

29 August 2025

Dear Mr Ashcroft

**Warborough and Shillingford Neighbourhood Development Plan Review –
South Oxfordshire District Council response to Examiner’s Clarification Note of
28 July 2025**

In your clarification note dated 28 July 2025 you raised the following points for the District Council to address:

Policy VC2 of the Plan proposes the designation of a Green Gap and two Gateway Sites. In relation to the Green Gap, I have noted that the Welbeck Strategic Land representation advises about planning application P23/S4082/O. Is there any more recent planning history on the site? Is there any relevant planning history on the two Gateway Sites?

I have already raised the issue of the monitoring and review of the Plan with the Parish Council. In this context I note that the examination of the Joint Local Plan 2041 has started. What is the expected timescale for the remainder of the examination and the adoption of the Plan?

Firstly, you drew attention to the application P23/S4082/O which is on the site designated as a Green Gap in this plan review. The site was previously subject to an outline planning application from Welbeck Strategic Land for 110 homes in 2017, and was withdrawn in November 2018. Please find a link to the application P17/S4437/O [here](#). There are no more recent planning applications on this site.

Secondly, you asked if there were any relevant planning history on the two Gateway sites in Warborough. These are Thame Road and Henley Road/Wallingford Road. The Thame Road site was subject to a planning application by Rectory Homes in August 2023 for 12 new homes along with new public open space and an access road. This was withdrawn in the weeks prior to the determination date in January 2024. Please

find a link [here](#) to the application with the reference P23/S2759/FUL. There is no relevant planning history for the Henley Road/Wallingford Road site.

Thirdly, as you mentioned, the Joint Local Plan 2041 is currently at examination and its adoption is subject to a successful examination process. The published timetable for the Joint Local Plan, is outlined in the [Joint Local Development Scheme](#) on page 10, which I have included below. Please also see our [Joint Local Plan examination webpage](#) for all the latest news and updates on the plan.

| Timetable - Key Stages | |
|--|---|
| Public Consultation on Issues and Scope (Regulation 18) | May/June 2022 (Complete) |
| Public Consultation on Preferred Options (Regulation 18) | January/ February 2024 (Complete) |
| Publication of Pre-Submission for representations to be made (Regulation 19) | October/ November 2024 |
| Submission to Secretary of State (Regulation 22) | December 2024 |
| Expected Hearings of Examination in Public (Regulation 24)* | April 2025 |
| Inspector's report (Regulation 25)* | October 2025 |
| Adoption (Regulation 26)* | December 2025 |

Regulation references taken from The Town and Country Planning (Local Planning) (England) Regulations 2012.

The Joint Local Development Scheme includes an important note on page 11:
"Timings and requirements post submission to the Secretary of State will be determined by the appointed Inspector. Subject to progression of the examination process, there may be subsequent changes to the published dates through to adoption."

The Inspectors have indicated through their questions that they are considering whether the timetable to adoption of the Joint Local Plan will be longer than December 2025, and potentially run to or beyond April 2026 (see [Inspectors' Matters Issues and Questions for Examination ID02](#), Q1.10).

(*The emerging Joint Local Plan is being examined under the transitional arrangements set out with annex 1 of the NPPF (2024) as the plan was submitted prior to the 12 March 2025 deadline. It is therefore being examined against the 2023 NPPF and the weight given to emerging policy will need to consider the degree policies are consistent with that version of the framework).

Yours Sincerely,

Edward Williamson
Assistant Planning Officer (Enquiries)