

Delegated authority officer decision notice

Decision made by	Tim Oruye Head of Policy and Programmes
Lead officer contact details	Tom Gill Planning Policy Officer (Neighbourhood) Tel: 07510 921689 Email: thomas.gill@southandvale.gov.uk
Decision (Keep this succinct)	<ol style="list-style-type: none"> 1. To accept all modifications recommended by the Examiner; 2. To determine that the Wantage Neighbourhood 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 an NDP; 3. To take all appropriate actions to progress the Wantage Neighbourhood Development Plan to referendum
Key decision? (see notes below)	Yes, this decision affects two wards; Wantage Charlton and Wantage & Grove Brook.
If key decision, has call-in been waived by the Scrutiny Committee chair(s)?	Yes.
Confidential decision, and if so under which exempt category?	No.
Delegated authority reference from the constitution	Head of Policy and Programmes ref 3.3.
Risks	<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>
Reasons for decision	<ol style="list-style-type: none"> 1. The Wantage Neighbourhood Development Plan (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 to a significant effect. A neighbourhood plan must not constrain the delivery of important national policy objectives. The principal document in which national planning policy is contained is the National Planning Policy Framework

(NPPF) and this conclusion is reached bearing this in mind. The NPPF was published in March 2012 and revised in July 2018, February 2019, July 2021, September 2023, December 2023 and December 2024. It should be noted that whilst the NPPF was revised on 12 December 2024, as the Neighbourhood Plan was submitted before 12 March 2025, it has been considered against the NPPF published in December 2023 as per the transitional arrangements set out within the NPPF. The advice within National Planning Practice Guidance (“NPPG”) has also been borne in mind in reaching this conclusion.

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 polices. More specifically paragraph 29 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 has developed a positive suite of policies that seek to bring forward positive and sustainable development in the neighbourhood area. There is a clear focus on maintaining the character, quality and appearance of the neighbourhood area, as well as aims to enhance biodiversity and wildlife, as supported by National Planning Policy Framework paragraph 187. The Plan also 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 on employment within the Town Centre (Policy 1), the protection of employment sites (Policy 2) and Infrastructure Investment (Policy 10) In the social role, it includes policies on Recreation (Policy 9) and Community Assets (Policy 11). In the environmental dimension, the plan positively seeks to protect its natural, built, and historic environment. It includes policies on Design (Policy 3, Policy 4, Policy 5), Green Infrastructure and Biodiversity (Policy 6, Policy 7) and Local Green Spaces (Policy 8).

6. As a whole, the council is satisfied that the policies in the plan pursue net gain across each of the different dimensions of sustainability in a mutually supportive way.

7. The plan, as modified by the Examiner's recommendations, is in general conformity with the strategic policies contained in the current Development Plan for the area. Wantage is identified as a Market Town within the South East Vale Sub-Area in Local Plan Part 1 (Core Policy 3). Core Policy 3 comments that Market Towns have the greatest long-term potential for development to provide the jobs and homes to help sustain, and where appropriate, enhance their services and facilities to support viable and sustainable communities in a proportionate manner. Core Policy 4 (Meeting Our Housing Needs) sets the context for the nature of new development that would be supported in Market Towns in the district. Core Policy 4 indicates that Wantage does not have a defined requirement to contribute towards delivering additional housing beyond that allocated through the Local Plan, however there is a presumption in favour of sustainable development within the existing built area of Market Towns in accordance with Core Policy 1. The Wantage Neighbourhood Plan is not proposing to allocate any additional sites for housing.

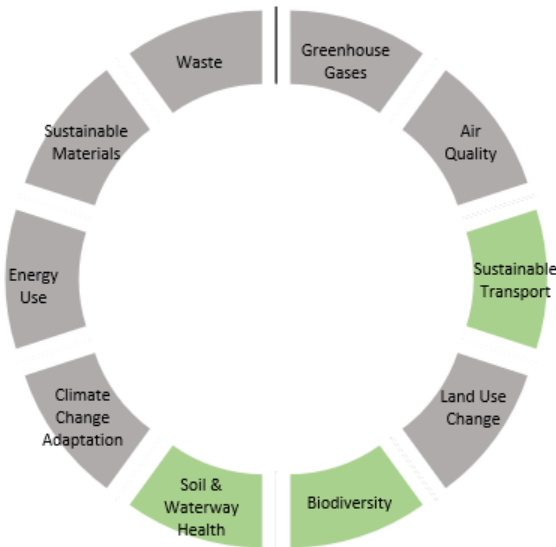
8. The plan recognises and respects the approach in the Local Plan dealing with development in Market Towns. The plan supports the sustainable development of both homes and appropriate employment. The plan delivers a local dimension to the strategic context and supplements the detail already included in the adopted Vale of White Horse Local Plan 2031.

9. The Plan, as modified by the Examiner's recommendation, would not breach, and otherwise be compatible with, the assimilated obligations of EU legislation as consolidated in the Retained EU Law (Revocation and Reform) Act 2023 (Consequential Amendment) Regulations 2023, including the following Directives: the strategic Environmental Assessment

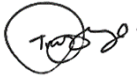
(2001/42/EC); the Environmental Impact Assessment Directive (2011/92/EU); the Habitats Directive (92/43/EEC); the Wild Birds Directive (2009/147/EC); the Waste Framework Directive (2008/98/EC); the Air Quality Directive (2008/50/EC); and the Water Framework Directive (2000/60/EC). In addition, no issue arises in respect of equality under general principles of EU law or any EU equality directive.

