

Delegated authority officer decision notice

Decision made by	Tim Oruye Head of Policy and Programmes
Lead officer contact details	Robyn Tobutt Senior Planning Policy Officer (Neighbourhood) Tel: 01235 422422 Email: robyn.tobutt@southandvale.gov.uk
Decision	<ol style="list-style-type: none"> 1. To accept all modifications recommended by the Examiner; 2. To determine that the Clifton Hampden 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 Clifton Hampden Neighbourhood Plan to referendum.
Key decision?	No
If key decision, has call-in been waived by the Scrutiny Committee chair(s)?	Not applicable.
Confidential decision, and if so under which exempt category?	No
Delegated authority reference from the constitution	Head of Policy and Programmes ref 3.3 (Page 178).
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 Clifton Hampden 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 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

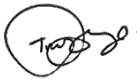
Framework (NPPF) and this conclusion is reached bearing this in mind. It should be noted that the NPPF was revised on 19 December 2023. The revised NPPF replaces the previous NPPF published in March 2012 and revised in July 2018, February 2019, July 2021 and September 2023. The advice within National 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 safeguarding its local character whilst encouraging appropriate development to come forward. The Plan also contains policies which focus on the delivery of sustainable development, as supported by National Planning Policy Framework paragraph 29.
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 a policy for school improvements (Policy BCH1). In the social dimension, it includes policies on community facilities (Policies BCH2 and 5). In the environmental dimension, the Plan positively seeks to protect its natural, built, and historic environment. It has specific policies on design (Policy BCH3 and 4) and on the energy efficiency of buildings (Policy BCH8).

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 recommendation, is in general conformity with the strategic policies contained in the current Development Plan for the area. The Neighbourhood Area contains the villages of Burcot and Clifton Hampden washed over by the Green Belt. Clifton Hampden and Burcot are identified separately as 'smaller villages' in the adopted Local Plan (Appendix 7). Policies H8 (Housing in the Smaller Villages) and H16 (Infill development and redevelopment) of the Local Plan set the context for the scale and nature of new development which would be supported in smaller villages in the district. Policy H8 advises that smaller villages have no defined requirement to contribute towards delivering additional housing, however where a Parish Council wishes to prepare a Neighbourhood Development Plan to support further growth, the Council will support this provided that the levels of growth supported are commensurate to the size of the village.
8. The plan recognises and respects the approach in the Local Plan dealing with development in smaller villages. The plan delivers a local dimension to the strategic context and supplements the detail already included in the adopted South Oxfordshire Local Plan 2035.
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.
10. In order to comply with the basic conditions on the European Union legislation, South Oxfordshire District Council undertook a screening exercise (dated December 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.
11. The Council screened the Plan's potential impact on EU Special Areas of Conservation (SACs), and this was completed in December 2022. The HRA screening report concluded that the Plan would not have any likely significant

	<p>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.</p> <p>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.</p> <p>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’.</p> <p>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.</p> <p>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.</p> <p>16. The Examiner noted in his report, paragraph 7.54, 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.</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 week commencing 2 September 2024.</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>
Legal implications	The process undertaken and proposed accords with planning legislation.
Financial implications	<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>
Climate implications	<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>In terms of climate implications, the Plan seeks to have a positive impact, containing policy BCH8, which looks at the provision of well-designed energy efficient buildings and places.</p>
Equalities implications	There are no equalities implications.
Other implications	There are no other implications.
Background papers considered	<ol style="list-style-type: none"> 1. Clifton Hampden Neighbourhood Plan and supporting documents 2. National Planning Policy Framework (2023) 3. National Planning Policy Guidance (July 2014 and subsequent updates) 4. South Oxfordshire Local Plan 2035

