

## Delegated authority officer decision notice

<b>Decision made by</b>	Tim Oruye Head of Policy and Programmes
<b>Lead officer contact details</b>	Cheryl Soppet Planning Policy Officer (Neighbourhood) Tel: 01235 422422 Email: cheryl.soppet@southandvale.gov.uk
<b>Decision</b> (Keep this succinct)	<ol style="list-style-type: none"> <li>1. To accept all modifications recommended by the Examiner;</li> <li>2. To determine that the Warborough and Shillingford Neighbourhood Plan Review, 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 an NDP;</li> <li>3. To take all appropriate actions to progress the Warborough and Shillingford Neighbourhood Plan Review to referendum.</li> </ol>
<b>Key decision?</b> (see notes below)	No
<b>If key decision, has call-in been waived by the Scrutiny Committee chair(s)?</b>	Not applicable.
<b>Confidential decision, and if so under which exempt category?</b>	No
<b>Delegated authority reference from the constitution</b>	Head of Policy and Programmes ref 3.3 (Page 178).
<b>Risks</b>	<p>The local community will have the opportunity to vote on the neighbourhood plan at referendum; there is a risk that the local community will vote against the plan. This risk is low given the level of support shown for the plan as detailed in the consultation statement.</p> <p>The legislation makes provision for the council's decision at this stage to be challenged via a judicial review. The process undertaken and proposed accords with planning legislation.</p>
<b>Reasons for decision</b>	<ol style="list-style-type: none"> <li>1. The Warborough and Shillingford Neighbourhood Development Plan Review (the plan) as modified by the Examiner's recommendations, has had regard to 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. A neighbourhood plan must not constrain the delivery of important national policy objectives. The principal document in which national planning policy is</li> </ol>

contained is the National Planning Policy Framework (NPPF) and this conclusion is reached bearing this in mind. It should be noted that the NPPF was revised in December 2024. The revised NPPF replaces the previous NPPF December 2023. For neighbourhood plans, the policies in the 2024 Framework will apply for the purpose of preparing neighbourhood plans from 12 March 2025. The advice within National Planning Practice Guidance (“NPPG”) has also been borne in mind in reaching this conclusion. The Warborough and Shillingford NDP Review was submitted on 26 March 2025 and therefore has been considered against the NPPF December 2024.

2. Paragraph 13 of the NPPF 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 30 of the NPPF 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 includes a variety of policies and seeks to bring forward positive and sustainable development in the neighbourhood area. The plan contains policies which focus on the delivery of sustainable development, as supported by National Planning Policy Framework paragraph 30.
5. The plan, as modified by the Examiner’s recommendations, contributes to the achievement of sustainable development. This condition relates to the making of the plan as a whole. It does not require that each policy in it must contribute to sustainable development. Sustainable development has three principal dimensions – economic, social and environmental. It is clear that the submitted plan has set out to achieve sustainable development in the neighbourhood area. In the economic dimension, the plan includes policies for residential development (Policies H1-H5), for economy and tourism activity (Policies ENV1-ENV3). In the social role, it includes policies on community facilities (Policies C1-C3). In the environmental dimension, the plan positively seeks to protect its natural, built, and historic environment. It has specific

	<p>policies on Character, Design and Heritage (Policy VC1) landscape character and green gaps (Policy VC2), Important Views (Policy VC3) and Dark Night Skies (Policy VC4).</p> <p>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.</p> <p>7. The plan, as modified by the Examiner's recommendation, is in general conformity with the strategic policies contained in the current Development Plan for the area. Warborough and Shillingford is identified in the South Oxfordshire Local Plan 2035 as Warborough and Shillingford NE of A4074 as a smaller village and Shillingford SW of A4074 as an other village. The Local Plan directs development to the most sustainable locations, with the overall strategy set out in Policy STRAT1: The Overall Strategy. Policy H8: Housing in the Smaller Villages supports neighbourhood planning groups who wish to make housing allocations within their neighbourhood plans in the smaller villages. Through policy H8 the Local Plan limits development to infilling and the redevelopment of previously developed land or buildings within Smaller and Other Villages.</p> <p>8. The plan recognises and respects the approach in the Local Plan dealing with development in smaller and other villages. The Plan supports appropriate forms of development in Warborough and Shillingford in line with the Local Plan and delivers a local dimension to strategic context and supplements the detail already included in the adopted Local Plan 2035.</p> <p>9. The plan, as modified by the Examiner's recommendation, would not breach, and be otherwise incompatible with EU obligations, retained in 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.</p> <p>10. In order to comply with the basic conditions on the European Union legislation, South Oxfordshire District Council undertook a screening exercise (dated January 2025) 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.</p>
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11. The Council screened the plan's potential impact on EU Special Areas of Conservation (SACs), and this was completed in January 2025. 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 and that an Appropriate Assessment is therefore not required.
12. 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.
13. The plan, as modified by the Examiner's recommendations, complies with the definition of an NDP and the provisions that can be made by an 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'.
14. The Council is satisfied that it is not necessary to extend the referendum area beyond the boundaries of the designated neighbourhood area as they are currently defined.
15. 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 at Appendix 2.
16. The Examiner noted in his report, paragraph 7.121-7.122, that it will be appropriate to make any necessary consequential changes to the general text. To ensure that the plan reads as a coherent document the qualifying body and the council have agreed factual, consequential, and typographical updates. These are set out in Appendix 3.
17. The Examiner also noted in his report, paragraph 7.1.23-7.124 that South Oxfordshire District Council made a series of helpful comments and recommended that these should be implemented insofar as they are necessary to ensure the Plan meets the basic conditions. These are set out in Appendix 4.
18. The Council has taken account of all the representations received.
19. The Counting Officer is responsible for determining the date of the referendum. The Electoral Service Team advises that the referendum is planned for the week commencing 2

	February 2026.
<b>Alternative options rejected</b>	<p><b>Make a decision that differs from the Examiner's recommendation</b></p> <p>If the council deviates from the Examiner's recommendations, the council is required to:</p> <ol style="list-style-type: none"> <li>1. Notify all those identified on the consultation statement of the parish council and invite representation, during a period of six weeks,</li> <li>2. Refer the issue to a further independent examination if appropriate.</li> </ol> <p><b>Refusing to progress the Plan</b></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>
<b>Legal implications</b>	The process undertaken and proposed accords with planning legislation.
<b>Financial implications</b>	<p>The Government makes funding available to local authorities to help them meet the cost of their responsibilities around neighbourhood planning. A total of £20,000 can be claimed for each neighbourhood planning area. The council becomes eligible to apply for this additional grant once the council issue a decision statement detailing the intention to send the plan to referendum.</p> <p>The Government grant funds the process of progressing neighbourhood plans through the formal stages, including the referendum. Any costs incurred in the formal stages in excess of Government grants is borne by the council. Staffing costs associated with supporting community groups and progressing neighbourhood plans through the formal stages are funded by the council. It is expected that costs associated with progressing this neighbourhood plan can be met from with existing neighbourhood planning budget.</p>
<b>Climate implications</b>	<p>Neighbourhood plans are high level planning policy documents. Their preparation is subject to Environment Impact Assessment Regulations and once adopted they influence the determination of planning applications.</p> <p>The Plan contributes to the achievement of sustainable development. Sustainable development can be summarised as meeting the needs of the present without compromising the ability of</p>

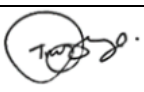
future generations to meet their own needs. The output from the climate impact assessment tool below highlights the policies in the plan which have a positive impact for climate change and nature recovery.



KEY	
<span style="background-color: #4CAF50; width: 20px; height: 10px; display: inline-block;"></span>	Significant and/or long-term positive impact identified. No changes needed.
<span style="background-color: #8BC34A; width: 20px; height: 10px; display: inline-block;"></span>	Slight or short-term positive impact identified. No changes needed but could be reviewed to improve.
<span style="background-color: #9E9E9E; width: 20px; height: 10px; display: inline-block;"></span>	No net change/not applicable
<span style="background-color: #FFC107; width: 20px; height: 10px; display: inline-block;"></span>	Slight or short-term negative impact identified. Review to identify possible improvements.
<span style="background-color: #F44336; width: 20px; height: 10px; display: inline-block;"></span>	Significant and/or long-term negative impact identified. Changes needed before proceeding.

Justification	
Greenhouse gas emissions	Policy ENV3 - climate resilience, renewable energy sources and energy reduction: supports measures to reduce energy consumption and renewable energy generation, including solar arrays.
Air quality	No policies specifically addressing air pollution.
Sustainable Transport	Policy H3 - Active Travel: Supports delivery of pedestrian and cycle links and improved cycling facilities.
Land use change	Not assessed.
Biodiversity	Policy ENV1 - Protecting and enhancing nature and Biodiversity Net Gain: Proposes BNG of 20%, and other additional measures to support nature recovery.
Soil and waterway health	Policy ENV2 - Mitigating Flood Risk: Requires development to demonstrate that they will not exacerbate water supply or wastewater issues.
Climate Change Adaptation	Policy ENV2 - Mitigating Flood Risk: requires development to demonstrate that they will not exacerbate surface water flooding.
Energy Use	Policy ENV3 - climate resilience, renewable energy sources and energy reduction: supports measures to reduce energy consumption and renewable energy generation, including solar arrays.
Sustainable Materials	No policies specifically addressing sustainable materials.
Waste	No policies specifically addressing waste.