10. In order to comply with the basic condition on the European Union legislation, Vale of White Horse District Council undertook a screening exercise (dated January 2022) 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. The Council also screened the Plan's potential impact on EU Special Areas of Conservation (SACs), and this was completed in January 2022. The HRA screening report concluded that the Plan would not have any likely significant effects on the integrity of European sites in or around Vale of White Horse, either alone or in combination with other plans or programmes and that an Appropriate Assessment is therefore not required.
11. 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.
12. 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'.
13. The Examiner recommended that the referendum area should be extended to include properties off King Alfred Way which fall outside of the designated Neighbourhood Plan Area. The District Council agrees with this recommendation as the properties concerned are within confines of the town as now physically defined by King Alfred Way and the occupiers of the houses concerned will have the opportunity to access the retail, commercial, community and leisure services within the town and which, in different ways, the Plan addresses. A map of the extended referendum area is available in Appendix 4.

	<p>14. 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.</p> <p>15. The Examiner noted in his report, paragraph 7.79, that it will be appropriate to make any necessary changes to the general text insofar as they are necessary to ensure that the Plan meets the basic conditions. 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.</p> <p>16. The modifications set out in Appendix 1 and Appendix 3, both separately and combined, produce no likely significant environmental effects and are unlikely to have any significant effects on the integrity of European Designated Sites.</p> <p>17. The council has taken account of all the representations received.</p> <p>18. The Counting Officer is responsible for determining the date of the referendum. The Electoral Service team advises that the referendum is planned for the 1 May 2025.</p>
<p>Alternative options rejected</p>	<p>Make a decision that differs from the Examiner's recommendation</p> <p>If the council deviates from the Examiner's recommendations, the council is required to:</p> <ol style="list-style-type: none"> 1. Notify all those identified on the consultation statement of the parish council and invite representation, during a period of six weeks, 2. Refer the issue to a further independent examination if appropriate. <p>Refusing to progress the Plan</p> <p>The council can decide that it is not satisfied with the plan proposal with respect to meeting basic conditions, compatibility with Convention rights, definition and provisions of the NDP even if modified. Without robust grounds, which are not considered to be present in this case, refusing to take the Plan to a referendum could leave the Council vulnerable to a legal challenge.</p> <p><u>Reason for rejecting alternative options</u></p> <p>These options were rejected because the district council is minded to agree with all of the Examiner's modifications and his conclusion that the Plan, as modified, meets the basic conditions and relevant legal requirements.</p>

<p>Legal implications</p>	<p>The process undertaken and proposed accords with planning legislation.</p>
<p>Financial implications</p>	<p>The Government makes funding available to local authorities to help them meet the cost of their responsibilities around neighbourhood planning. A total of £20,000 can be claimed for each neighbourhood planning area. In the case of neighbourhood plan reviews, a local planning authority may make only one claim for substantive modifications to a specific neighbourhood plan in their area within each 5-year window from the date that plan was first made. 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>
<p>Climate implications</p>	<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 future generations to meet their own needs.</p> <p>The plan includes policies to improve cycling infrastructure and encourage active travel, and to protect and improve the local green spaces. There are no policies to support decarbonisation and rollout of renewable energy. This is summarised by the climate impact assessment tool output below.</p> 

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Equalities implications	There are no equalities implications.																									
Other implications	There are no other implications.																									
Background papers considered	<ol style="list-style-type: none"> 1. Wantage Neighbourhood Plan and supporting documents 2. National Planning Policy Framework (2023) 3. National Planning Policy Framework (2024) 4. National Planning Policy Guidance (July 2014 and subsequent updates) 5. Vale of White Horse Local Plan Part 1 6. Vale of White Horse Local Plan Part 2 7. Vale of White Horse District Council SEA/HRA Screening Statement January 2022 8. Relevant Ministerial Statements 																									
Declarations/ conflict of interest?	Councillor Andrew Crawford did not provide a comment as they declared an interest having been involved in the preparation of the Plan.																									
Consultees		Name	Outcome	Date																						
	Legal legal@southandvale.gov.uk	Nick Bennett	No further concerns.	12/03/25																						
	Finance Finance@southandvale.gov.uk	Anna Winship	No comments.	11/03/25																						
	Climate and biodiversity climateaction@southandvale.gov.uk	Jessie Fieth	Completed climate impact assessment tool.	13/03/25																						
	Equality and diversity equalities@southandvale.gov.uk	Lorne Grove	No comments	14/03/25																						
	Strategic property	Chris Mobbs	No comments.	11/03/25																						

	property@southandvale.gov.uk			
	Communications communications@southandvale.gov.uk	N/A	No comments.	14/03/25
	Relevant Cabinet member	Councillor Andy Foulsham	No comments.	14/03/25
	Ward councillors	Councillor Andy Crawford	N/A – See above.	10/03/25
		Councillor Patrick O'Leary	No comments.	14/03/25
		Councillor Amos Duveen	No comments.	14/03/25
		Councillor Jenny Hannaby	No comments.	14/03/25
Decision maker's signature To confirm the decision as set out in this notice.	Signature:  Date: 19/03/2025			

Appendix 1: Examiner's recommendations

Policy/Section	Examiner's recommendations	Council's Decision	Justification/Reason
Initial parts of the Plan	<i>At the end of paragraph 1.2 add: 'The Plan period is 2023 to 2031.'</i>	Agree	The council considers the inclusion of the plan period within the body of the Plan necessary to bring the clarity required by national policy and guidance; the modification ensure that the plan period is clearly stated within the document.
Policy 1: Town Centre Policy Area	<p>In the second part of the policy replace 'permitted' with 'supported'</p> <p>Replace the third part of the policy with: 'Elsewhere, proposals for new retail or other main town centre employment uses will be supported where they follow the sequential approach to site selection use as set out in the Local Plan and meet adopted car parking standards.'</p> <p>In the fourth part of the policy replace 'must' with 'should'</p> <p>Reconfigure the format of the policy so that it has the same typeface (as used in the first and third parts)</p> <p><i>Replace the final sentence of paragraph 4.1.3 with: 'Development proposals which work towards delivering this vision will be supported.'</i></p>	Agree	The council consider the modifications to this policy and supporting text necessary to ensure that they bring the clarity required by national policy and guidance by making minor alterations to the structure of the third element of the policy and by making minor changes to the language used. The council also agrees with the modification to improve the format of the policy, as well as alterations to the supporting text, as these will also bring the clarity required by national policy and guidance.

