements; and • retain the individual identities of settlements.” 		<p>inadequate for the purposes of consistent development management. PPG states that “A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. The council considers the amendment proposed by the examiner is necessary to ensure the plan meets basic conditions (a) and (e) and achieves the clarity required by national planning policy and guidance.</p>
Page 46 Policy 5	<p>PM22 - At the end of Policy 5, add a footnote link to the South Oxfordshire Design Guide.</p>	Agree	<p>The council considers there are several instances where the policies, as presently worded, could have unintended consequences or where the information provided is inadequate for the purposes of consistent development management. PPG states that “A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. The council considers the amendment proposed by the examiner is necessary to ensure the plan has the clarity required by national planning policy and guidance.</p>

Page 47 Policy 6	PM23 - In Policy 6, change “Figure 5.2” to “Figure 6.3”.	Agree	The council considers there are several instances where the policies, as presently worded, could have unintended consequences or where the information provided is inadequate for the purposes of consistent development management. PPG states that “A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. The council considers the amendment proposed by the examiner is necessary to ensure the plan has the clarity required by national planning policy and guidance.
Page 47 Policy 7	PM24 - In Policy 7, delete reference to the improvements that would be supported and add to the accompanying text.	Agree	The council considers there are several instances where the policies, as presently worded, could have unintended consequences or where the information provided is inadequate for the purposes of consistent development management. PPG states that “A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. The council considers the amendment proposed by the examiner is necessary to ensure the plan has

			the clarity required by national planning policy and guidance.
Page 47 6.8.1 Introduction	PM25 - Substitute the following for Section 6.8.1: “The Community Infrastructure Levy (CIL) will require some developments to contribute to the cost of the provision, improvement, replacement, operation and maintenance of local infrastructure. 25% of the charge levied on the development in the Baldons will be made available to the Parish Council to spend on Baldons infrastructure once the Plan is made. At present, only 15% of the CIL is made available to the Parish Council.”	Agree	The council considers there are several instances where the policies, as presently worded, could have unintended consequences or where the information provided is inadequate for the purposes of consistent development management. PPG states that “A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. The council considers the amendment proposed by the examiner is necessary to ensure the plan has the clarity required by national planning policy and guidance.
Page 48 Policy 9	PM26 - In Policy 9, change the reference in the fourth bullet point to “Oxfordshire County Council” and add a link to the recently published standards.	Agree	The council considers there are several instances where the policies, as presently worded, could have unintended consequences or where the information provided is inadequate for the purposes of consistent development management. PPG states that “A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when

			determining planning applications. The council considers the amendment proposed by the examiner is necessary to ensure the plan has the clarity required by national planning policy and guidance.
Page 48 Policy 8	PM27 - Add a second paragraph to Policy 8: “Development proposals which result in the need for off-site water supply and/or sewerage/wastewater infrastructure upgrades will be subject to phasing conditions where necessary to ensure that occupancy does not outpace delivery of necessary infrastructure upgrades.”	Agree	The council considers that phasing conditions may be needed to ensure that occupation of development does not outpace the delivery of necessary infrastructure upgrades. Therefore, the modification proposed by the examiner is considered necessary to ensure that the neighbourhood area can grow in a sustainable way in line with National Planning Practice Guidance (Paragraph: 045 Reference ID: 41-045-20140306)



Report on The Baldons Neighbourhood Development Plan 2018 - 2033

An Examination undertaken for South Oxfordshire District Council with the support of Baldons Parish Council on the January 2018 submission version of the Plan.