	5. South Oxfordshire District Council SEA/HRA Screening Statement December 2022 6. Representations submitted in response to the Clifton Hampden Neighbourhood Plan 7. Relevant Ministerial Statements			
Declarations/ conflict of interest?	None			
Consultees		Name	Outcome	Date
	Legal legal@southandvale.gov.uk		No comments	
	Finance Finance@southandvale.gov.uk	Nicole Tyreman	Agreed	13/06/24
	Climate and biodiversity climateaction@southandvale.gov.uk		No comment	
	Equality and diversity equalities@southandvale.gov.uk	Ruth Lewin-Leigh	No comments	18/06/24
	Strategic property property@southandvale.gov.uk	Christopher Mobbs	No comments	17/06/24
	Communications communications@southandvale.gov.uk	Victoria Nickless	No comments	12/06/24
	Relevant Cabinet member	Councillor Anne-Marie Simpson	No comment	
	Ward councillors	Councillor Sam Casey-Rerhaye	Agreement	13/06/24
Decision maker's signature To confirm the decision as set out in this notice.	Signature:  Date: 24/ 06/2024			

Appendix 1: Examiner's recommendations

Policy/Section	Examiner's recommendations	Council's Decision	Justification/Reason
BCH1 School Improvements	<p>Replace the final sentence of the policy with:</p> <p>'In addition, they should conserve and enhance the significance of the Clifton Hampden Conservation Area and the significance and setting of other designated heritage assets.'</p>	Agree	The council consider the modification to this policy necessary to ensure that it is directly relates to the development management process, overlapping with Policy ENV6 of the Local Plan, enabling it to be applied clearly and consistently.
BCH2 Enhancing Community Facilities	<p>Replace the final sentence of the second part of the policy with:</p> <p>'In addition, they should conserve and enhance the significance of the Clifton Hampden Conservation Area and the significance and setting of other designated heritage assets.'</p>	Agree	The council consider the modification to this policy necessary to ensure that it is directly relates to the development management process, overlapping with Policy ENV6 of the Local Plan, enabling it to be applied clearly and consistently.
BCH3 Design Principles for Burcot	<p>In the opening element of the policy replace 'respect' with 'reflect'</p> <p>In the fourth criterion delete 'generally.... but are'</p>	Agree	The council consider the modifications to the policy necessary to bring the clarity required by the NPPF.
BCH3 Design Principles for Burcot – Supporting text	<p>At the end of paragraph 7.21 add:</p> <p><i>'The approach in the Plan has been prepared to supplement the Joint Design Guide Supplementary Planning Document (June 2022) produced by the District Council and the Vale of White Horse District Council. All the relevant information will be considered in determining planning applications</i></p>	Agree	The council consider the proposed modifications to the supporting text necessary to bring the clarity required by the NPPF, advising on the relation between the policy and the Joint Design Guide.

	<i>including the guidance contained in the National Design Guide, National Model Design Code, and (when available) the Burcot and Clifton Hampden Design Code.'</i>		
BCH5 Protecting Community Facilities	Replace the opening element of the third part of the policy with: 'Proposals that would result in the loss of community facilities, or which would harm their effectiveness or amenities will not be supported, unless it can be demonstrated that:'	Agree	The council consider the modification to the policy necessary to bring the clarity required by the NPPF. The modification will ensure that proposals which may result in the loss of a community facility are addressed.
BCH6 Local Heritage Assets – Supporting text	Replace paragraphs 7.38 and 7.39 with: <i>'7.38 The policy is intended to give a parish dimension to national and local planning policies</i> <i>7.39 Currently no list of non-designated Local Heritage Assets has been prepared. The Parish Council intend to develop a list in due course, following the advice set out by Historic England Local Heritage Listing: Identifying and Conserving Local Heritage (historicengland.org.uk). Once such properties have been identified the policy will apply Policy ENV6 of the Local Plan. Policy ENV6 requires a balanced judgement to take place where proposals directly or indirectly affect the significance of a local heritage asset considering the scale of any harm or loss and the significance of the asset, in line with paragraph 209 of the NPPF.'</i>	Agree	The council consider the modification to the supporting text necessary to bring the clarity required by the NPPF. The additional wording will provide an explanation of the Parish Council's intentions regarding heritage assets, bringing clarity to the understanding of policy BCH6.
BCH7 Footpaths and Cycle Paths	Add 'both generally and' between 'cycle paths' and 'at'	Agree	The council agrees that the modification is necessary to bring clarity and make it so