	<i>Replace paragraph 4.1.4 with: 'To deliver this vision, further car parking is likely to be required. As such, development proposals which deliver additional parking would be supported.'</i>		
Policy 2: Protection of Employment Sites	<p>Replace the policy with: 'Proposals for the extension of existing commercial buildings or for the redevelopment of existing employment premises for other employment uses will be supported, where they comply with the development management policies of the development plan.'</p> <p><i>Replace paragraph 4.2.2 with: 'Policy 2 of the Plan seeks to consolidate the approach taken towards employment uses in the adopted Local Plan. Core Policies 15, 28 and 29 provide a context within which the District Council will determine proposals which involve the loss or the reduction of existing employment floorspace.'</i></p>	Agree	The council consider the modifications to this policy and supporting text necessary to ensure that the policy is in general conformity with strategic policies in the Vale of White Horse Local Plan Parts 1 and 2, and ensures that it can be applied in a proportional basis; the modifications delete the second part of the submitted policy which either repeated elements of the strategic policies in the Local Plan or is more restrictive than those policies and recasts the first section of the policy to ensure it can be applied consistently throughout the development management process. The modifications to the supporting text are consequential based on the agreed modifications to the policy and are therefore necessary to ensure the Plan brings the clarity required by national policy and guidance.
Policy 3: Design - General Principles	<p>Replace the opening element of the policy with: 'As appropriate to their scale, nature, and location the design of development proposals should respond positively to the following principles:</p> <p>Replace i) with 'where relevant, they retain the distinction between the built-up areas of the town and the surrounding countryside including the North Wessex Downs; and'</p>	Agree	The council consider the modifications to this policy necessary to ensure that it brings the clarity required by national policy and guidance and so that it can be applied in a proportional basis; the modifications ensure that the policy is only applied to relevant development and enhance the clarity of the policy by removing references to significant views which were not defined within the

	<p>Replace the opening element of part ii) of the policy with: ‘where appropriate and feasible, they deliver improved provision for cycling throughout the neighbourhood area having regard to Plan E: Wantage Proposed Cycle Routes. This may be in the form of a financial contribution and/or appropriate design measures, including;’</p> <p>At the end of criterion b) add: ‘New cycle routes should be well overlooked wherever practicable.’</p>		<p>plan and replacing these references with maintaining the distinction between the built-up areas of the town and the surrounding countryside to ensure that the policy is clear and can be applied effectively.</p>
<p>Policy 4: Design - Character Areas</p>	<p>Modify the policy as set out in VWHDC’s comment 13</p> <p><i>Improve the clarity of the map on page 39 showing the Character Areas.</i></p>	<p>Agree</p>	<p>The council consider the modifications to this policy and supporting figure necessary to ensure that they bring the clarity required by national policy and guidance and so that the policy can be applied in a proportional basis; the modifications reword the policy to set out that the principles for each character area should be applied on a proportionate basis to enable it to be applied effectively during the development management process and provide a link to the supporting document titled “Wantage Local Character Assessment” which will help bring the clarity required by national policy and guidance. The modifications also improve the clarity of the map displaying the Character Areas.</p>
<p>Policy 5: Design - Housing Types</p>	<p><i>In the first part of the policy delete ‘to’</i></p> <p><i>In the second part of the policy replace:</i></p> <ul style="list-style-type: none"> • <i>‘encouraged’ with ‘supported’</i> 	<p>Agree</p>	<p>The council consider the modifications to this policy and supporting text necessary to ensure that they bring the clarity required by national policy and guidance; the modifications make minor changes to the</p>

	<ul style="list-style-type: none"> • <i>‘provided they are in accordance with the development management policies of the development plan’ with ‘where they otherwise accord with development plan policies’</i> <p><i>In paragraph 4.5.1 replace the final sentence with:</i></p> <p><i>‘For example, the Joint Housing Needs Assessment produced as part of the evidence base for the emerging Joint Local Plan 2041, sets out the following housing mix for new residential development in the Vale of White Horse:’</i></p> <table border="1" data-bbox="461 667 1140 847"> <thead> <tr> <th></th> <th><i>1 bed</i></th> <th><i>2 bed</i></th> <th><i>3 bed</i></th> <th><i>4 bed</i></th> </tr> </thead> <tbody> <tr> <td><i>Market</i></td> <td><i>5%</i></td> <td><i>10%</i></td> <td><i>70%</i></td> <td><i>15%</i></td> </tr> <tr> <td><i>Affordable</i></td> <td><i>13%</i></td> <td><i>34%</i></td> <td><i>40%</i></td> <td><i>13%</i></td> </tr> </tbody> </table>		<i>1 bed</i>	<i>2 bed</i>	<i>3 bed</i>	<i>4 bed</i>	<i>Market</i>	<i>5%</i>	<i>10%</i>	<i>70%</i>	<i>15%</i>	<i>Affordable</i>	<i>13%</i>	<i>34%</i>	<i>40%</i>	<i>13%</i>		<p>language used in the policy and update the supporting text so that it takes account of the latest evidence on housing needs for the District produced as part of the evidence base for the emerging Joint Local Plan 2041.</p>
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<p>Policy 6: Green Infrastructure Network and Biodiversity</p>	<p>Replace the policy with:</p> <p>The Plan identifies a Green Infrastructure Network, as shown on the Wantage Green Infrastructure Concept Map.</p> <p>Development proposals on land within the Green Infrastructure Network should:</p> <ul style="list-style-type: none"> • respond positively to the character and appearance of the network; and • ensure that their landscape schemes, layouts, access and public open space provision and other amenity requirement contribute to the 	<p>Agree</p>	<p>The council consider the modifications to this policy and supporting figure necessary to ensure that they bring the clarity required by national policy and guidance; the modifications simplify the structure of the policy to ensure its intention is clear and unambiguous and remove references to delivering a 10% biodiversity net gain to avoid duplication with national policy. The modifications also enhance the clarity of the policy by revising its title and by modifying the accompanying figure to remove any areas which are built-up or allocated for development.</p>															