<b>Equalities implications</b>	There are no equalities implications.			
<b>Other implications</b>	There are no other implications.			
<b>Background papers considered</b>	<ol style="list-style-type: none"> <li>1. Warborough and Shillingford Neighbourhood Plan Review and supporting documents</li> <li>2. National Planning Policy Framework (2023 &amp; 2024)</li> <li>3. National Planning Policy Guidance (July 2014 and subsequent updates)</li> <li>4. South Oxfordshire Local Plan 2035</li> <li>5. South Oxfordshire District Council SEA/HRA Screening Statement January 2025</li> <li>6. Representations submitted in response to the Warborough and Shillingford Neighbourhood plan Review</li> <li>7. Relevant Ministerial Statements</li> </ol>			
<b>Declarations/ conflict of interest?</b>	None			
<b>Consultees</b>		<b>Name</b>	<b>Outcome</b>	<b>Date</b>
	Legal <a href="mailto:legal@southandvale.g">legal@southandvale.g</a>	Pat Connell on behalf of Nick	Agreed	5.12.2025

	<a href="mailto:ov.uk">ov.uk</a>	Bennett		
	Finance <a href="mailto:Finance@southandvale.gov.uk">Finance@southandvale.gov.uk</a>		No comment.	10.12.2025
	Climate and biodiversity <a href="mailto:climateaction@southandvale.gov.uk">climateaction@southandvale.gov.uk</a>	Jessie Fieth	Provided completed impact assessment tool	15.12.2025
	Equality and diversity <a href="mailto:equalities@southandvale.gov.uk">equalities@southandvale.gov.uk</a>		No comment.	10.12.2025
	Strategic property <a href="mailto:property@southandvale.gov.uk">property@southandvale.gov.uk</a>	Christopher Mobbs	No comments.	04.12.2025
	Communications <a href="mailto:communications@southandvale.gov.uk">communications@southandvale.gov.uk</a>		No comment.	10.12.2025
	Relevant Cabinet member	Cllr Anne-Marie Simpson	No comment.	10.12.2025
	Ward councillors	Cllr Sue Cooper  Cllr Andrea Powell	No comment  No comment	10.12.2025  10.12.2025
<b>Decision maker's signature</b> To confirm the decision as set out in this notice.		Signature:  Date: 18 December 2025		

## Appendix 1: Examiner's recommendations

Policy/ Section	Examiner's recommendations	Council's Decision	Justification/Reason
Section 2, paragraph 2.4.1	<i>At the end of paragraph 2.4.1 add: 'The Plan period is 2025-2041.'</i>	Agree	The council consider the proposed modification to the supporting text necessary to ensure that there is the clarity that is required by national policy and guidance.
Page 1, cover	After the Plan title on the front page add '2025-2041'.	Agree	The council consider the proposed modification to the supporting text necessary to ensure that there is the clarity that is required by national policy and guidance.
Policy VC1: Development Principles and the Character of Villages	<p><b>Replace c with: Development proposals which adversely harm the historic character of the parish will not be supported.</b></p> <p><b>Replace f with: 'The Plan identifies a series of non-designated heritage assets for Warborough and Shillingford (as set out in Appendix 5.0 Table X). The effect of an application on the significance of the identified non-designated heritage assets should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of</b></p>	Agree	The council consider the proposed modification to the policy necessary to ensure that there is the clarity that is required by national policy and guidance.



	<b>the heritage asset.'</b>		
Section 5, paragraphs 5.1.27 and 5.1.29	<p><i>Replace paragraph 5.1.27 with:</i></p> <p><i>'WPC supports the approach set out in the South Oxfordshire Local Plan 2035 which advises that proposals for new development should be sensitively designed and should not cause harm to the historic environment. Throughout the parish, we have two conservation areas, listed buildings, a Special Character Area, and Heritage Assets both above and below ground. New development which has an impact on the identified heritage assets should look to conserve or enhance the significance of the heritage asset and settings.'</i></p> <p><i>At the end of paragraph 5.1.29 add: 'This matter is addressed in part c of Policy VC1. This approach will support the potential for the parish to continue as a location for filming for television and film.'</i></p>	Agree	The council consider the proposed modification to the supporting text necessary to ensure that there is the clarity that is required by national policy and guidance and to ensure that this element of supporting text does not read as policy.
Policy VC2: Landscape and Green Gaps	<p><b>Replace the policy with:</b></p> <p><b>'As appropriate to their scale, nature, and location, development proposals should demonstrate how they:</b></p> <ul style="list-style-type: none"> <li><b>• preserve and where practicable enhance the valued characteristics of the settlements and wider landscape setting as identified in the CA (Appendix 2.0) and have regard to relevant</b></li> </ul>	Agree	The council consider the proposed modification to the policy necessary to ensure that there is the clarity that is required by national policy and guidance. The examiner concluded that Plough Field does not perform the traditional function of a Green Gap separating two settlements from each other. The proposed modification therefore removes the designation from the plan with a series of consequential modifications to the supporting text as detailed below.

	<p>recommendations as set out in Table 1;</p> <ul style="list-style-type: none"> <li>• have taken into consideration the recommendations of the Warborough &amp; Shillingford Design Code (Appendix 1.0);</li> <li>• retain and where practicable enhance the tranquillity of the neighbourhood area;</li> <li>• minimise the impact of development on the landscape;</li> <li>• minimise any impacts arising from development, including those sites on the edge of the parish that adversely impact upon the neighbourhood area;</li> <li>• provide an appropriate landscape buffer to identified biodiversity sites, including Warwick Spinney Parish Wildlife Site;</li> <li>• respond positively to the gateway to Warborough on the eastern side of Thame Road (shown as site 2 on Figure 14) and incorporate sufficient landscape mitigation to avoid adversely impacting the rural</li> </ul>		
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	<p>nature of Warborough and Shillingford.; and</p> <ul style="list-style-type: none"> <li>• respond positively to identified important open landscape frontage and open important river frontage shown in Figure 14.'</li> </ul>		
Section 5, Figure 14	<i>On Figure 14 remove 1 (Plough Field) and 3 (Henley Road/Wallingford Road)</i>	Agree	The council consider the consequential modifications to the supporting text necessary so that the text reflects the deletion of Plough Field.
Section 5, heading before paragraph 5.1.38	<i>Replace the heading 'Green Gap and the Setting and Gateway to the Settlements' with 'The Setting and Gateway to the Settlements'</i>	Agree	The council consider the consequential modifications to the supporting text necessary so that the text reflects the modifications proposed.
Section 5, paragraph 5.1.38	<i>Delete paragraph 5.1.38</i>	Agree	The council consider the consequential modifications to delete the paragraph necessary so that the text reflects the modifications proposed.
Section 5, paragraph 5.1.40	<i>Delete paragraph 5.1.40</i>	Agree	The council consider the consequential modifications to delete the paragraph necessary so that the text reflects the modifications proposed.
Section 5, paragraph 5.1.41	Replace paragraph 5.1.41 with 'A site is identified as being an essential gateway site which is essential to the character and setting of the settlements (site 3). Further details are provided below.'	Agree	The council consider the consequential modifications to the supporting text necessary so that the text reflects the modifications proposed.

Section 5, paragraphs 5.1.42 and 5.1.44	<i>Delete paragraphs 5.1.42 and 5.1.44.</i>	Agree	The council consider the consequential modifications to delete the paragraphs necessary so that the text reflects the modifications proposed.
Policy VC3: Important Local Views	<b>Replace the opening element of the policy with: As appropriate to their scale, location and nature, development proposals should respond positively to the following key views and vistas as shown in Figures 18 to 20 and in the table below:'</b>	Agree	The council consider the proposed modification to the policy necessary to ensure that there is the clarity that is required by national policy and guidance. The proposed modification requires a positive response to the views rather than an unclear requirement to 'maintain' them.
Policy VC3: Important Local Views	<b>Delete View VO2.1 in the schedule in the policy</b>	Agree	The council consider the proposed modification necessary to ensure that there is the clarity that is required by national policy and guidance. View VO2.1 is not considered to be as significant as the others and therefore it is necessary to be deleted.
Section 5, Figure 20	<i>Delete View VO2.1 from Figure 20</i>	Agree	The council consider the proposed modification necessary to ensure that there is the clarity that is required by national policy and guidance. View VO2.1 is not considered to be as significant as the others and therefore it is necessary to be deleted.
Policy VC4: Dark Night Skies	<b>Replace the policy with: 'Development proposals should be</b>	Agree	The council consider the proposed modification to the policy necessary to

	<p>designed to minimise light pollution, both external lighting and because of light leakage from the interior of buildings. Adverse effects from the installed lighting should be avoided where practicable. Where this cannot be achieved, any adverse impacts should be appropriately mitigated e.g. activated by sensors and turned off by timers.</p> <p>Development proposals will be supported if they:</p> <ul style="list-style-type: none"> <li>• have been designed to minimise sky glow by the appropriate use of luminaires with zero upward light;</li> <li>• have been designed to minimise disturbance to wildlife, biodiversity, and their food sources;</li> <li>• minimise visually detrimental impacts on their immediate or wider setting or to landscape character; and</li> <li>• minimise large areas of glazing within the building design which would result in light spillage into rural and unlit areas.'</li> </ul>		<p>ensure that there is the clarity that is required by national policy and guidance and to ensure that the policy is positively prepared as required by the NPPF.</p>
Policy H2: Infill Development	<p><b>Replace the policy with:</b>  <b>'Infill developments within the built-up area of Warborough and Shillingford will be supported where they meet the</b></p>	Agree.	<p>The council consider the proposed modification to the policy necessary to ensure that there is the clarity that is required by national policy and guidance.</p>