			that the policy approach has a wider application.
BCH8 Provision of well-designed energy efficient buildings and places	<p>Replace the opening element of the policy with:</p> <p>‘As appropriate to their scale, nature, and location, the design and standard of development proposals should incorporate a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions.</p> <p>The provision of the following sustainable features will be supported:’</p> <p>Replace the sixth bullet point with: ‘The use of air source heat pumps’</p> <p>Delete the seventh (on B/B) and eighth (on EV) bullet points.</p> <p>Replace the tenth bullet point with: ‘The incorporation of on-site energy generation from renewable sources such as solar panels, to at least the extent required by Policy STRAT 4 of the adopted Local Plan.’</p> <p>Replace the penultimate bullet point with: ‘The retrofitting of heritage properties and assets where it safeguards the character and appearance of the building concerned.’</p> <p>Replace the final bullet point with: ‘The alteration of existing buildings where such</p>	Agree	<p>The council consider the proposed modification to the opening element of the policy necessary to bring the clarity required by the NPPF; it ensures that the policy can be applied in a proportionate way within the development management process.</p> <p>The council agrees that consequential modifications are necessary to some of the sustainability principles following the modification of the opening element of the policy. These modifications will ensure the policy has the clarity required by the NPPF, allowing the policy to be read coherently.</p> <p>The council also considers the deletion of the seventh and eight principles acceptable, as they relate to matters controlled nationally through the Building Regulations.</p>

	works comply with the sustainable design and construction standards in Policies DES8-10 of the adopted Local Plan.'		
BCH9 Green Infrastructure	After Green Infrastructure Network add: '(as shown on Policies Map 3: BCH9)'	Agree	The council consider the modification to the policy necessary to bring the clarity required by the NPPF. The modification will provide clarify on where the details of the green infrastructure network can be found within the wider plan, helping to enable its clear and consistent application within the development management process.
BCH10 Local landscape Character	Replace the policy with: 'As appropriate to their scale, nature and location, development proposals should conserve and, where practicable, enhance the culturally and historically important local landscape character of the parish, and in particular the waterscape of the River Thames corridor and its setting. Development proposals which would have an unacceptable impact on the features of the river corridor and the area's landscapes will not be supported.'	Agree	The council consider the modifications to the policy necessary to bring the clarity required by the NPPF and to enable its clear and consistent application within the development management process. Specifically, the modifications will bring a proportionate element to the policy, acknowledge that not all proposals will be able to enhance the character of the local landscape, and reconfigure the final element of the policy setting out the implications for proposals which do not meet the requirements of the substantive part of the policy.
Other Matters - Specific	Modification of general text (where necessary) to achieve consistency with the modified policies.	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	Revise the Plan to incorporate the SODC points 1-4, 7, 10 and 15 (in the main schedule) Correct the various typographical issues (1-41)	Agree	The council consider these modifications necessary as they relate to factual and typographical corrections and updates. The typographical and factual issues referred by the Examiner are noted in detail in Appendix 3.
Other Matters - Specific	Update any references to the NPPF (and/or its paragraph numbers) to reflect the December 2023 version.	Agree	The council consider the updating of references to the NPPF December 2023 necessary as the NPPF was updated in both September and December 2023 since the Plan was submitted. These modifications are noted in Appendix 3.
Other Matters - Specific	Modify references to the 'Vale of White Horse Design Guide' to the 'Joint Design Guide (2022)	Agree	Modifying the general text to amend typographical errors is necessary to provide the clarity required by national policy and guidance and will ensure that the plan is up-to-date, acknowledging that a Joint Design Guide was adopted in 2022.