	<p>maintenance of the Network, and, where practicable, its enhancement.'</p> <p><i>Revise the title of the policy to read 'Green Infrastructure Network'</i></p> <p><i>Delete any sites which have been developed from the Green Infrastructure Network as well as Fuller's Field.</i></p>		
Policy 7: Green Infrastructure - Letcombe Brook	<p><i>Modify the policy as set out in VWHDC's comment 20</i></p> <p><i>Delete the first sentence of paragraph 4.7.2</i></p>	Agree	The council consider the modifications to this policy and supporting text necessary to ensure that they bring the clarity required by national policy and guidance and so that it can be applied in a proportional basis; the modifications clarify how the policy should be interpreted through the development management process, ensures the policy can be applied in a proportionate manner, and refine the language used. The modifications also delete an unnecessary repetition in the supporting text to enhance clarity as required by national policy and guidance.
Policy 8: Green Infrastructure - Local Green Spaces	<p><i>Replace the final part of the policy with: 'Development proposals on land designated as Local Green Space will only be supported in very special circumstances.'</i></p> <p><i>Modify the boundaries of the LGSs shown on Map F so that they correspond with those shown in Appendix 2.</i></p> <p><i>Delete the proposed 2 metre access strip shown within</i></p>	Agree	The council consider the modifications to this policy and supporting text necessary to ensure that they bring the clarity required by national policy and guidance and to ensure that the Local Green Spaces designated are capable of enduring beyond the plan period as required by the NPPF; the modifications update the language used to avoid ambiguity, update references to

	<p><i>LGS B on Map F and in Appendix 2.</i></p> <p><i>In paragraph 4.8.1 replace '99-101' with '105-107'</i></p> <p><i>Replace paragraph 4.8.2 with: 'In each case, these green spaces are an integral part of the town. Local Green Spaces have an equivalent planning policy status to that of the Green Belt and therefore development will only be supported in very special circumstances.'</i></p>		<p>the NPPF, ensure that the boundaries shown for the Local Green Spaces are consistent throughout the Plan, and remove a strip of land from one of the proposed LGSs in accordance with paragraph 105 of the NPPF which requires that LGSs should be capable of enduring beyond the end of the Plan period.</p>
Policy 9: Manor Road Memorial Recreation Ground	<p>Reverse the order of the two parts of the policy</p> <p>Replace the opening element of the first part of the policy (as submitted) with: 'Proposals that result in the loss of open space, sports and recreational buildings and land, within the Recreation Ground (as shown on Plan G) will not be supported unless:'</p> <p>Replace the opening element of the second part of the policy (as submitted) with: 'Proposals to improve any of the existing leisure or recreational facilities on the Recreation Ground (as shown on Plan G) will be supported.'</p>	Agree	<p>The council consider the modifications to this policy necessary to ensure that it brings the clarity required by national policy and guidance; the modifications reverse the order of the two paragraphs within the policy to enhance their clarity and reword both paragraphs to ensure specific references is given to the Recreation Ground to avoid ambiguity.</p>
Policy 10: Infrastructure Investment	<p>Delete the policy</p> <p><i>Delete paragraphs 4.10.1 and 4.10.2</i></p>	Agree	<p>The council consider the removal of this policy and related supporting text as necessary as they do not add any additional information beyond that which is already contained within the adopted Vale of White Horse Local Plan; the deletion of this policy will ensure that the Plan does not include unnecessary duplication of local policy, as required by national guidance.</p>

Policy 11: Community Assets	Reverse the order of the two parts of the policy	Agree	The council consider the modifications to this policy necessary to ensure that it brings the clarity required by national policy and guidance; the modifications reverse the order of the two paragraphs within the policy to enhance their clarity.
Community Aspiration	<i>Use a different colour for the Aspiration presentation box from the land use policies</i>	Agree	The council consider the modifications to this aspiration necessary to ensure that it brings the clarity required by national policy and guidance; the modifications recolour the aspiration so it is clear that it is not intended to be interpreted as a policy.
Other Matters – General	<i>Modification of general text 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.
Other Matters – Specific	<p><i>The name for the designation Area of Outstanding Natural Beauty (AONB) has recently been changed to National Landscape. All references to the AONB throughout the Plan should be updated to National Landscape accordingly.</i></p> <p><i>The Vale of White Horse Design Guide has now been superseded by the Joint Design Guide covering both Vale of White Horse and South Oxfordshire. All references to the Vale of White Horse Design Guide throughout the Plan should be updated to the Joint Design Guide accordingly.</i></p> <p><i>Replace paragraph 4.0.5 with ‘Where practicable, the</i></p>	Agree	The council consider the modifications to these elements necessary to ensure that they brings the clarity required by national policy and guidance; the modifications ensure that the Plan consistently references the latest evidence and information available and acknowledges the name change for AONBs to National Landscapes, modifies paragraph 4.0.5 to ensure that it is factually accurate and doesn't raise unrealistic expectations, and clarifies the intention of the aspirations and actions listed in Section 5. The modifications also ensure that the information contained