	<p><b>identified infill definition above, accord with the Design Code in Appendix 9.1, and will:</b></p> <ul style="list-style-type: none"> <li><b>• respond positively to the amenities of adjacent residential properties;</b></li> <li><b>• provide vehicle access designed in accordance with the appropriate design safety standards and, as such, does not impact on highway safety; and provides vehicles with appropriate parking and turning arrangements;</b></li> <li><b>• provide vehicle/cycle parking and turning arrangements in accordance with Oxfordshire County Council design and parking standards; and</b></li> <li><b>• provide safe and secure access for cyclists and pedestrians.'</b></li> </ul>		<p>The proposed modifications will bring the policy in line with the strategic policies of the Local Plan, namely Policy H16: Backland and Infill Development and Redevelopment.</p>
Section 5, paragraph 5.2.22	<p><i>Delete the fourth bullet point in paragraph 5.2.22 and reposition the use of 'and' to the end of the second bullet point.</i></p>	Agree	<p>The council consider the proposed modification to delete the supporting text necessary to ensure that there is the clarity that is required by national policy and guidance.</p>
Section 5, paragraph 5.2.23	<p><i>Replace paragraph 5.2.23 with:</i></p> <p><i>'The above definition aligns with the general</i></p>	Agree	<p>The council consider the proposed modification to the supporting text necessary to ensure that there is the clarity</p>

	<p><i>approach towards infill development set out by SODC in Policy H16 of the Local Plan. However, due to the detailed analysis of the predominantly linear settlement patterns as set out in the Character Appraisal detailed guidance is set out in the Appraisal in respect of backland development. These are highlighted in the next two paragraphs. It is acknowledged that there may be some more modern parts of the Parish, where in-depth development has taken place.'</i></p>		that is required by national policy and guidance.
Policy H3: Active Travel	<p><b>Replace the policy with:</b>  <b>'As appropriate to their scale, nature and location, development proposals should:</b></p> <p><b>Links to Community Facilities and Services</b></p> <ul style="list-style-type: none"> <li>• be well-connected with the existing network of pedestrian links in the neighbourhood area, and have regard to the principles of the Oxfordshire Street Design Guide, the District Council Joint Design Guide, and the Warborough and Shillingford Design Code;</li> <li>• be arranged so that it takes account of the existing local footpath network in their immediate locality; and</li> <li>• respond positively to the principles of the Warborough and Shillingford</li> </ul>	Agree	The council consider the proposed modification to the policy necessary to ensure that there is the clarity that is required by national policy and guidance and to shift the policies emphasis from one which offers support to proposals to one which comments about requirements for development proposals.

	<p><b>DC (Appendix 1.0);</b></p> <p><b>Pedestrian Links</b></p> <ul style="list-style-type: none"> <li>• where appropriate, ensure that new pedestrian links are designed and sited to provide separation between road traffic and pedestrians;</li> </ul> <p><b>Cycle Links</b></p> <ul style="list-style-type: none"> <li>• provide suitable on-site and off-site cycle links both in general and to facilitate access to the village amenities, transport links and community facilities and surrounding settlements; and</li> <li>• where appropriate, contribute to improvements to existing cycling facilities. All new and improved cycle paths and facilities should have regard to the Oxfordshire Cycling Design Standards and LTN 1/20 or any updated guidance.'</li> </ul>		
Section 5, paragraph 5.2.44	<p><i>Replace paragraph 5.2.44 with:</i></p> <p><i>'When assessing impacts under Policy H3, reference should be made to a traffic survey to accompany any associated planning application. Any deficiencies in traffic capacity and safety identified should be addressed in the submitted</i></p>	Agree	To achieve the clarity required by national policy and guidance.



	<i>development proposal.'</i>		
Policy H4: Parking Provision	<p><b>Replace e) with: 'Ensure that existing parking provision remains available on the site concerned wherever practicable.'</b></p> <p><b>At the beginning of part f. iii. and v. add 'Insofar as planning permission is required'</b></p>	Agree	The council consider the proposed modification to the policy necessary to ensure that there is the clarity that is required by national policy and guidance and to acknowledge that some of the elements mentioned may benefit from permitted development rights.
Policy C1: Community Infrastructure	<p><b>Replace the second part of the policy (Loss of Facilities) with: 'Development proposals that will result in either the loss of, or significant harm to, a Community Facility as defined in Table 2: Community Facilities will not be supported unless:</b></p> <p><b>a) it would lead to the significant improvement of an existing facility or the replacement of an existing facility equally convenient and with equivalent or improved facilities; or</b></p> <p><b>b) it has been determined that the community facility is no longer needed; or</b></p> <p><b>c) it can be demonstrated that the asset or facility is no longer viable.</b></p> <p><b>Replace the third part of the policy (Infrastructure Provision) with: 'As appropriate to their scale, nature and location, development proposals should:</b></p> <ul style="list-style-type: none"> <li><b>demonstrate that the existing infrastructure is sufficient or can be provided as part of the</b></li> </ul>	Agree	The council consider the proposed modification to the policy necessary to ensure that there is the clarity that is required by national policy and guidance and to be in general conformity with the Adopted Development Plan.

	<p>development;</p> <ul style="list-style-type: none"> <li>• make provision for connection to high-speed broadband and/or other communication networks, with boxes for technology, services and utilities being carefully sited and masked wherever possible. Wherever practicable new cables should be buried;</li> <li>• allow for the use of pushchairs, mobility scooters, etc;</li> <li>• allow social integration in the villages where developments are to be open to the public;</li> <li>• show in the Design and Access Statement, if required, or other supporting information, how their design allows for adaptable dwellings; and</li> <li>• provide storage facilities for rubbish receptacles and cycles.'</li> </ul>		
Policy C3: Local Green Spaces	<b>In the second paragraph of the policy replace 'permitted' with 'supported'</b>	Agree	The council consider the proposed modification to the policy necessary to ensure that there is the clarity that is required by national policy and guidance.

Policy C3: Local Green Spaces	<b>Delete Plough Field from the schedule</b>	Agree	<p>The council consider the proposed modification to the policy necessary as the LGS designation does not satisfy the criteria of being demonstrably special to the local community as summarised by the examiner for the following reasons:</p> <ul style="list-style-type: none"> <li>• in functional and land use terms the land concerned forms part of the wider agricultural landscape in the neighbourhood area;</li> <li>• it is not uncommon within the neighbourhood area to experience extensive views to the Chilterns National Landscape;</li> <li>• whilst the World Ploughing Championship is now an established event, it has only been held once in Shillingford, and on two other sites in the UK; and</li> <li>• the World Ploughing Championship is a relatively recent event in historic terms.</li> </ul>
Section 5, Figure 31	<i>Delete SO4 Plough Field from Figure 31</i>	Agree	The council consider the consequential modifications to delete Plough Field from Figure 31 necessary so that it reflects the modifications proposed.
Section 5, Figure 31	<i>Delete the Benson Meadows details from Figure 31</i>	Agree	The council consider the consequential modifications to delete Benson Meadows from Figure 31 necessary so that it reflects the modifications proposed.

Policy E1: Enhancement of Employment Facilities	<p><b>Replace the policy with:</b>  <b>‘The development of new employment facilities within the built-up area of the village will be supported subject to the following criteria:</b></p> <ul style="list-style-type: none"> <li>• the proposal respects the character and appearance of the immediate locality in terms of its height, scale, design, and massing;</li> <li>• the proposal does not cause an unacceptable impact on the amenities of nearby residential properties; and</li> <li>• the proposal provides adequate parking, servicing, and access arrangements in accordance with the most-recently published standards of Oxfordshire County Council.</li> </ul> <p><b>Proposals for new or extended business premises outside the built-up areas of the neighbourhood area will be supported where they are appropriate to a countryside location and are consistent with other development plan policies.’</b></p>	Agree	The council consider the proposed modification to the policy necessary to ensure that there is the clarity that is required by national policy and guidance and to acknowledge there is a clear difference between development proposals within the built-up part of the village and those in the countryside.
Policy ENV1: Protecting and Enhancing Biodiversity	<p><b>Replace the second part of the policy with:</b>  <b>‘Development proposals should achieve biodiversity net gain in accordance with national legislation. Where practicable, development proposals should seek to deliver a minimum biodiversity net gain of 20%.’</b></p> <p><b>Replace the first criterion of the third part of the</b></p>	Agree	The council consider the proposed modification to the policy necessary to ensure that there is the clarity that is required by national policy and guidance and to ensure the development management process can use the policy effectively.

	policy with: 'Ensure that existing wildlife habitats are safeguarded, retained, and enhanced, particularly those identified as priority habitats, local wildlife sites and other forms of wildlife corridor or specific biodiversity areas.'		
Policy ENV1: Protecting and Enhancing Biodiversity, Wildlife Buffers and Enhancements section	<b>Delete the final sentence of criterion iii).</b>	Agree	The council consider the proposed modification to the policy necessary to ensure that there is the clarity that is required by national policy and guidance and to ensure the development management process can use the policy effectively.
Policy ENV1: Protecting and Enhancing Biodiversity, title	<i>Replace the policy title with: 'Protecting and enhancing nature, and achieving biodiversity net gain.'</i>	Agree	The council consider the proposed modification to the supporting text necessary to ensure that there is the clarity that is required by national policy and guidance.
Policy ENV2: Flood Risk Mitigation & Management	<b>Replace the opening element of the policy with: 'As appropriate to their scale, nature and location, development proposals for new housing should demonstrate that they will:'</b>  <b>Delete the final element of the policy (relating to the 48.1m AOD level)</b>	Agree	The council consider the proposed modification to the policy necessary to ensure that there is the clarity that is required by national policy and guidance and to ensure the development management process can use the policy effectively.