Appendix 2 – Examiner’s Report

The Examiner’s Report is available here:

<https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2024/05/Burcot-and-Clifton-Hampden-Neighbourhood-Development-Plan-Examiners-Report-002.pdf>

Appendix 3 – Consequential and/or Factual Changes

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

Section	Agreed change	Justification/Reason
Cover	Referendum Submission Plan June December 2024	Factual correction.
Headers and footers	Referendum Submission Plan June December 2024 Update page numbering accordingly.	Factual corrections.
Page 2	Move 'Contents' heading to page 3, to sit above the contents list.	Typographical correction.
Page 3- Content	Update table of content and page numbering throughout.	Consequential amendment to be consistent with the Examiner's recommendation.
Page 4 & 5 - Forward	Update the two final paragraphs in the forward to read: The draft NP was updated to reflect comments received in the Initial Parish Consultation. Between August 2022 and September 2022, the Parish Council held a statutory consultation (Regulation 14 Pre-submission) on this pre-submission version of the NP. The NP was been updated to reflect comments	Factual corrections to reflect that the plan has been examined. Typographical corrections.

	<p>received in following the Regulation 14 consultation, and is now the Submission version and submitted in December 2022. The NP and the NDO are being submitted together to SODC appointed an Independent Examiner, Mr Andrew Ashcroft, and conducted a further statutory for consultation (Regulation 16) between April and May 2023. Following the public examination and Examiner's report, the NP was further updated in accordance with the recommendations of the Examiner, and is now presented for Referendum. under Regulations 16 and 23 respectively, public examination, and referendum in mid 2023. The NP and NDO together provide a comprehensive picture of how the vision for the parish to 2035 and beyond will be realised.</p> <p>Update Chair to 'Suzanne Neave'</p> <p>Move the standalone text to fit onto Page 4 for clarity.</p>	
Page 5, list of policies	Capitalise 'BCH8 Provision of well-designed energy efficient buildings and places'	Typographical correction.
Page 7, paragraph 1.2	1.2 The purpose of the Neighbourhood Plan is to set out a series of planning policies that will be used to determine planning applications in the area in the period to 2035. The Plan will form part of the development plan for the South Oxfordshire District, alongside the South Oxfordshire Core Strategy adopted in 2012 (which runs to 2027) and the South Oxfordshire Local Plan 2011 – 2034 2035 , now adopted.	Factual correction to be consistent with the Examiner's recommendation.

Page 6, paragraph 1.1	(see Plan A below overleaf)	Typographical correction.
Page 7, paragraph 1.2	The Plan will form part of the development plan for the South Oxfordshire District, alongside the South Oxfordshire Core Strategy adopted in 2012 (which runs to 2027) and the South Oxfordshire Local Plan 2011 – 2035 now adopted .	Factual correction to reflect the correct development plan documents.
Page 8, paragraph 1.4	Add full stop at end of bullet point list.	Typographical correction.
Page 8, paragraph 1.7	1.7 Intentionally deleted	Factual correction to be consistent with the Examiner's recommendation.
Page 9	(a A cknowledgements to...	Typographical correction.
Page 11, paragraph 2.11	Add space before 'century'.	Typographical correction.
Page 12, paragraph 3.2	<p>3.2 The latest National Planning Policy Framework (NPPF) published by the Government in 20243, is an important guide in the preparation of local plans and neighbourhood plans. The following paragraphs of the NPPF 20243 are considered especially relevant:</p> <p>Community facilities (paragraph 936)</p> <p>High quality design (paragraph 13126)</p> <p>Protecting Green Belt land (paragraphs 137-151142-156)</p> <p>Conserving and enhancing the natural environment (paragraph 17480)</p>	NPPF corrections.