<p><i>existing landscape of the Neighbourhood Plan area should be protected for the sake of its own intrinsic beauty, its benefit to the rural character of the Vale of White Horse and for its biodiversity and geodiversity interest.'</i></p> <p><i>In Section 5 add a new paragraph to read:</i></p> <p><i>'5.1.3 This chapter sets out aspirations and actions that cannot be addressed by planning policies within the neighbourhood plan, but which are of importance to the town and which the Town Council and community would like to address through alternative processes. These aspirations and actions address matters which are outside of the planning system and will not form part of the statutory development plan or impose any requirements on developers and landowners.'</i></p> <p><i>Revise the definitions in the Glossary (to accord with VWHDC comment 29).</i></p> <p><i>In Letcombe Brook Planning Guidance (appendix 1) the guidance contains an out-of-date replication of the policy relating to the Letcombe Brook (now Policy 7 in the Plan). I recommend that this section of the appendix is deleted to avoid confusion and repetition with the Plan, and to bring the clarity required by the NPPF.</i></p> <p><i>In the Character Assessment apply VWHDC comments 34-37.</i></p>		<p>with the associated Character Assessment is up-to-date and consistent with the modifications made to the Plan.</p>
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Appendix 2 – Examiner’s Report

The Examiner’s Report is available here:

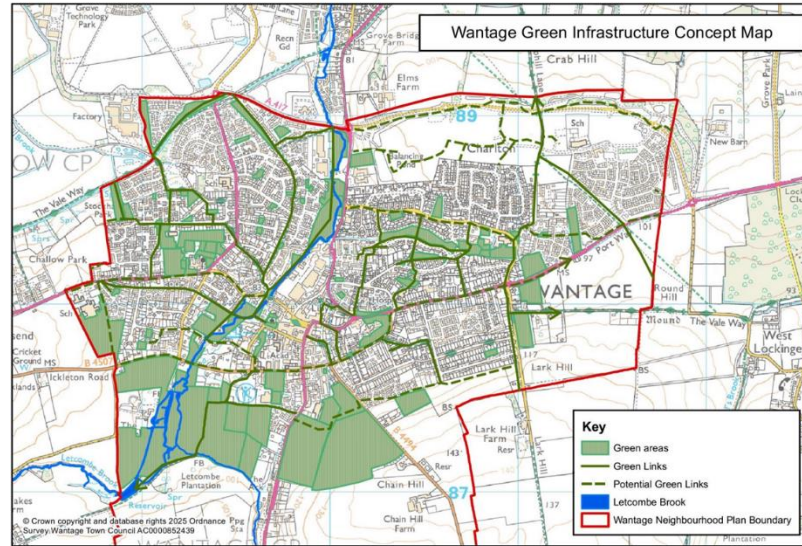
<https://www.southandvale.gov.uk/app/uploads/sites/3/2025/03/Wantage-Neighbourhood-Development-Plan-Examiners-Report.pdf>

Appendix 3 – Consequential and/or Factual Changes

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

Section	Agreed change	Justification/Reason
Throughout Plan	Update page numbers	Consequential amendment.
Footers	Modify all footers to correct Plan period of 2023 - 2031	Factual correction.
Front Cover	“DRAFT December 2023 Referendum Version 2025”	Factual correction.
Table of Contents	Update to reflect Examiner’s modifications and relevant consequential amendments.	Consequential amendment.
Table of Contents	“12. Community Aspiration: Community Facilities”	Factual correction to recognise that this is a community aspiration and not a policy.
Page 5	Relocate page number from Page 6 to Page 5.	Correction of an error.
Page 9 – Paragraph 4.0.2	“We have included eleven ten policies.”	Consequential amendment.
Page 9 – Paragraph 4.0.2	“9. Infrastructure Investment Manor Road Memorial Recreation Ground”	Consequential amendment/factual correction to recognise deletion of one policy and insertion of a policy which was missed.
Page 20	<p>Modification of Green Infrastructure Network to remove areas which falls outside of designated Neighbourhood Plan Area boundary:</p> <p>DELETE:</p>	Correction of an error; neighbourhood plans policies can only apply within the plan area.

INSERT:

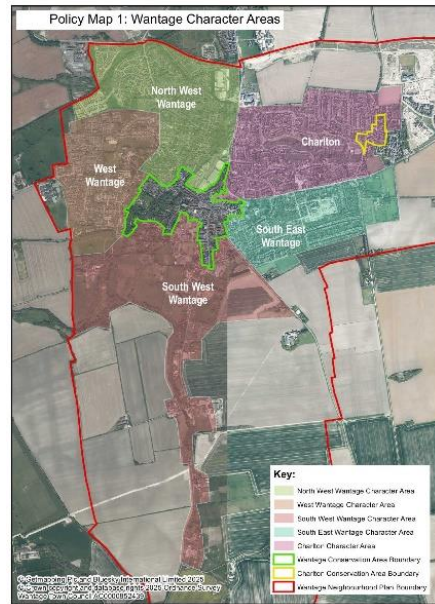


Page 29	“Plan G: Manor Road Memorial Recreation Ground ”	Factual correction.
Page 30 – Policy 11: Community Assets	“Policy 11: Community Assets ”	Consequential amendment to recognise deletion of previous policy.
Page 30	Updating of Paragraph numbers as follows: <ul style="list-style-type: none"> - 4.12.1 4.10.1 - 4.12.2 4.10.2 - 4.12.3 4.10.3 - 4.12.4 4.10.4 	Consequential amendment.
Page 34	Insertion of paragraph number 5.5.3 for paragraph following 5.5.2 and replacement of existing paragraph number 5.5.3 with 5.5.4.	Correction of an error to add missing paragraph number.
Page 35	Embolden: “Cycleway and Pedestrian Infrastructure Investments”	Typographical correction to ensure consistency with rest of headers.
Page 36	Deletion of space between bullet points in list	Typographical correction.
Page 38	Modification of North West Wantage Character Area to remove area which falls outside of designated Neighbourhood Plan Area boundary	Correction of an error; neighbourhood plans policies can only apply within the plan area.