Independent Examiner: Andrew S Freeman BSc (Hons) DipTP DipEM FRTPI

Date of Report: 21 June 2018

Contents

	Page
Main Findings - Executive Summary	3
1. Introduction and Background	3
• The Baldons Neighbourhood Plan 2018 - 2033	3
• The Independent Examiner	4
• The Scope of the Examination	4
• The Basic Conditions	5
2. Approach to the Examination	6
• Planning Policy Context	6
• Submitted Documents	6
• Site Visit	7
• Written Representations with or without Public Hearing	7
• Modifications	7
3. Procedural Compliance and Human Rights	7
• Qualifying Body and Neighbourhood Plan Area	7
• Plan Period	8
• Neighbourhood Plan Preparation and Consultation	8
• Development and Use of Land	8
• Excluded Development	8
• Human Rights	9
4. Compliance with the Basic Conditions	9
• EU Obligations	9
• Main Issues	9
• Issue 1: Whether the Baldons Neighbourhood Plan is structured appropriately	10
• Issue 2: Whether Policy 2 – New Houses provides an appropriate basis for the promotion and management of housing development in the area	10
• Issue 3: Whether the Plan addresses adequately local heritage, nature conservation and infrastructure	11
• Issue 4: Whether in all other respects the policies provide an appropriate basis for decision taking	12
• Other Policies	13
5. Conclusions	14
• Summary	14
• The Referendum and its Area	14
• Overview	14
Appendix: Modifications	15

Main Findings - Executive Summary

From my examination of the Baldons Neighbourhood Development Plan (the Plan / Neighbourhood Plan) and its supporting documentation, including the representations made, I have concluded that subject to the policy modifications set out in this report, the Plan meets the Basic Conditions.

I have also concluded that:

- the Plan has been prepared and submitted for examination by a qualifying body – Baldons Parish Council;
- the Plan has been prepared for an area properly designated – the Baldons Neighbourhood Plan Area – Figure 1.1 in the Plan;
- the Plan specifies the period to which it is to take effect – 2018 - 2033; and
- the policies relate to the development and use of land for a designated neighbourhood area.

I recommend that the Plan, once modified, proceeds to Referendum on the basis that it has met all the relevant legal requirements.

I have considered whether the referendum area should extend beyond the designated area to which the Plan relates and have concluded that it should not.

1. Introduction and Background

The Baldons Neighbourhood Development Plan 2018 - 2033

- 1.1 The Baldons is the name given to a rural area some eight kilometres to the southeast of Oxford city centre. It comprises two parishes, Toot Baldon and Marsh Baldon, which have for some time operated a combined parish council, Baldons Parish Council.
- 1.2 Much of the southwestern boundary of the area is formed by the A4074 Oxford to Wallingford Road. Just outside the area to the northeast is the B480 Watlington Road. The B4015 runs through the area towards its southern boundary. The A4074 and B480 are linked by a series of C-class roads known in part as Baldon Lane and The Croft. These roads give access to loose clusters of development at Marsh Baldon and Toot Baldon. A further cluster at Little Baldon is served by the B4015. The whole area extends to about 970 ha and has a population of approximately 458.
- 1.3 There is little or no formalised structure to the layout of the roads and buildings, buildings which are predominantly houses of modest scale. The whole area has an open and spacious feel with a general absence of enclosed or intimate public spaces. There are abundant views to open countryside and, at the heart of Marsh Baldon, a large village green nearly 10 ha in area.

- 1.4 As indicated below, initial work towards preparation of the Neighbourhood Plan began in 2015. Designation in March 2016 was followed by a series of consultations and surveys, exhibitions and meetings, the issue of a draft scoping report and then formal consultation. The submitted plan represents some three years of detailed work by those involved. There is a vision covering the period to 2033; also, sustainability objectives which have resulted in nine land use policies.

The Independent Examiner

- 1.5 As the Plan has now reached the examination stage, I have been appointed as the examiner of the Baldons Neighbourhood Development Plan by South Oxfordshire District Council with the agreement of Baldons Parish Council.
- 1.6 I am a chartered town planner and former government Planning Inspector with over forty years' experience. I have worked in both the public and private sectors. I am an independent examiner and do not have an interest in any of the land that may be affected by the draft plan.