	Conserving and enhancing the historic environment (paragraphs 189-190 195-196)	
Page 12, paragraph 3.3	3.3 The Neighbourhood Plan must also be able to show that its policies are in general conformity with the strategic policies of the development plan, which currently comprises the Core Strategy adopted in 2012 (covering the period to 2027) and the adopted South Oxfordshire Local Plan 2011 to 2034 2035 . There are also minerals and waste policies adopted by Oxfordshire County Council, but none are considered relevant to the Neighbourhood Plan.	Factual correction to be consistent with the Examiner's recommendation.
Page 12, paragraph 3.5	Add space after 'paragraphs'. Green Belt as set out in NPPF paragraphs 147- 149 152-154 .	Typographical correction. NPPF correction.
Page 12, paragraph 3.6	Capitalise all titles: H1 – Delivering n N ew h H omes H11 – Housing Mix INF1 – Infrastructure Provision TRANS5 – Consideration of Development Proposals (Transport) ENV1 – Landscape and e C ountryside ENV2 – Biodiversity ENV4 – Watercourses ENV5 – Green Infrastructure ENV6 – Historic Environment ENV7 – Listed Buildings ENV8 - Conservation Areas DES1 - Delivering H igh Q uality D evelopment	Typographical correction.

	DES2 - Enhancing Local Character CF1 - Safeguarding Community Facilities CF4 - Existing Open Space, Sport and Recreational Facilities	
Page 13, paragraph 3.7	'...(see Fig B belowoverleaf).'	Typographical correction.
Page 14, Figure A	Fig A: South Oxfordshire Local Plan 2034 2035 – Strategic Allocation Maps for Culham Science centre and Berinsfield	Factual correction to be consistent with the Examiner's recommendation.
Page 14, Figure B	Fig B: South Oxfordshire Local Plan 2034 2035 – Safeguarding Map for Clifton Hampden Bypass	Factual correction to be consistent with the Examiner's recommendation.
Page 16, Plan B	Replace Plan B and title.	Modification to be consistent with the examiner's recommendation.
Page 16, paragraph 3.10	Add a paragraph space after paragraph 3.10.	Typographical correction.
Pages 16 -19	Remove full stops after titles/headings.	Typographical corrections as noted by the examiner.
Page 17, paragraph 4.6	Remove full stop from the end of the first bullet point. Correct typographical error: To enable for older residents to downsize within the parish (48%)	Typographical corrections.
Page 18, paragraph 4.9	Ensure sentence spaces are consistent with the rest of the page.	Typographical correction.
Page 18, paragraph 4.10	Responses were received from South Oxfordshire District Council, Oxfordshire County Council, Historic	Typographical correction.

	<p>England, National Highways, and Thames Water. [...]</p> <ul style="list-style-type: none"> a. Textural amendments to draft policies to improve conformity with NPPF and Local Plan Policies, which have been incorporated. b. A recommendation to replace the policy entitled sd Assets of Community Value 	
Page 19, paragraph 4.11	<p>Insert full stop: ...which was put out for consultation under Regulation 21 in parallel. Comments that were not relevant to...</p> <p>This is covered in NPPF Paragraphs 194—208200-214 and SODC Local Plan Policy ENV 7.</p> <p>Amend alignment of paragraph entitled BCH 5 Assets of Community Value so it is consistent with the rest of the paragraphs in this page.</p>	<p>Typographical corrections as noted by the examiner.</p> <p>NPPF correction.</p>
Page 20, paragraph 5.1	<p>Move first bullet point to a new row; remove full stop after 'court'</p>	<p>Typographical correction as noted by the examiner.</p>
Page 20, paragraph 5.2	<p>these amenities are centred around the crossroads at the centre of Clifton Hampden within two 2 minutes' walk of each other and 5 minutes' walk from almost all of the houses within Clifton Hampden.</p>	<p>Typographical correction as noted by the examiner.</p>
Page 21, Image	<p>Insert 'Figure 3 – The GP Surgery'</p>	<p>Typographical correction.</p>
Page 21, paragraph 6.2	<p>It is also be noted that SOLP Policy STRAT9: Land Adjacent to Culham Science Centre requires provision</p>	<p>Typographical and factual corrections as noted by the examiner.</p>