Policy ENV3: The Energy Hierarchy	<p><b>Replace a) with ‘Proposals for new housing and adaptations to existing properties should include measures to reduce energy consumption and the adoption of renewable energy sources as highlighted in the Design Code (Appendix 1.0);’</b></p> <p><b>Replace b) with ‘Other than in the Green Belt, proposals for Solar Arrays will be supported on agricultural land of Grade 4 or below where they do not impact negatively on any designated views or biodiversity habitats, do not increase the risk of flooding and do not conflict with the findings of Appendix 1.0 of the Design Code.’</b></p> <p><b>Replace d) with ‘Proposals for adapting historic buildings for energy and carbon efficiency should demonstrate that they have regard to relevant Historic England Guidelines.’</b></p>	Agree	The council consider the proposed modification to the policy necessary to ensure that there is the clarity that is required by national policy and guidance and to ensure the development management process can use the policy effectively.
Section 6, Paragraph 6.2.3	<i>At the end of paragraph 6.2.3 add: ‘The adoption of the Joint Local Plan will alter the strategic planning policy context in South Oxfordshire. In this context the Parish Council will assess the need for a further partial or full review of the neighbourhood plan within six months of the adoption of the Local Plan.’</i>	Agree	The council consider the proposed modification to the supporting text necessary to ensure that there is the clarity that is required by national policy and guidance and to enable the approach taken to be applied in a broader context.
Other matters – specific	<i>Modification of general text (where necessary) to achieve consistency with the modified policies and to accommodate any administrative and technical changes.</i>	Agree	Modifying the general text to ensure it is consistent with amended policies/supporting text is necessary to provide the clarity required by national policy and guidance.

Throughout plan	<p>The examiner recommends other modifications to the text of the Plan based on SODC's comments insofar as they are necessary to ensure that the Plan meets the basic conditions. They either revise the wording used or bring the Plan up-to-date. Other matters relate to the more general parts of the Plan. SODC also highlights a series of typographic/presentation changes to the Plan. It would be entirely appropriate for these revisions and corrections to be incorporated into the Plan. For convenience I list them using the relevant reference numbers in the SODC representation below:</p> <p>1 (General commentary on the December 2024 NPPF)  2 (General commentary maps)  3 (paragraph 1.2.5)  4 (paragraph 2.3.2)  5 (Figure 3)  6 (paragraph 5.1.22)  8 (Figures 10 and 11)  10 (paragraph 5.1.35)  11 (Figure 13)  12 (paragraph 5.1.37)  14 (Figure 14)  16 (paragraphs 5.1.46/49)  18 (paragraph 5.1.58)  19 (Figures 18-20)  21 Figure 22  23 (paragraph 5.2.3)  24 (paragraph 5.2.4)  25 (paragraph 5.2.6)  26 (paragraph 5.2.14)  27 (paragraphs 5.2.20-23)</p>	Agree	<p>The council agree with the examiner that the proposed modifications highlighted are necessary to bring clarity to the plan as required by national policy and guidance. The modifications relate to a series of changes, updating the plan through text revisions and correcting typographical and presentational errors; the modifications will ensure the plan meets basic conditions and to bring the Plan up to date.</p> <p>The details of how these modifications have been implemented is set out in Appendix 4.</p>
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	30 (Figure 29) 31 (Table 2) 32 (paragraph 5.3.12) 36 Figures 39/40 39 Figure 44 40 (paragraph 5.5.39) 41 (paragraphs 5.5.42-43)		
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## Appendix 2 – Examiner’s Report

The Examiner’s Report is available here:

<https://www.southandvale.gov.uk/app/uploads/sites/2/2025/11/Examiners-report.pdf>

## Appendix 3 – Consequential and/or Factual Changes

Please note that new text is shown in bold and deleted text as struck through.

Ref.	Section	Agreed change	Justification/Reason
1	Throughout Plan	Amend ‘WSRNP SUBMISSION DRAFT <b>REFERENDUM VERSION</b> – MAR <b>DEC</b> 2025’	Factual correction
2	Cover	Amend ‘ <del>Regulation 16</del> <b>Referendum</b> Submission Draft Version <del>December</del> <b>March</b> 2025’	Factual correction.
3	Page 4	Amend ‘VC2 Landscape & Green Gaps <b>Gateway</b> ’  Amend ‘ENV1 Protecting and Enhancing <b>Nature and achieving</b> Biodiversity <b>Net Gain</b> ’	Consequential change to align with the modifications of the examiner.



4	Paragraph 1.2.1	Add ' <b>Appendix 2.0</b> '	Factual correction.
5	Paragraph 1.2.2	Amend ' <del>Section 2.3</del> <b>1.3</b> '	Typographical correction.
6	Paragraph 1.2.6	Amend 'NP' to ' <b>WSNP</b> '	Typographical correction.
7	Paragraph 1.2.6	Add 's' to 'allows'	Typographical correction.
8	Paragraph 1.2.11	Add semicolons	Grammatical correction.
9	Paragraph 1.2.13	Capitalise ' <del>t</del> <b>The</b> '	Typographical correction.
10	Paragraph 1.2.16	Amend 'Designate Biodiversity Areas, Local Green Spaces and <b>Important Gateway Site</b> <del>Local Gaps</del> '  Amend 'The WSNP originally allocated four areas as LGS. Based on new evidence from The People and Nature Strategy for Warborough & Shillingford (PNSWS), additional sites have been identified for designation as LGS, along with areas recognised as Local Biodiversity Areas, Green Corridors and <b>an Important Gateway Site</b> <del>Green Gap</del> .'	Consequential change to align with the modifications of the examiner.
11	Paragraph 1.3.4	Delete 'PC'	Typographical correction.
12	Paragraph 2.1.5	Amend to ' <b>WSNP</b> '	Typographical correction.
13	Paragraph 2.2.1	Amend ' <del>Section 5.4</del> ' and ' <del>Section 6</del> <b>5</b> '	Typographical correction.
14	Paragraph 4.1.3	Amend to ' <b>WSNP</b> '	Typographical correction.
15	Page 20	Amend 'VC2 Landscape & Green <del>Gaps</del> <b>Gateway</b> '  Amend 'ENV1 Protecting and Enhancing <b>Nature and achieving</b> Biodiversity <b>Net Gain</b> '	Consequential change to align with the modifications of the examiner.

16	Page 21	Amend 'VC2 Landscape & Green Gaps <b>Gateway</b> '	Consequential change to align with the modifications of the examiner.
17	Paragraph 5.1.2	Amend 'Gconservation'	Typographical correction.
18	Paragraph 5.1.16	Add '...indicative palette of materials in Warborough and Shillingford DC (Appendix 1.0) <b>and</b> the relevant identified character area details, issues and opportunities...'	Typographical correction
19	Paragraph 5.1.25	Add 'The proposed special character <b>area</b> is important for several reasons'	Typographical correction
20	Paragraph 5.1.32	Amend ' <del>Any d</del> Development proposals <b>should preserve the historic character of the parish and not</b> which are likely to adversely harm the potential for the parish to continue as a location for filming for television and film <del>would not be supported.</del> '	Consequential change to align with the modifications of the examiner.
21	VC1 – Village Character	Replace 'Appendix 5.0 Table X' with 'Appendix 5.0 Table 1'.	Factual correction.
22	Figure 13	Delete 'Figure 13 - <del>Extract from Character Appraisal setting out</del> Landscape Character'	Consequential change to align with the modifications of the examiner.
23	Page 32	Amend title '(VC2) Landscape Character and Green Gaps <b>Gateway</b> '	Consequential change to align with the modifications of the examiner.
24	Figure 14	Delete the wording '2. Thame Road' as this is now redundant since the other 2 sites were deleted.  Amend Figure 14 title to 'Figure 14 Green Gap <b>Gateway</b> and Land Use'	Consequential and Factual Correction to align with the modifications of the examiner.
25	Paragraph 5.1.37	Add ' <i><b>(The guidelines found within both the 2017 and 2024</b></i>	Consequential change to align with

		<i><b>LCA's inspired the key criteria used in Table 1).</b></i>	the modifications of the examiner.
26	Paragraph 5.1.39	Amend 'A site is identified as being an essential gateway site which is essential to the character and setting of the settlements ( <del>site 3</del> , <b>The Important Gateway site</b> ).'	Consequential change to align with the modifications of the examiner.
27	Paragraph 5.1.40	Amend ' <del>Thame Road</del> <b>Important Gateway site</b> '	Consequential change to align with the modifications of the examiner.
28	Policy VC2	Amend title '(VC2) Landscape <b>Character</b> and Green Gaps <b>Gateway</b> '  Amend '(shown as <b>the Important Gateway S</b> site 2 on Figure 14)	Consequential change to align with the modifications of the examiner and factual correction.
29	Figure 18	Deletion of purple lines on figure 18 and addition of S-V03	Correction of an error
30	Policy VC3	Replace references to 'AONB' and ' <del>Protected Landscapes</del> ' to ' <b>National Landscape</b> '	Factual correction
31	Paragraph 5.2.3	Replace 'housing' with 'houses'.	Factual correction.
32	Paragraph 5.2.21	Delete 'is' from the following sentence '...involve the outward extension of the built-up area of the village, <del>is</del> and does not result in harm...'	Factual correction.
33	Paragraph 5.2.23	Amend 'The above definition aligns with the general approach <b>towards infill development</b> set out by SODC in Policy H16 of the Local Plan. (To accord with examiner recommendation)'	Consequential change to align with the modifications of the examiner.
34	Paragraph 5.2.41	Amend ' <del>Section 7</del> <b>5</b> '	Typographical correction.
35	Paragraph 5.2.49	Include a space between 'street' and 'car' in the following:	Typographical correction.