The Scope of the Examination

- 1.7 As the independent examiner, I am required to produce this report and recommend either:
- (a) that the neighbourhood plan is submitted to a referendum without changes; or
 - (b) that modifications are made and that the modified neighbourhood plan is submitted to a referendum; or
 - (c) that the neighbourhood plan does not proceed to a referendum on the basis that it does not meet the necessary legal requirements.
- 1.8 The scope of the examination is set out in Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) ("the 1990 Act"). The examiner must consider:
- whether the Plan meets the Basic Conditions;
 - whether the Plan complies with provisions under Section 38A and Section 38B of the Planning and Compulsory Purchase Act 2004 (as amended) ("the 2004 Act"). These are:
 - it has been prepared and submitted for examination by a qualifying body, for an area that has been properly designated by the local planning authority;
 - it sets out policies in relation to the development and use of land;

- it specifies the period during which it has effect;
- it does not include provisions and policies for “excluded development”;
- it is the only neighbourhood plan for the area and does not relate to land outside the designated neighbourhood area;
- whether the referendum boundary should be extended beyond the designated area should the Plan proceed to referendum; and
- such matters as prescribed in the Neighbourhood Planning (General) Regulations 2012 (as amended) (“the 2012 Regulations”).

1.9 I have considered only matters that fall within Paragraph 8(1) of Schedule 4B to the 1990 Act, with one exception. That is the requirement that the Plan is compatible with the Human Rights Convention.

The Basic Conditions

1.10 The “Basic Conditions” are set out in Paragraph 8(2) of Schedule 4B to the 1990 Act. In order to meet the Basic Conditions, the neighbourhood plan must:

- have regard to national policies and advice contained in guidance issued by the Secretary of State;
- contribute to the achievement of sustainable development;
- be in general conformity with the strategic policies of the development plan for the area;
- be compatible with and not breach European Union (EU) obligations; and
- meet prescribed conditions and comply with prescribed matters.

1.11 Regulation 32 of the 2012 Regulations prescribes a further Basic Condition for a neighbourhood plan. This requires that the neighbourhood plan should not be likely to have a significant effect on a European Site (as defined in the Conservation of Habitats and Species Regulations 2017) or a European Offshore Marine Site (as defined in the Offshore Marine Conservation (Natural Habitats etc.) Regulations 2007) either alone or in combination with other plans or projects.

2. Approach to the Examination

Planning Policy Context

- 2.1 Planning policy for England is set out principally in the National Planning Policy Framework (NPPF). In addition, Planning Practice Guidance (PPG) offers guidance on how this policy should be implemented. A draft revised NPPF and draft revised PPG were published for consultation purposes in March 2018.¹ The draft revised NPPF does not yet constitute national policy and, as such, I have considered the draft Neighbourhood Plan in the context of the operative version.
- 2.2 The Development Plan for this part of South Oxfordshire Council, not including documents relating to excluded minerals and waste development, includes the saved policies from the South Oxfordshire Local Plan 2011 and the South Oxfordshire Core Strategy as adopted on 14 December 2012.
- 2.3 Also of relevance is the emerging South Oxfordshire Local Plan 2011-2033. This has reached an advanced stage of preparation and will shortly be submitted to the Secretary of State for examination. PPG makes clear that whilst a draft neighbourhood plan is not tested against the policies in an emerging Local Plan, the reasoning and evidence informing the Local Plan process is likely to be relevant to the consideration of the Basic Conditions.² Paragraph 184 of the NPPF also provides, “The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider area.” As such, I make reference to the emerging Local Plan in this report.

Submitted Documents

- 2.4 I have considered all policy, guidance and other reference documents I consider relevant to the examination, including those submitted which comprise:
- the draft Baldons Neighbourhood Development Plan 2018 - 2033, January 2018;
 - a map which identifies the area to which the proposed neighbourhood plan relates (within the Neighbourhood Plan);
 - the Consultation Statement, January 2018;
 - the Basic Conditions Statement, December 2017;
 - all the representations that have been made in accordance with the Regulation 16 consultation;
 - a Sustainability Appraisal dated January 2018; and

¹ View the documents at: <https://www.gov.uk/government/consultations/draft-revised-national-planning-policy-framework>

² PPG Reference ID: 41-009-20160211.