DELETE:



INSERT:

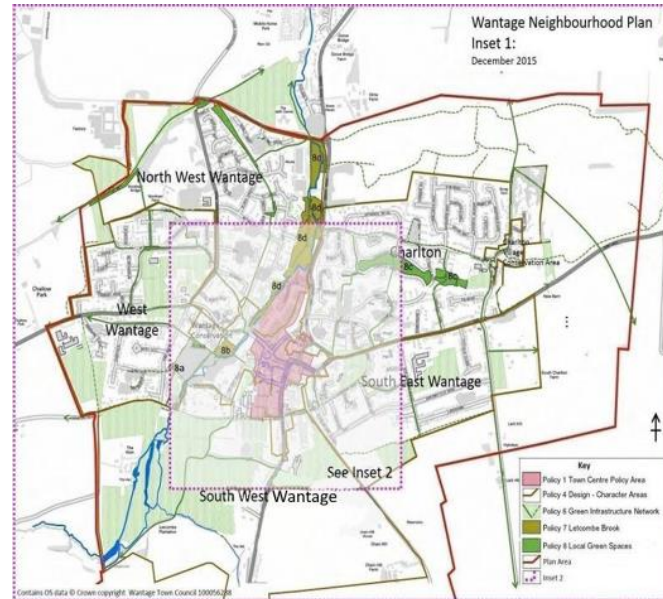


Modification of North West Wantage Character Area and Green Infrastructure Network to remove areas which falls outside of designated Neighbourhood Plan Area boundary.

Modification of Local Green Space b in line with agreed Examiner's modification

Modification of Wantage Town Centre Policy Area in line with area set out in the Vale of White Horse Local Plan 2031

DELETE:

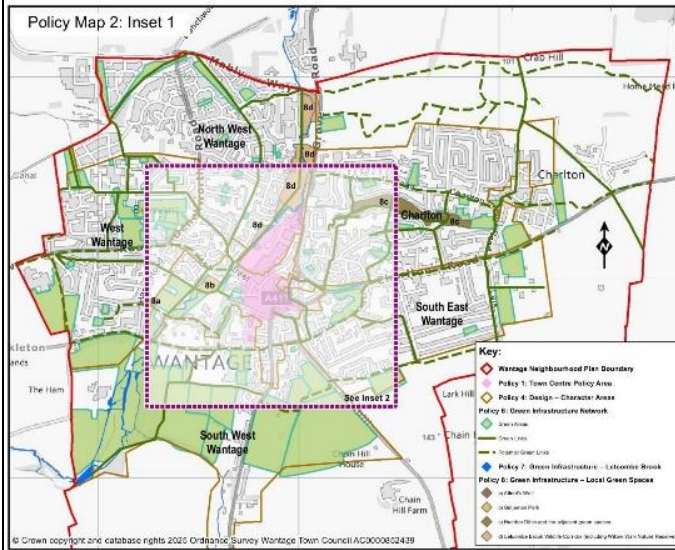


Correction of an error; neighbourhood plans policies can only apply within the plan area.

Consequential amendment

Correction of an error; to ensure the area shown is the same as the area set out in the Vale of White Horse Local Plan 2031, as expressed in Policy 1: Town Centre Policy Area.

INSERT:

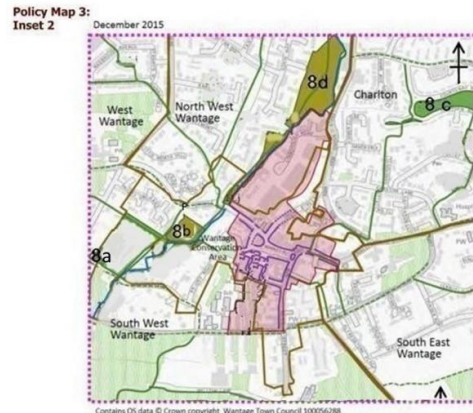


Page 40

Modification of Local Green Space b in line with agreed Examiner’s modification

Modification of Wantage Town Centre Policy Area in line with area set out in the Vale of White Horse Local Plan 2031

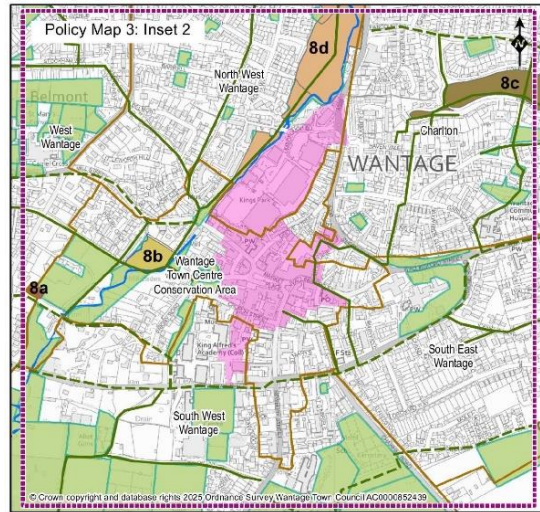
DELETE:



Consequential amendment

Correction of an error; to ensure the area shown is the same as the area set out in the Vale of White Horse Local Plan 2031, as expressed in Policy 1: Town Centre Policy Area.

INSERT:



Page 47

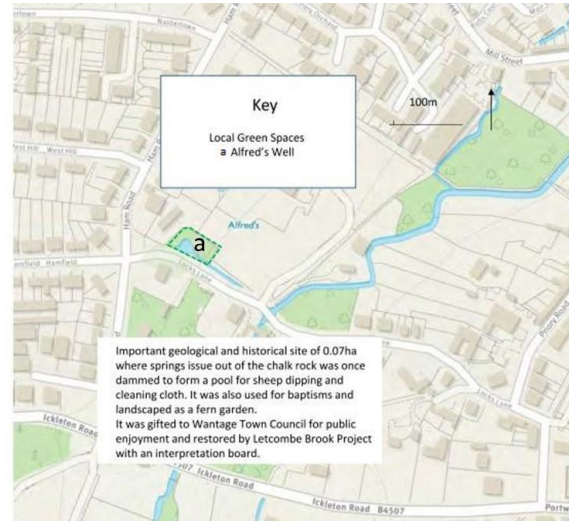
Deletion of space between bullet points in list

Typographical correction.