		'retain and enhance off-street car parking'	
36	Paragraph 5.2.50	Amend 'The site allocation in the 2018 NP secured a car park adjacent to the school which has <b>had a</b> marked improved traffic safety in that sensitive part of the community.'	Typographical correction.
37	Paragraph 5.3.6	Amend 'This RP goes further and, in accordance with national planning guidance, allocates a further <b>11 42</b> important local spaces which fulfil the required criteria and which the community wishes to see protected for future generations.'	Consequential change to align with the modifications of the examiner.
38	Paragraph 5.3.17	Amend '...do you agree with each'. 100% of respondents...'	Typographical correction.
39	Paragraph 5.3.19	Delete Paragraph 'It should also be noted that LG.S04– Plough Field is proposed as a Green Gap and Local Green Space. It has been noted that the site performs both functions, as highlighted by the community and independent review. As both approaches have merit and evidence, it has been decided that where development is proposed which meets the very special circumstances requirements, then Policy VC2 criteria would apply.'	Consequential change to align with the modifications of the examiner.
40	Page 76	Amend 'ENV1 Protecting and Enhancing <b>Nature and achieving</b> Biodiversity <b>Net Gain</b> '	Consequential change to align with the modifications of the examiner.
41	Figure 39	Remove the numbers on Figure 39	Correction of an error
42	Paragraph 5.5.3	Amend '...green spaces, footpaths and hedgerows, trees and copses, which includes local views...'	Typographical correction
43	Page 81	Amend 'Protecting and <del>E</del> enhancing <del>N</del> nature and <b>achieving</b> <del>B</del> biodiversity <del>N</del> net <del>G</del> gain'	Consequential change to align with the modifications of the examiner.

44	ENV 1	<p>Amend 'Development proposals should respect the natural environment and protect and enhance biodiversity as shown in Figures <b>38</b> <del>39</del> to <b>40</b> <del>41</del>.</p> <p>ii) Establish green corridors, including Public Rights of Way, areas of local recreational and amenity value, especially in the areas identified in Figure <b>39</b> <del>40</del></p> <p>vi) Demonstrate how retained and created habitats will be designed and managed, such as through the use of landscape management plans with reference to Figure <b>40</b> <del>41</del>;</p> <p>vii) Enhance wildlife corridors both within the parish and enable for connections with neighbouring parishes, especially those identified in Figure <b>39</b> <del>40</del>.'</p>	Consequential change to align with the modifications of the examiner and typographical correction.
45	Paragraph 5.5.23	Amend 'The Warborough and Shillingford Emergency Planning Group Survey 2023 reported that out of the 80+ households that completed the survey over 54% considered flooding a risk to their property shown in Figure <b>41</b> <del>42</del> .'	Consequential change to align with the modifications of the examiner.
46	Paragraph 5.5.29	Amend 'The plan in Figure <b>43</b> <del>44</del> highlights the different sources of flood threat, with Figure <b>44</b> <del>45</del> showing a diagram'	Consequential change to align with the modifications of the examiner.
47	Paragraph 5.5.33	Amend 'Current plans forecast that the Thames <del>are</del> <b>is</b> due to be able to cope with current levels of waste by 2040. This helps explain the particularly high levels of nutrient pollution in that part of the Thames, <del>shown</del> <b>is</b> circled on Figure <b>45</b> <del>46</del> .'	Consequential change to align with the modifications of the examiner and typographical correction.
48	Policy ENV2	Amend 'not exacerbate surface water flooding as highlighted	Consequential change to align with

		on Figures <del>34 35</del> and <del>43 44</del> (or as updated by Environment Agency Surface Water modelling) and Ground Water flooding and drainage problems as highlighted in Figure 35 (or as updated by the SODC strategic flood risk assessment modelling) and ensure the combination of flood risks is considered including the flood problems highlighted in figure <del>44 45</del> and detailed within Appendix 6.0 Flood Report;'	the modifications of the examiner.
49	Paragraph 5.5.47	Amend 'The DC (Appendix 1.0) looks at the use of low carbon or renewable energy and heat plans and it is key that development proposals should incorporate such measures provided that they do not conflict with the NPPFF requirement'	Typographical correction
50	ENV3	Amend 'Other than in the Green Belt, proposals for Solar Arrays will be supported on agricultural land of Grade 4 or below where they do not impact negatively on any designated views or biodiversity habitats, do not increase the risk of flooding and do not conflict with the findings of Appendix 1.0, <del>of the Design Code</del> '	Factual correction
52	Paragraph 6.1.1	Amend 'Implementation of the RP <del>plan</del> will be ongoing. Responsibility for determining planning applications rests with SODC.'	Typographic correction

## Appendix 4 – Implementation of SODC Comments

Please note that new text is shown in bold and deleted text as struck through.

Section	SODC Comment	Implementation
Paragraph 5.2.45, page 60	<b>SODC Comment 1:</b> <i>'A new version of the NPPF was released in December 2024. For neighbourhood plans, the policies in the 2024 Framework are to be applied to Plans which are submitted to the District Council under Regulation 15 after 12 March 2025. It is not clear which NPPF has been referred to throughout the plan. References throughout the Plan should be updated to reflect the correct Framework where relevant, including to specific quotes and page or paragraph numbers which may have changed. Where the NPPF is referenced we would recommend specifying the date of publication alongside.'</i>	Amended to: ' <b>NPPF Paragraphs 409-112 and 410 113</b> '
NP figure 3, figure 10, 11, 14, 18, 20, 28, 31, 32, 35, 36, 39, 40, 41, 44, 45, 46.	<b>SODC Comment 2:</b> <i>'There are some maps within the plan and evidence base which do not have licensing information and some which appear to be screenshots from external websites. It is important that you to ensure you have the authority to</i>	Added licencing number/references

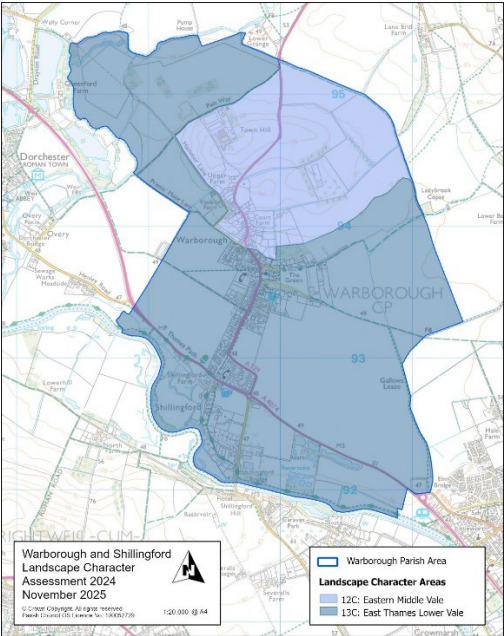
	<p><i>include images of external sources within your Neighbourhood Plan otherwise such images should be removed. All maps should include full licensing and reference information to be retained.'</i></p>	
Paragraph 1.2.5	<p><b>SODC Comment 3:</b></p> <p><i>'The inclusion of wording from the JLP policy does not make it clear which tier is being referred to. For clarity we would recommend amending the text as follows, as well as provide context on the current development plan:</i></p> <p><i>"In the emerging Joint Local Plan 2041 (JLP), <b>which is yet to be tested through examination</b>, Warborough is classified as a Tier 4 settlement, and Shillingford (SW of A4074) as part of the countryside. <b>In relation to Tier 4 settlements,</b> tThe JLP states: "Within the built-up area of these settlements: development is limited to brownfield sites, replacement dwellings or subdivision." <b>In addition it states:</b> ---</i></p> <p><i>"Development in the countryside will not be appropriate unless specifically supported by other relevant policies as set out in the development plan or national policy, or comprising a replacement dwelling consistent with its location in the countryside". Both areas <b>settlement tiers</b> have no</i></p>	<p>Implemented wording as recommended.</p>



	<i>housing requirements.”</i>	
Paragraph 2.3.2	<p><b>SODC Comment 4:</b></p> <p><i>‘The current Development Plan for South Oxfordshire includes the South Oxfordshire Local Plan 2035 and made Neighbourhood Plans (such as the WSNP). The South Oxfordshire Core Strategy and Local Plan 2011 are no longer part of the Development Plan for the district. To ensure factual accuracy, we recommend that the following is amended:</i></p> <p><i>“Currently the development plan in South Oxfordshire, <del>which this RP also aligns with,</del> <b>includes</b> consists of:</i></p> <ul style="list-style-type: none"> <li><i>• The Adopted LP 2035, and</i></li> <li><i>• <b>made Neighbourhood Plans</b> <del>South Oxfordshire Core Strategy (2012), and</del></i></li> <li><i>• <del>saved policies of the LP 2011 (2006).</del>”</i></li> </ul>	Implemented wording as recommended.
Figure 3	<p><b>SODC Comment 5:</b></p> <p><i>‘This is an example of a map without referencing or licensing information included.</i></p> <p><i>In addition, the Green Belt area and National Landscape area are both shown using the same colour, which is confusing.</i></p> <p><i>We would recommend updating the map with the relevant licensing</i></p>	Implemented modifications to the map as recommended. The updated map is shown below:

	<p>information and including a key/legend which sets out the Green Belt and National Landscapes using different colours'</p>	
<p>Paragraph 5.1.22</p>	<p><b>SODC Comment 6</b></p> <p><i>'The subject of this paragraph is not clear. For clarity we would recommend specifying that it is referring to the status of the non-designated heritage assets:</i>  <i>"The status of the NDHAs will be taken into account as a material consideration"</i></p>	<p>Implemented wording as recommended.</p>
<p>Figures 10 and 11</p>	<p><b>SODC Comment 8:</b></p> <p><i>'It is not clear why some of the assets on the maps are numbered. In</i></p>	<p>Clarification was sought from the parish council and no further changes required.</p> <p>Have considered separating/removing. Since additional context...  Additional text has been provided...</p>

	<p><i>addition, it is difficult to ascertain which specific dot the number is referring to. Some are related to the Grade II Listed Buildings, some the Grade II* Listed Buildings and some the Potential Non Designated Heritage Assets. We would recommend separating out the numbered assets onto a different map(s), so that it is clear which dot is being highlighted. Furthermore some additional explanation as to why those assets have been identified should be included in supporting text, otherwise we would suggest that the separate numbering is removed for clarity. There also seems to be two points labelled 13 in Figure 11. We would suggest that all the dots are checked and confirmed to reduce potential confusion and duplication.'</i></p>	
Paragraph 5.1.35	<p><b>SODC Comment 10</b></p> <p><i>'This paragraph correctly refers initially to the 2024 South Oxfordshire and Vale of White Horse Landscape Character Assessment, but then lists character types from the previous 2017 South Oxfordshire LCA, although the map is from the 2024 LCA. This should refer only to landscape character areas 12C Eastern Middle Vale and 13C East Thames Lower Vale, and omit the reference to Flat Flood Plain Pasture, Flat Open Farmland, and Undulating</i></p>	<p>Deleted the reference to Flat Flood Plain Pasture, Flat Open Farmland, and Undulating Open Vale.</p>

	Open Vale.'	
Figure 13	<p><b>SODC Comment 11:</b></p> <p><i>'The boundary of the between LCA 12C and 13C through Warborough, as shown in Figure 13, isn't quite as shown on the landscape character map. This should be updated for accuracy.</i></p> <p><i>In addition, the text around the figure is not accurate and could be misleading, this should also be updated. For example; East Thames Lower Vale and Eastern Middle Vale are Landscape Character Areas, not landscape types. The key characteristics listed in Figure 13, under 13C East Thames Lower Vale and 12C Eastern Middle Vale are not from the 2024 LCA. In addition, it is not clear where the key landscape characteristics listed on the left hand side are from.'</i></p>	<p>Updated Figure 13 to correct the boundary between LCA 12C and 13C through Warborough so it aligns with the Landscape Character Map as shown below:</p>  <p>Updated the text around the map in line with the 2024 LCA:</p> <p>Key Landscape Characteristics</p> <ul style="list-style-type: none"><li>• <del>The River Thames Corridor</del> <b>Warborough and Shillingford</b> is marked by its exceptionally flat topography, with elevations ranging between approximately 50 meters and 70 meters above Ordnance Datum (AOD).</li><li>• The North Wessex Downs National Landscape forms the south and south-eastern edge of the Parish Boundary. Whilst the Chilterns National Landscape lies some 4km to the east, but is clearly visible in the open</li></ul>

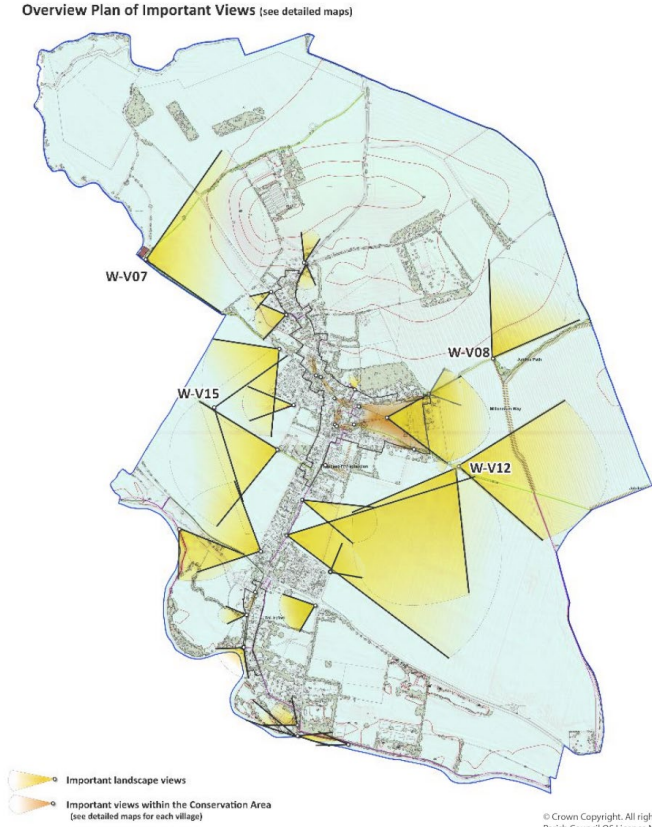
		<p>landscape.</p> <ul style="list-style-type: none"> <li>• The landscape is dominated by floodplain areas <b>with the low-lying landscape</b> associated with the River Thames and its tributary, the River Thame.</li> <li>• <del>The River Thames and the River Thame have a strong influence on the location of built form across the area,</del> Settlements are <b>generally</b> located in close proximity to watercourses.</li> <li>• The landscape features a distinctively 'wet' riparian character, characterised by a network of drainage ditches necessary for managing the frequently waterlogged conditions.</li> <li>• The underlying geology <b>around the waterways</b> is primarily Gault Clay. A thin strip of alluvium creates heavy soils with naturally impeded drainage, prone to flooding</li> <li>• Further north of the River Thames, the floodplain consists of river terrace gravels, which are better drained and support lighter, more easily worked soils. These are largely under intensive arable cultivation.</li> </ul> <p>Landscape Type - 13C: East Thames Lower Vale</p> <p>Key characteristics:</p> <ul style="list-style-type: none"> <li>• A flat, low-lying landscape associated with the River Thames and River Thame and several of their small tributaries</li> <li>• Underlain by clay and alluvium near the river channels but better-drained gravel terraces elsewhere.</li> <li>• Land use is predominantly arable, although there are some areas of smaller-scale pasture generally concentrated on the wetter, poorly</li> </ul>
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		<p>draining land adjacent to the river.</p> <ul style="list-style-type: none"> <li>• Widespread semi-natural habitats, which include extensive floodplain grazing marsh, lowland meadows, lowland fens and semi-improved grassland.</li> <li>• Sparsely wooded, enabling long views across the landscape towards the surrounding hills. However, riparian woodland along the rivers and other small pockets of woodland result in a local sense of enclosure.</li> <li>• Settlements are generally located close to watercourses, many of which retain a substantial number of Listed Buildings and have Conservation Areas; the local vernacular includes timber framing and thatched roofs with occasional examples of cob walling.</li> <li>• A dense network of public rights of way enables recreational access to the landscape, including the <b>Shakespeare's Way long distance footpath and</b> Thames Path National Trail.</li> <li>• An overall rural character with some intrusion of 20th century built form <b>around Berinsfield, including a recent solar farm development, and at Culham Science Centre.</b> <del>and B</del>busy transport corridors such as the A4074, A329 <del>cross the area</del>adversely impact the area.</li> </ul> <p>Landscape Type - 12C Eastern Middle Vale</p> <p>Key characteristics:</p> <ul style="list-style-type: none"> <li>• A low-lying, gently rolling landform <b>featuring a network of small watercourses with associated valley landforms and riparian vegetation, which add landscape and ecological diversity.</b>, <del>with Town Hill in the west at 72 metres AOD adding topographical interest.</del></li> <li>• <b>A moderately wooded landscape with several small, scattered</b></li> </ul>
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		<p><b>blocks of woodland, including some surviving areas of Ancient Woodland.</b></p> <ul style="list-style-type: none"> <li>• <del>Underlain by heavy blue grey Gault Clay, which gives rise to the low ground, subdued topography and heavy soils which are typical of the gently rolling vale landscape.</del></li> <li>• Land use is predominantly <b>under large-scale arable cultivation, although there are smaller-scale</b> agricultural, <del>comprising mostly of arable land, with widespread biodiversity friendly field margins. Small areas of</del> <b>pasture</b> <del>pastoral land are concentrated around settlements and</del> <b>adjacent to watercourses.</b></li> <li>• Hedgerow boundaries are variable, with clipped hawthorn hedges, substantial lengths of gappy and degraded hedgerows; <b>in places</b> <del>and few hedgerow trees. Field boundaries comprise open ditches and fences in places.</del></li> <li>• <b>Sparse settlement pattern of nucleated villages.</b></li> <li>• <del>The Conservation Area of Warborough extend into this landscape. Brick, soft clunch stone and flint are all common, with thatched and tile roofs forming the local vernacular.</del></li> <li>• An open <b>character, enabling</b> <del>and exposed landscape, with high intervisibility including long distance views towards</del> the wooded hills of the Chilterns National Landscape to the south-east. <del>The landscape forms part of the wider setting to the National Landscape.</del></li> <li>• A predominantly rural character with some localised intrusion from <b>built development; tree cover around infrastructure has a screening function which limits the urbanising influence of the developments.</b></li> </ul>
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		<p><del>the modern settlement edges of Benson</del></p> <ul style="list-style-type: none"> <li>• <b>Smaller scale fieldscapes around watercourses with intimate, pastoral and tranquil character contrast with the larger scale open arable farmland that dominates much of the area.</b></li> </ul>
Paragraph 5.1.37	<p><b>SODC Comment 12:</b></p> <p><i>'The landscape recommendations do not appear to be based on the guidelines set out in the 2024 LCA, but partly on the 2017 LCA. We would recommend that these are updated in accordance with the latest guidance. In addition, references to planting ash trees should be omitted due to ash die-back disease.'</i></p>	<p>We have undertaken an assessment in consultation with the council's landscape team and determined that no updates are necessary to align with the 2024 Landscape Character Assessment beyond the removal of references to ash, which has been implemented.</p> <p><i>'Each recommendation or opportunity is then highlighted as to the potential level of impact relating to the character area/type. <b>The guidelines found within both the 2017 and 2024 LCA's inspired the key criteria used in Table 1.</b></i></p>
Figure 14	<p><b>SODC Comment 14:</b></p> <p><i>'The areas shown as 'Important Gateway sites' and 'Important gap between settlement areas' do not align correctly with the underlying base map. For accuracy this map should be updated to show the correct areas.'</i></p>	<p>Updated Figure 14 to align the remaining Important Gateway Site with underlying base map.</p>
Paragraph 5.1.54	<p><b>SODC Comment 18:</b></p> <p><i>'The list included within this paragraph is not directly from GLVIA3, so it should be clarified how the list of key</i></p>	<p><b>'This guidance inspired the key criteria used by the steering group which</b> <del>key</del> <b>criteria includes:'</b></p>