- the undated response from the Parish Council to the questions set out in my letter of 17 April 2018.³

Site Visit

- 2.5 I made an unaccompanied site visit to the Neighbourhood Plan Area on 25 April 2018 to familiarise myself with it and visit relevant sites and areas referenced in the Plan and evidential documents.

Written Representations with or without Public Hearing

- 2.6 This examination has been dealt with by written representations. There were no requests for an appearance amongst the Regulation 16 representations. I considered hearing sessions to be unnecessary as the consultation responses clearly articulated the objections to the Plan and presented arguments for and against the Plan's suitability to proceed to a referendum.

Modifications

- 2.7 Where necessary, I have recommended modifications to the Plan (**PMs**) in this report in order that it meets the Basic Conditions and other legal requirements. For ease of reference, I have listed these modifications separately in the Appendix.

3. Procedural Compliance and Human Rights

Qualifying Body and Neighbourhood Plan Area

- 3.1 The Baldons Neighbourhood Development Plan has been prepared and submitted for examination by Baldons Parish Council which is a qualifying body for an area that was designated by South Oxfordshire District Council on 31 March 2016.
- 3.2 It is the only neighbourhood plan for the plan area. It does not relate to land outside the designated neighbourhood area.

Plan Period

- 3.3 The Plan specifies clearly the period to which it is to take effect, which is from 2018 to 2033.

Neighbourhood Plan Preparation and Consultation

³ View at: <http://www.baldons.org.uk/page.php?id=413>

- 3.4 Details of Plan preparation and consultation are set out in the Parish Council's Consultation Statement, January 2018. Application for designation as a neighbourhood area was made in 2015. Following statutory publicity, the neighbourhood area was approved by South Oxfordshire District Council on 31 March 2016.
- 3.5 There have been four main stages of Plan preparation and consultation. The first stage involved the issue of a residents' consultation paper and the commissioning of a housing needs survey. At stage two, an exhibition was held together with meetings with extra-village landowners. Stage three involved the issue of a draft scoping report to statutory consultees. Stage four comprised formal pre-submission consultation under Regulation 14. Comments were invited from local residents, landowners, statutory consultees and other public bodies.
- 3.6 With regard to the Regulation 14 consultation, the Consultation Statement indicates representations from four statutory consultees and one landowner. In addition, there are 31 separate comments from residents. Responses are recorded in the Consultation Statement including instances where the Plan has been amended.
- 3.7 At the Regulation 16 consultation stage, 11 responses were received. The majority of the responses were from statutory consultees. In addition, there were three representations from owners of land in the area.
- 3.8 I am content that the Plan has, therefore, met the regulatory requirements and that due regard has been had to the advice in the PPG on plan preparation and engagement.

Development and Use of Land

- 3.9 The Plan sets out policies in relation to the development and use of land in accordance with Section 38A of the 2004 Act.

Excluded Development

- 3.10 The Plan does not include provisions and policies for "excluded development".

Human Rights

- 3.11 The Parish Council is satisfied⁴ that the Plan does not breach Human Rights (within the meaning of the Human Rights Act 1998). From my independent assessment, I see no reason to disagree.

4. Compliance with the Basic Conditions

EU Obligations

- 4.1 The Neighbourhood Plan has been the subject of Sustainability Appraisal under the Strategic Environmental Assessment Directive. The Sustainability Appraisal has informed preparation of the Plan. No likely significant environment effects are recorded. No comments to the contrary have been received from the statutory consultees. Having read the Sustainability Appraisal and inspected the area, I agree that there would be no likely significant environmental effects.
- 4.2 In addition, the Neighbourhood Plan was screened for Habitats Regulations Assessment which was not triggered. The site is not in close proximity to a European designated nature site. Natural England has not made any comments to the contrary. From my independent assessment of this matter, I have no reason to disagree.