Page 55

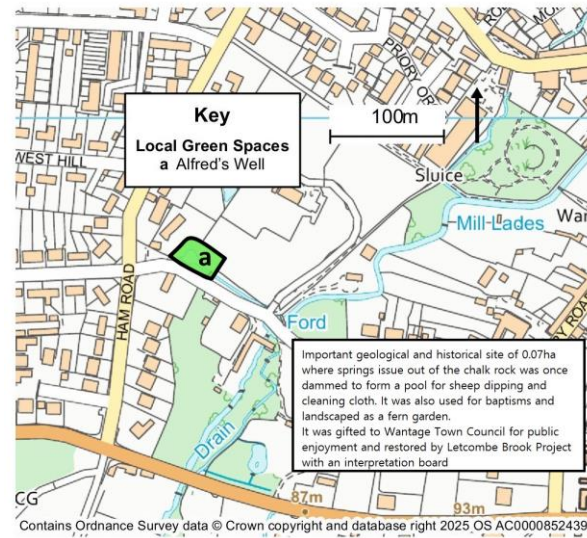
Update to the appearance of the map.

DELETE:



Consequential amendment to the appearance of the map for Local Green Space a to ensure clarity and consistency with the map produced for Local Green Space b as required by the accepted Examiner's modification.

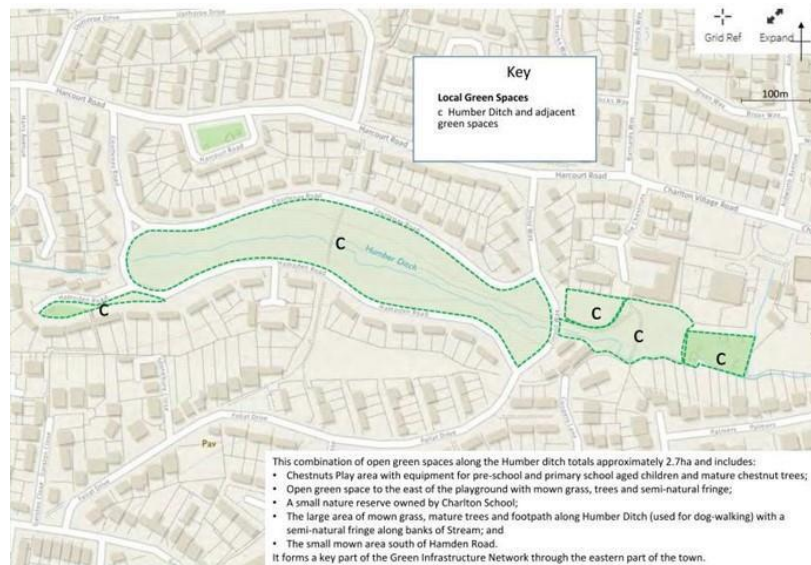
INSERT:



Page 57

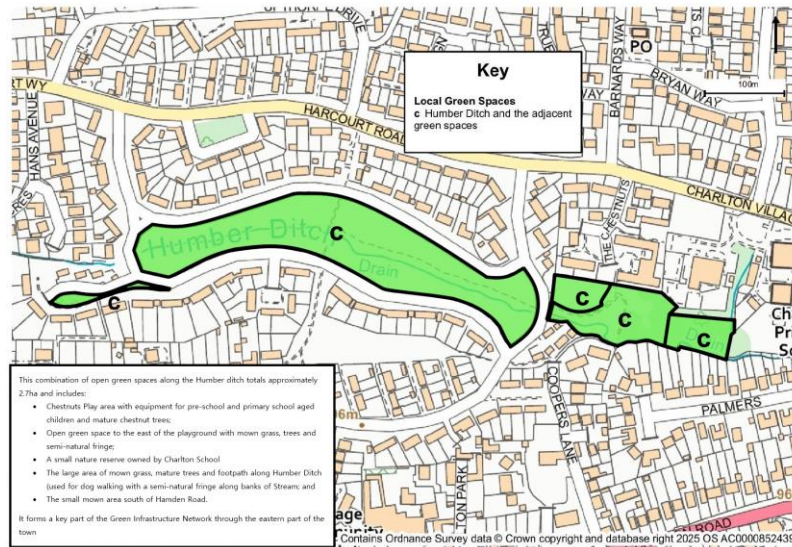
Update to the appearance of the map.

DELETE:



Consequential amendment to the appearance of the map for Local Green Space c to ensure clarity and consistency with the map produced for Local Green Space b as required by the accepted Examiner's modification.

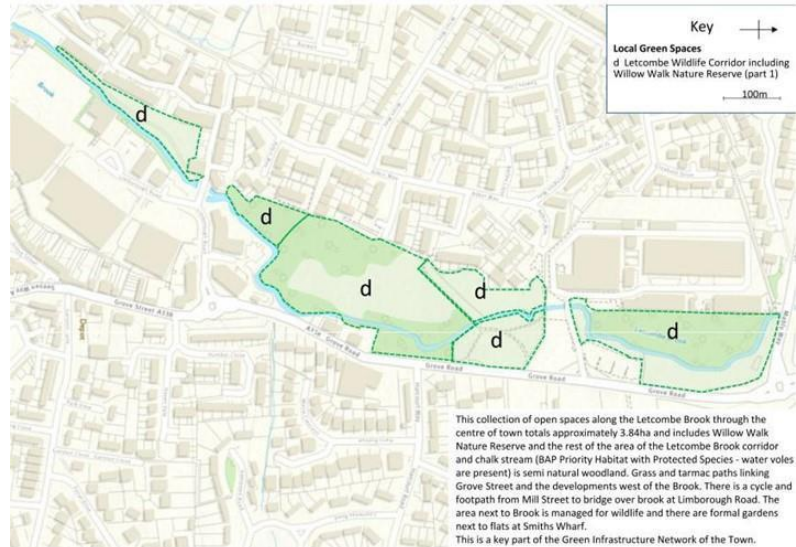
INSERT:



Page 58

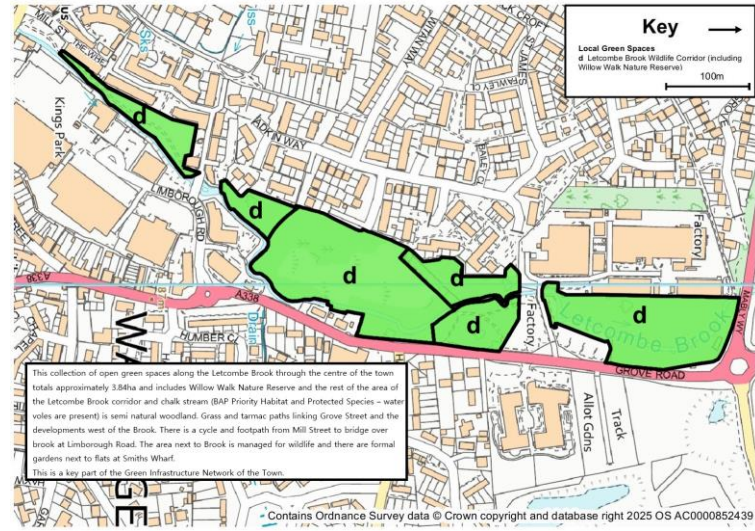
Update to the appearance of the map.

DELETE:

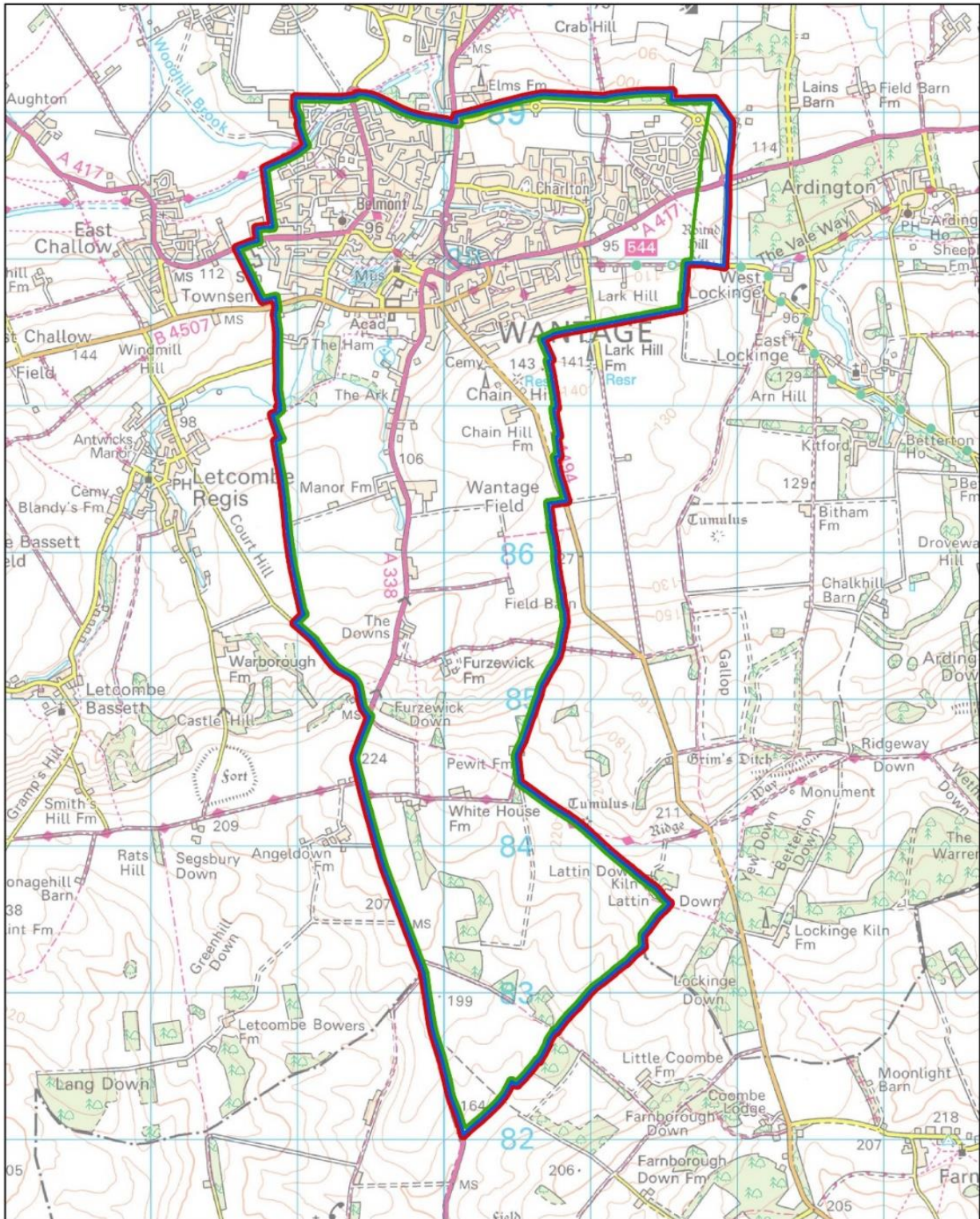


Consequential amendment to the appearance of the map for Local Green Space d to ensure clarity and consistency with the map produced for Local Green Space b as required by the accepted Examiner's modification.

INSERT:



Appendix 4 – Map of Referendum Area



Wantage Neighbourhood Area March 2025

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1:35,000

- Wantage Neighbourhood Plan Area
- Wantage Parish Area
- Wantage Referendum Area