	<i>criteria has been compiled.'</i>	
Figures 18-20	<p><b>SODC Comment 19:</b></p> <p><i>'Within Figure 18 there are purple lines which are not explained. For clarity and to ensure readability we would ask that the reason for these lines is added to the legend.</i></p> <p><i>Furthermore, it appears that not all of the views identified on the individual maps are included on the overview map on Figure 18 (for example S-V03). For completeness the overview map should incorporate all of the proposed views.</i></p> <p><i>It is noted that some of the view cones, such as W-V07 and W-V15 on Figure 20 appear to start beyond the boundary of the Neighbourhood Area and their view point is not included on the more detailed map. For clarity, we would recommend inset maps for those views to ensure they are within the neighbourhood plan area. As policies within a Neighbourhood Plan can only affect development within their designated Neighbourhood Area, if the views originate outside of the neighbourhood area, these views should be removed.</i></p> <p><i>In addition, within Figure 19 view cone S-V08 extends beyond the boundary of the Neighbourhood Area. We</i></p>	<p>Updated Figures 18-20 as recommended and as shown below, including the deletion of the purple lines on Figure 18 following confirmation from the parish council that these were added in error, this consequential amendment is set out at Ref.30 in Appendix 3.</p> <p>Figure 18:</p> <p>Overview Plan of Important Views (see detailed maps)</p>  <p>Figure 19</p>

*recommend these figures are modified so that these lines stop short of the Neighbourhood Area boundary.'*

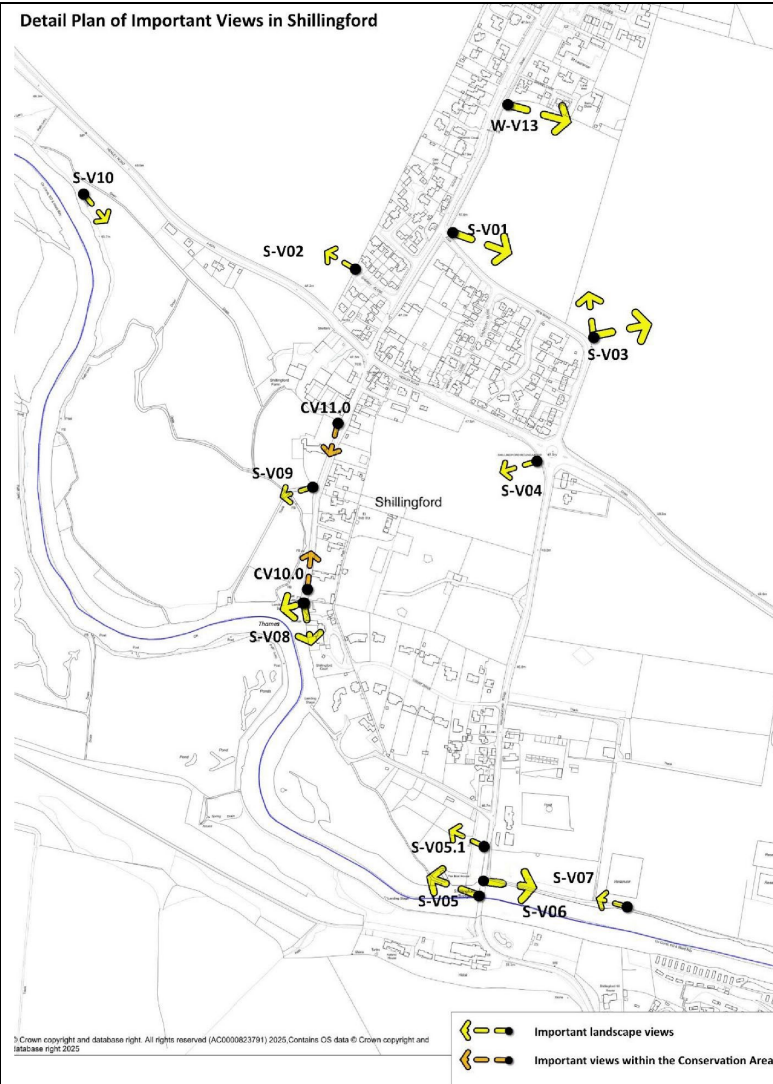
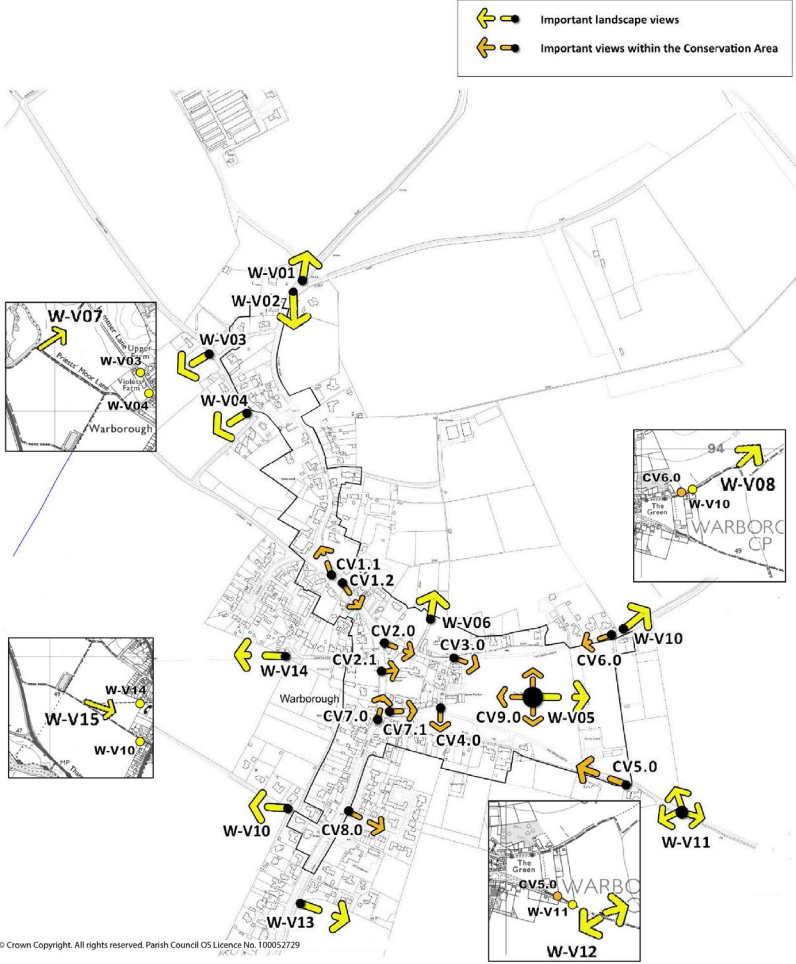


Figure 20

		<p><b>Detail Plan of Important Views in Warborough</b></p> 
Figure 22	<p><b>SODC Comment 21:</b></p> <p><i>'The figure is referenced incorrectly, it is an output from the Joint Local Plan 2041 Dark Skies/Light Impact Assessment Report produced by LUC</i></p>	<p>Amended reference to that set out in recommended comment.</p> <p>Amended Figure as recommended:</p>

	<p>and Hoare Lea for South Oxfordshire and Vale of White Horse. It is available as part of our online policy map. Or specifically it is Figure 4.2: Dark Skies and Light Pollution published within the policies map booklet, available at:</p> <p><a href="https://www.southandvale.gov.uk/app/uploads/2024/12/CSD02.3-Emerging-Policies-Map-Booklet-Publication-Version.pdf">https://www.southandvale.gov.uk/app/uploads/2024/12/CSD02.3-Emerging-Policies-Map-Booklet-Publication-Version.pdf</a></p> <p>The reference information should be updated so that it is factually correct.</p> <p>In addition, it would be useful for clarity for an outline of the settlements, or even a dot, to be included within the figure to provide reference as to where the settlements are located.'</p>	
Paragraph 5.2.3	<p><b>SODC Comment 23:</b></p> <p>'Amendments to the second sentence of this paragraph have meant that it has lost its meaning and could confuse readers. For clarity we would recommend that the sentence is reworded:</p> <p><i>"There is a concern that there are significant numbers of new housing being delivered in close proximity to</i></p>	<p>Implemented wording as recommended.</p>