Main Issues

- 4.3 Having regard for the Baldons Neighbourhood Plan, the consultation responses and other evidence, and the site visit, I consider that there are four main issues relating to the Basic Conditions for this examination. These are:
- Issue 1: Whether the Baldons Neighbourhood Plan is structured appropriately;
 - Issue 2: Whether Policy 2 – New Houses provides an appropriate basis for the promotion and management of housing development in the area;
 - Issue 3: Whether the Plan addresses adequately local heritage, nature conservation and infrastructure; and
 - Issue 4: Whether in all other respects the policies provide an appropriate basis for decision taking.

⁴ See undated response from the Parish Council to the questions set out in my letter of 17 April 2018.

Issue 1: Whether the Baldons Neighbourhood Plan is structured appropriately

- 4.4 There are several policies in the Neighbourhood Plan which rely on information contained in appendices. Examples include Policy 1 with its references to the Landscape Character Assessment (Appendix D) and key views (Appendix E); and Policy 5 which refers to the Baldons Design Guide (Appendix C). However, as recorded on Page 5 of the Plan, “The Appendices are available on the Baldons website and are not included in this document.”
- 4.5 To my mind, these three appendices (but none of the others) are central to an understanding of the related policies and other provisions of the Plan. Without them, there is a lack of clarity and precision. The policies cannot be applied with confidence⁵. They should be included within the main document as provided for in proposed modification **PM1**. With this modification in place, the Plan would comply with the Basic Conditions in this regard.
- 4.6 Whilst referring to the appendices, it should be noted that the Baldons Design Guide (Appendix C) contains a number of references that are inconsistent with the provisions of the main Plan. They should be addressed as identified in proposed modification **PM2**.

Issue 2: Whether Policy 2 – New Houses provides an appropriate basis for the promotion and management of housing development in the area

- 4.7 Policy 2 of the Neighbourhood Plan (New Houses) aims to build on the provisions of the adopted and emerging development plan as well as on the Government’s Green Belt policy as expressed in the NPPF. On this latter point, the whole of the area is included in the Green Belt; but the housing promoted within the Neighbourhood Plan would represent “limited infilling in villages” and, as such, is not inappropriate.
- 4.8 Policy CSR1 of the South Oxfordshire Core Strategy is supportive of development on sites of up to 0.2 ha (the equivalent of 5-6 houses) in “smaller villages” (such as Marsh Baldon) and on sites of up to 0.1 ha (2-3 houses) in “other villages” including Toot Baldon.
- 4.9 In villages including Marsh Baldon, Policy H8 of the emerging South Oxfordshire Local Plan 2011-2033 envisages a 5-10% increase in dwelling numbers above those recorded in the 2011 Census. In the Neighbourhood Plan, it is stated that this would be equivalent to between 9 and 17 new dwellings. Policy 2 – New Houses identifies 11 sites where approximately 15 new homes could be constructed in clusters of 1-3 dwellings in Toot Baldon or not more than 5 houses in Marsh Baldon. Also included within the total are two sites in Little Baldon (single dwellings or clusters of 1-3 houses).
- 4.10 In terms of location, I note that Little Baldon does not qualify as a village where new housing would be supported in either the adopted or the emerging Local Plan. The Little Baldon sites are also subject to other issues. The two

⁵ PPG Reference ID: 41-041-20140306.

sites are not favoured by the present owners; there are likely to be access problems; and the sites are some distance from the school and other amenities. Therefore, in the interests of sustainable development, the sites at Little Baldon should be removed from the Plan as in proposed modification **PM3**.