	of sufficient health care capacity, likely to be a total of one new GP Surgery on site to service existing and future demand in this area in accordance with the council's Infrastructure Delivery Plan. It is envisaged this new surgery will become the 5th surgery in the PCN.	
Page 21, paragraph 6.4	6.4. As this Neighbourhood plan cannot does not make site allocations or safeguard land for development, a proposal for a new surgery building is included in the Neighbourhood Development Order being brought forward in parallel.	Typographical correction.
Page 22, paragraph 7.1	7.1 The vision of the neighbourhood area in 2034 2035 is: Our vision is for a single, thriving, sustainable parish formed of two distinct villages, each with its own particular identity and character, with shared facilities and amenities."	Typographical and factual corrections as noted by the examiner.
Page 23, paragraph 7.17	The NPPF paragraph-149 54 allows for...	NPPF update to be consistent with the Examiner's recommendation.
Page 24, paragraph 7.19	village. The NPPF paragraph-149 54 allows	Typographical correction as noted by the examiner.
Page 26, paragraph 7.22	7.22 The majority of housing stock in the village of Burcot has been constructed since about the end of the 19th century and in is largely grouped along or off the A415 [...] and more cottages were added at the either end at some later date.	Typographical correction as noted by the examiner.

Page 26, paragraph 7.24	Insert punctuation: Burcot Grange, still a single residential property, and Burcot House now subdivided into 3 smaller units.	Typographical correction.
Page 28-9, paragraph 7.33	7.33 Opposite the High St is the village pub (currently used as a B&B), which is an attractive white building with a thatched roof, originally built in the 17th century, still retaining low beam ceilings. Next door is a red brick thatched detached cottage [...] with panelled windows, tiled roofs, and brick chimneys.	Typographical correction.
Page 29, paragraph 7.33	In summer, hollyhocks line the pavements. Set much further back from the road on the West side of the Oxford Road travelling out of the village are larger, detached houses and converted barns. On the east side of the road closest to the traffic lights are newer detached houses with paved driveways, fencing and walls of different character to the other dwellings on the Oxford Road. All have dormer windows, and some have hipped roofs. Extensions have been done added , in keeping with the style and character and have retained key features.	Typographical correction.
Page 30, Policy BCH5	Add full stops to the end of criteria 2 and 3-iii.	Typographical correction.
Page 31	Removal of blank box.	Modification to be consistent with the examiner's recommendation.
Page 32, BCH6	Amend table/rows to appear visually consistent with the rest of the policy tables.	Typographical correction.

Page 32, paragraph 7.40	Add full stop at the end of second bullet point sentence.	Typographical correction.
Page 32, paragraph 7.41	7.41 Of note also is that whilst the NP cannot does not make site allocations or safeguard land for new cycle paths or footpaths,	Typographical correction.
Page 33, Policy BCH8	Add full stops at the end of all bullet point sentences.	Typographical correction.
Page 34, Policy BCH9	Remove italics for consistency with other policies. Insert space before text of point 1. Remove additional full stop at the end of criteria 2.	Typographical corrections.
Page 35, paragraph 7.47	Removal of comma: and at some point, in the future an opportunity may arise to achieve similar connectivity.	Typographical correction.
Page 35, paragraph 7.50	taking advantage of the highly fertileity soils	Typographical correction.
Page 36, paragraph 7.54	Remove black line through paragraph.	Typographical correction.
Page 37, paragraph 8.4	Add full stops to the end of all bullet point sentences.	Typographical correction.
Page 38-40, Policies Map 1, Policies Map 2	Insert blue key 'river/stream'.	Modification to be consistent with the examiner's recommendation.