	<p><i>the parish (as shown below). While <b>this</b> offers considerable choice for potential new residents in the wider area-, <del>g</del>Given the proximity, and the level of development nearby, <b>anecdotally this has</b> already <del>has</del> had an impact locally on roads, schools and healthcare services. <del>as shown below</del>”</i></p>	
Paragraph 5.2.4	<p><b>SODC Comment 24:</b></p> <p><i>‘We note the concern and agree this is a serious issue. However to ensure the statement is factually correct, we would suggest including a reference to this data.’</i></p>	<p>Added to the end of paragraph 5.2.4:</p> <p><b>‘The source of overflow data is described in Appendix 6 Flood Report p 15: The Sewage treatment plant which serves Warborough and Shillingford is based in Dorchester. This has a newly installed live recording mechanism (Duration Monitoring Equipment) to detect when a storm overflow is happening and untreated sewage is overflowing into the river Thames. The data was correct at the time of publishing but is sourced from a live recording machine and so is frequently updated.’</b></p>
Paragraph 5.2.6	<p><b>SODC Comment 25:</b></p> <p><i>‘This statement has tried to update the position to reflect the emerging JLP, however, it is referring to the position/strategy in the SODC Local Plan 2035. As the SODC Local Plan is the currently adopted plan we would recommend it focuses on the Local Plan strategy as below:</i></p> <p><i>“The <del>JLP</del> <b>SODC Local Plan</b> <del>continues to endorse this spatial strategy while also seeking to</del> allows 5-10% residual development to smaller villages</i></p>	<p>Implemented wording as recommended.</p>

	<i>through NPs if there is sufficient local benefit. <b>The JLP continues to endorse residential development to smaller villages where local benefit is evidenced.</b></i>	
Paragraph 5.2.14	<p><b>SODC Comment 26:</b></p> <p><i>'We note that this paragraph appears to address both affordable housing and small/elderly housing interchangeably. For clarity, these are different issues which require differing approaches and policies. Policy H9 of the South Oxfordshire Local Plan sets out how affordable housing should be delivered across the district whilst Policy H11 addresses housing mix. We recommend that this paragraph is revisited to ensure that this distinction is clear.'</i></p>	<p>Amended to:</p> <p><del>'Affordable and open market housing delivered by Six Acres (see Figure 25) did not meaningfully address small or elderly market provisions. There was only one open market 2-bed property and the reality of the economies within this parish meant that market prices were still high - residents wryly observe that the term 'affordable housing' appears to have been hijacked and is unrecognisable as 'affordable', thus diluting support for the delivery of this concept. In the 2016 WSNP Community Survey 80% cite the need for starter homes and 75% cite elderly housing as the highest priority, followed by affordable and small family housing. Least support was expressed for large family homes at only 14%. There remains a clear need for more reasonably priced small market homes that will remain small in price and stature, in perpetuity, in Warborough and Shillingford.'</del></p>
Paragraphs 5.2.20-23	<p><b>SODC comment 27:</b></p> <p><i>'We have concerns about the definition of infill within the Plan. The supporting text sets out how infill development should be considered in the context of Policy H2. Along with other criteria, the support text sets out that infill development in Warborough and Shillingford is identified as a site that is "not considered backland (building in</i></p>	<p>Deleted:</p> <p><del>'not considered backland (building in the rear garden of properties, which can require unsuitable access and reduce the privacy of adjoining properties)'</del></p>



	<p><i>the rear garden of properties, which can require unsuitable access and reduce the privacy of adjoining properties)". This wording is more restrictive than that set out in Policy H16: Backland and Infill Development and Redevelopment of the South Oxfordshire Local Plan which allows for backland development in some circumstances. No clear justification is given as to why a more restrictive policy is required for Warborough and Shillingford than that set out in the Local Plan. We recommend this element of the supporting text is removed. '</i></p>	
Figure 29	<p><b>SODC Comment 30:</b></p> <p><i>'Figure 29 is a replica of Figure 23. In order to remove duplication and improve readability of the plan, we would recommend moving policy H5 (and its relevant supporting text, minus Figure 29) up to sit with the other housing policies i.e before the current policy H3 on active travel.'</i></p>	<p>Deleted Figure 29.</p> <p>Updated subsequent figure numbers and all references throughout the plan to reflect the deletion Figure 29</p>
Table 2-paragraph 5.3.10	<p><b>SODC Comment 31:</b></p> <p><i>'The list of facilities in Table 2 does not match those listed in Appendix 14 which might confuse readers. It is our understanding that the car park</i></p>	<p>Implemented wording as recommended.</p>

	<p><i>adjacent to the school has been created, whereas para 5.3.10 suggests it is still outstanding. We would recommend it is updated to take account of the latest information:</i></p> <p><i>“Parking – a new 30 space car park adjacent to the school and improvements to the allotment and Green South parking areas <b>have been completed</b>. No changes have been made to The Greet Hall Parking arrangements.”</i></p>	
Paragraph 5.3.12	<p><b>SODC Comment 32:</b></p> <p><i>‘This paragraph usefully sets out how a developer could evidence how the asset or facility is no longer viable. However it should be intended as a guide otherwise it would be overly onerous and unimplementable. It is also not clear what ‘official confirmation’ might entail. We would recommend the following amendments:</i></p> <p><i>“Such information <del>should</del> <b>could</b> include:</i></p> <p><i>...</i></p> <p><i>ii. <del>the report must also show official confirmation by the</del> <b>evidence from a</b> marketing agent that the premises were appropriately and extensively</i></p>	Implemented wording as recommended.



	marketed with no reasonable offer of sale or rent”	
Figures 39/40 (Figures 38 and 39 as a consequence of examiner’s recommended modifications	<p><b>SODC Comment 36:</b></p> <p><i>‘We recommend against using the words “Biodiversity Local Green Space” on these figures as Local Green Spaces refer to a specific designation. We recommend the use of “Local Biodiversity Area” instead to ensure the plan brings the clarity required by the NPPF.</i></p> <p><i>It is also unclear what the numbers 1-5 are referring to on Figure 40. This information should be added to the key for the map to ensure it has the clarity required by the NPPF.’</i></p>	<p>Amended Figure 39 (now 38) as recommended. The numbers on Figure 40 (now 39) were deleted following confirmation from the parish council that these were included in error, this consequential amendment is set out at Ref.41 in Appendix 3.</p> <p>Figure 39 (now 38):</p> <p>Environmental Designations in the Parish</p> <p>Warborough Thame Side</p> <p>Clay's Orchard</p> <p>Gilbert Whitehead Plot</p> <p>St. Laurence's Churchyard</p> <p>The Green</p> <p>6 Acres</p> <p>Thame Road ditch &amp; hedgerow</p> <p>Hazeley Meadow</p> <p>Warwick Spinney</p> <p>Millennium Path &amp; Drain</p> <p>The Poplars &amp; Forest School Copse</p> <p>Parish Boundary Hedgerow</p> <p>Conservation Target Area</p> <p>Local Wildlife Sites (LWS)</p> <p>Parish Biodiversity Sites</p> <p>Where denoted, this indicates the site is also a Local Green Space (LGS)</p> <p>Standing water</p> <p>Watercourse</p> <p>Local Biodiversity Area</p> <p>PRIORITY HABITATS</p> <p>Traditional Orchard</p> <p>Good quality semi improved grassland</p> <p>Floodplain grazing marsh</p> <p>Deciduous woodland</p> <p>*Extends the Benson Flood Meadows LWS, which is outside the Parish but designated in the Made Benson NDP</p> <p>© Crown Copyright. All rights reserved Parish Council OS Licence No. 100052729</p>

Figure 44 (43 as a consequence of examiner's recommended modifications )	<b>SODC Comment 39:</b> <i>'Regarding the Flood Zones on the map – the EA are currently reviewing the flood zones within the area. This plan is likely to change in the future. We recommend that a label is added directing the reader to the EA website as the information in the NDP represents a snapshot in time and the most up-to-date information will be held by the EA.'</i>	Added: <b>'Please note, the Environment Agency are currently reviewing the flood zones within the area and this plan is likely to change in the future. Please visit the Environment Agency's website for the most up-to-date information: <a href="https://flood-map-for-planning.service.gov.uk/">https://flood-map-for-planning.service.gov.uk/</a>'</b>
Paragraph 5.5.39	<b>SODC Comment 40:</b> <i>'The paragraph refers to the 'JLP Climate Resilience Policies' and then list DES9 and DES10. The JLP does have a comprehensive list of climate resilience policies, but is still undergoing examination. In addition, the policies specifically mentioned are those within the adopted South Oxfordshire Local Plan 2035. Furthermore DES9 is actually 'Renewable and Low Carbon Energy' with DES8 being the 'Promoting Sustainable Design' as suggested in the NDP. It is unclear if the plan is supposed to reference DES8 or 9 in this case. However, this paragraph should be amended so it contains accurate information and we would</i>	Amended to: <i>'All new developments should be considered within the context of the NPPF Policies 163-165, 169 and 173-175 and the <del>JLP Climate Resilience Policies</del> <b>SODC Local Plan 2035</b> to mitigate against climate change, in particular Policy DES98: Promoting Sustainable Design and Policy DES910: Renewable Energy and Low Carbon Energy.'</i>

	<i>recommend focusing on the currently adopted local plan.'</i>	
Paragraphs 5.5.42-43	<p><b>SODC Comment 41:</b></p> <p><i>'It appears there are some spelling/grammatical errors in these paragraphs:</i></p> <p><i>The second bullet of paragraph 5.5.42: "Utilising renewable energy sources"</i></p> <p><i>Point ii. in the fifth bullet of paragraph 5.5.43: "Maximising use of materials which score highly on Building for Life criteria 17 such as wood, <del>wood</del> and/or hemp fibre"</i></p>	Implemented wording as recommended.