- 4.11 With regard to Toot Baldon, I note that this is a location supported in the Core Strategy where it is classified as an “other village”, but it is not so designated in the emerging Local Plan. However, two of the four identified sites have been the subject of previous refusals of planning permission and the suitability of the sites has been questioned. From my own inspection of the sites, I can see that to design acceptable schemes would be challenging. Nevertheless, I can conceive of appropriate solutions. In principle, I find that both the location and the sites are suitable for infill development.
- 4.12 I have reached the same conclusion on two sites at Marsh Baldon that have been the subject of refusals of planning permission. I have also considered the accuracy of boundaries and the possibility of additional sites. On the boundary question, I find no serious flaws. Indeed, on the relevant plans, the boundaries are stated to be indicative. With regard to additional sites, there is a site generally north of St Peter’s Church that has been promoted along with various community benefits. However, I find it difficult to envisage a scheme that would not materially harm the setting of the Grade II* church. Inclusion of the site would not be appropriate.
- 4.13 Further modifications are necessary to ensure consistency. At Section 5.3.2, the supporting text should refer to “approximately” 15 houses; and, in line with the Core Strategy, “not more than 6 houses” should be allowed on sites at Marsh Baldon. These changes are dealt with in proposed modifications **PM4 and PM5**. With all the recommended modifications in place, and bearing in mind the flexibility in site capacity, Policy 2 would provide an appropriate basis for the promotion and management of housing development in the area and would comply with the Basic Conditions.

Issue 3: Whether the Plan addresses adequately heritage assets, the natural environment and infrastructure

Heritage Assets

- 4.14 Policy 1 (General Principles) highlights that development should preserve or enhance the character and appearance of The Baldons and its landscape setting. However, neither this policy nor Policy 5 (Design Guide) emphasise the importance of sensitive design within the conservation areas or their settings. A related addition would contribute to robust and comprehensive provisions on good design as envisaged in Paragraph 58 of the NPPF. Proposed modification **PM6** refers.

Natural Environment

4.15 In terms of the natural environment, there are a number of modifications that are needed to ensure better accord with national policy (NPPF):

- In Section, 5.2.1, reference should be made to the best and most versatile agricultural land;
- Section 5.2.1 should refer to the need to restore and enhance biodiversity (not “and/or”);
- In Section 5.3.4, the creation and enhancement of habitats should be added as an objective;
- As a general principle (Policy 1), mention should be made of biodiversity net gain through appropriate green infrastructure;
- In Policy 1 (General Principles), reference should be added to protecting priority habitats and priority woodland habitats in particular; and
- In Section 6.8.2, biodiversity protecting and enhancing projects should be added to the infrastructure priorities.

4.16 Necessary amendments are set out in proposed modification **PM27**.

Infrastructure

4.17 The NPPF looks to local planning authorities to plan for infrastructure needs including water supply and wastewater. In this regard, the emerging Local Plan contains two relevant policies, Policy INF1: Infrastructure Provision and Policy INF4: Water.

4.18 At the neighbourhood level, and as advised by Thames Water, phasing conditions may be needed to ensure that occupation of development does not outpace the delivery of necessary infrastructure upgrades. Appropriate additions to the Plan in order to ensure it meets the Basic Conditions are set out in proposed modifications **PM13 and PM14**.

Adequacy of the Plan

4.19 With the above modifications in place, the Plan would address adequately heritage assets, the natural environment and infrastructure. The Basic Conditions would be met.

Issue 4: Whether in all other respects the policies provide an appropriate basis for decision taking

4.20 There are several instances where the policies, as presently worded, could have unintended consequences or where the information provided is inadequate for the purposes of consistent development management. PPG states that “A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications.”⁶ With this advice in mind, I propose a number of amendments to the Plan, both policy and text, which are itemised below:

⁶ PPG Reference ID: 41-041-20140306.

- In view of the very specific definition of “inappropriate development” in the NPPF, avoid its use in Section 3.7; also couch the intention of the section in less categorical terms;
- In Section 3.9, use “Open Countryside” as a more fitting description than “Open Green Space” and refer to tests that would apply to development proposals;
- In Section 3.9 (Brownfield land), align the definition with that set out in the NPPF;
- In Section 3.9 (Backland), set out a more appropriate definition;
- In Section 3.9 (Infill), align the definition with that set out in the South Oxfordshire Core Strategy;
- In Section 3.9, when addressing compliant and non-compliant infill gaps, refer instead to acceptable and unacceptable infill development; also, clarify the information presented in Figure 3.3;
- In Policy 1 – General Principles, correct the reference to the Landscape Character Assessment and to Chapter 3; also refer to Figure 4.1;
- For the Site Appraisal Criteria, correct the table number;
- In Policy 3 – Local Gaps, correct the formatting and add reference to rural buildings;
- In Policy 5 – Design Guide, add a link to the South Oxfordshire Design Guide;
- In Policy 6 – Marsh Baldon Green, add the correct figure number;
- In Policy 7 – Community Facilities, delete from the policy details of the improvements that would be supported;
- In Paragraph 6.8.1, correct the description of the Community Infrastructure Levy; and
- In Policy 9 – Business, correct the reference to the recently published standards and add an appropriate link.

4.21 Appropriate changes are set out in proposed modifications **PM13 to PM26**. With these modifications in place, the Plan would meet the Basic Conditions. Furthermore, I confirm that Marsh Baldon Green is suitable for designation as a Local Green Space in that it fully meets the criteria set out in paragraph 77 of the NPPF.

Other Policies

4.22 There remains one policy that has not been the subject of scrutiny in the foregoing report. That is Policy 4 which sets out the mix of dwellings that would be supported. This is in line with Paragraph 50 of the NPPF which looks to authorities to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. The policy is compliant with the Basic Conditions.

5. Conclusions

Summary

- 5.1 The Baldons Neighbourhood Development Plan has been duly prepared in compliance with the procedural requirements. My examination has investigated whether the Plan meets the Basic Conditions and other legal requirements for neighbourhood plans. I have had regard for all the responses made following consultation on the Neighbourhood Plan and the evidence documents submitted with it.
- 5.2 I have made recommendations to modify a number of policies and text to ensure the Plan meets the Basic Conditions and other legal requirements. I recommend that the Plan, once modified, proceeds to referendum.

The Referendum and its Area

- 5.3 I have considered whether or not the referendum area should be extended beyond the designated area to which the Plan relates. The Baldons Neighbourhood Development Plan as modified has no policy or proposals which I consider significant enough to have an impact beyond the designated neighbourhood plan boundary, requiring the referendum to extend to areas beyond the plan boundary. I recommend that the boundary for the purposes of any future referendum on the Plan should be the boundary of the designated neighbourhood plan area.

Overview

- 5.4 It is evident that a considerable amount of time and effort has been devoted to the development and production of this Plan and I congratulate all those who have been involved. The Plan should prove to be a useful tool for future planning and change in the Baldons over the coming years.

Andrew S Freeman

EXAMINER

Appendix: Modifications

Proposed modification number (PM)	Page no./ other reference	Modification
PM1	Page 5	Delete the reference to the availability of the Appendices on the Baldons website. Include Appendices C, D and E in the main document. Carry out consequential amendments.
PM2	Baldons Design Guide (Appendix C), Page 4	In row 1.03, insert “most” after “considered”. Also, replace “a total of” with “approximately”. Delete row 1.04. Renumber accordingly.
PM3	Page 41	In Policy 2, delete reference to the Little Baldon sites. Carry out consequential amendments elsewhere.
PM4	Page 36	In Section 5.3.2, replace “up to” with “approximately”.
PM5	Page 41	In Policy 2, modify the text so as to read “not more than 6 houses”.
PM6	Page 38	Add the following bullet point within Policy 1: “Development within the conservation areas or their settings shall be of a sensitive design that conserves or enhances their special interest, character and appearance”.
PM7	Page 35	Add the following bullet point within Section 5.2.1: “The benefits of the best and most versatile agricultural land”.
PM8	Page 35	In the third bullet point of Section 5.2.1, change “and/or” to “and”.
PM9	Page 37	Add the following objective to the list within Section 5.3.4: “To create and enhance habitats.”
PM10	Page 38	At the end of the first sentence of the fifth bullet point within Policy 1, add “including through appropriate green infrastructure”.
PM11	Page 38	In Policy 1, add the following general principle: “Development should protect priority habitats and priority woodland habitats in particular.”
PM12	Page 47	In Section 6.8.2, add to the numbered priorities, “Biodiversity protecting and enhancing projects”. Change the first sentence to read “based on the responses to the questionnaire and of the statutory

		consultees”.
PM13	Page 25	<p>In the heading and first line of Section 3.7, change “inappropriate” to “unsuitable”.</p> <p>At the end of line 5, substitute “is discouraged” for “should not be allowed”.</p>
PM14	Page 27	<p>In Section 3.9, change the heading “Open Green Space” to “Open Countryside”.</p> <p>For the final sentence of the definition, substitute the following: “Development proposals in the open countryside should be necessary or suitable for a countryside location and consistent with national Green Belt policies.”</p>
PM15	Page 27	<p>In Section 3.9, substitute the following for the definition of Brownfield land: “<u>Brownfield Land and Sites</u> – previously developed land which is or was occupied by a permanent structure, including the curtilage of the development land and any associated fixed surface infrastructure.”</p>
PM16	Page 27	<p>In Section 3.9, substitute the following for the definition of Backland: “<u>Backland Development</u> – development of “land-locked” sites behind existing buildings, such as rear gardens and private open space, usually within predominantly residential areas. Such sites often have no street frontages. The BNP discourages backland development.”</p>
PM17	Page 27	<p>In Section 3.9, substitute the following for the definition of Infill: “<u>Infill Development</u> – the filling of a small gap in an otherwise built-up frontage or on other sites within settlements where the site is closely surrounded by buildings.”</p>
PM18	Page 27	<p>In Section 3.9, for “A Compliant Infill Gap”, substitute “Acceptable Infill Development; and for “A Non-Compliant Infill Gap”, substitute “Unacceptable Infill Development”. Adjust the text accordingly.</p> <p>Change the final sentence on the page to read “The areas shaded as dark green along the principal routes through the village settlement areas, presented in Figure 3.3, are areas of open countryside that should be preserved between the various settlements.”</p>
PM19	Page 38	<p>In Policy 1, change the end of the first bullet point to read “the Landscape Character Assessment (Appendix X)”</p> <p>Change the end of the second bullet point to read</p>

		<p>“and detailed in Appendix X and Figure 4.1”.</p> <p>Change the end of the third bullet point to read “as described in Chapter 3 of this Plan”.</p>
PM20	Page 41	Change the number of the Site Appraisal Criteria table from “Table 4.1” to “Table 6.1”.
PM21	Page 45	<p>In Policy 3, change the final bullet point to a new sentence and add the following text:</p> <p>“As detailed in the Landscape Character Assessment (Appendix X), proposals for the re-use of rural buildings, agricultural or forestry related development and minor extensions to dwellings will be supported where they:</p> <ul style="list-style-type: none"> • meet the requirements of development in the Green Belt; • retain the valued qualities of the separation between settlements; and • retain the individual identities of settlements.”
PM22	Page 46	At the end of Policy 5, add a footnote link to the South Oxfordshire Design Guide.
PM23	Page 47	In Policy 6, change “Figure 5.2” to “Figure 6.3”.
PM24	Page 47	In Policy 7, delete reference to the improvements that would be supported and add to the accompanying text.
PM25	Page 47	<p>Substitute the following for Section 6.8.1:</p> <p>“The Community Infrastructure Levy (CIL) will require some developments to contribute to the cost of the provision, improvement, replacement, operation and maintenance of local infrastructure. 25% of the charge levied on the development in the Baldons will be made available to the Parish Council to spend on Baldons infrastructure once the Plan is made. At present, only 15% of the CIL is made available to the Parish Council.”</p>
PM26	Page 48	In Policy 9, change the reference in the fourth bullet point to “Oxfordshire County Council” and add a link to the recently published standards.
PM27	Page 48	<p>Add a second paragraph to Policy 8:</p> <p>“Development proposals which result in the need for off-site water supply and/or sewerage/wastewater infrastructure upgrades will be subject to phasing conditions where necessary to ensure that</p>

		occupancy does not outpace delivery of necessary infrastructure upgrades.”
--	--	--