

Delegated authority officer decision notice

Decision made by	Tim Oruye Head of Policy and Programmes
Lead officer contact details	Cheryl Soppet Planning Policy Officer (Neighbourhood) Tel: 01235 422422 Email: cheryl.soppet@southandvale.gov.uk
Decision	<ol style="list-style-type: none"> 1. To accept all modifications recommended by the Examiner; 2. To determine that the Binfield Heath 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 Binfield Heath 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 Binfield Heath 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

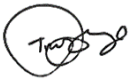
Framework (NPPF) and this conclusion is reached bearing this in mind. It should be noted that the NPPF was revised on 19 December 2023. The revised NPPF replaces the previous NPPF published in March 2012 and revised in July 2018, February 2019, July 2021 and September 2023. The advice within National 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 policies. 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 and social dimension, the Plan includes a policy for community assets and economy (Policy BH12). In the environmental dimension, the Plan positively seeks to protect its natural, built, and historic environment. It has specific policies on design (Policy BH6-BH11) and on sustainable transport(Policy BH13).

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 'smaller village' of Binfield Heath. Binfield Heath is identified as a 'smaller village' 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 May 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 May 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 South

	<p>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 7.103, 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 5 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, one of the Plans objectives is to encourage energy efficiency and the installation and use of renewable energy. The plan seeks to have a positive impact through protecting the countryside with well designed 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. Binfield Heath 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 May 2022 6. Representations submitted in response to the Binfield Heath Neighbourhood Plan 7. Relevant Ministerial Statements			
Declarations/ conflict of interest?	None			
Consultees		Name	Outcome	Date
	Legal legal@southandvale.gov.uk		No comment.	
	Finance Finance@southandvale.gov.uk		No comment.	
	Climate and biodiversity climateaction@southandvale.gov.uk	Jessie Fieth	No comments.	02.07.24
	Equality and diversity equalities@southandvale.gov.uk	Lorne Grove	Agreed.	28.06.24
	Strategic property property@southandvale.gov.uk	Christopher Mobbs	No comments.	28.06.24
	Communications communications@southandvale.gov.uk		No comment.	
	Relevant Cabinet member	Councillor Anne-Marie Simpson	Agreed.	28.06.24
	Ward councillors	Mike Giles Leigh Rawlins	Agreed. Agreed.	02.07.24 08.07.24
Decision maker's signature To confirm the decision as set out in this notice.	Signature:  Date: 16 July 2024			

Appendix 1: Examiner's recommendations

Policy/ Section	Examiner's recommendations	Council's Decision	Justification/Reason
<p>Policy BH1 Page 63</p>	<p>Replace 'Development proposals should' with 'As appropriate to their scale, nature and location, development proposals should'</p> <p>Replace the second and fourth bullet points with: 'Where relevant, maintain the role the PLCAs play in enhancing the character and special qualities of the Chilterns National Landscape and its setting'</p> <p>Where relevant, reflect the features that define the character of the wider landscape in the Chilterns National Landscape or within its setting.'</p> <p>In the final bullet point delete 'as shown in this Plan'</p>	<p>Agree</p>	<p>The council consider the modification to the policy necessary to bring the clarity required by the NPPF. The modification will ensure that policy can be applied on a proportionate basis.</p>
<p>Policy BH2 Page 67</p>	<p>Replace the policy with: 'Development proposals should respect the open countryside and rural landscape setting of the parish and the distinctive physical separation between settlements which contributes to their separate identities. Proposals for appropriate rural development beyond the three settlements should be non-intrusive and preserve the physical and visual separation between the settlements.'</p>	<p>Agree</p>	<p>The council consider the modification to the policy necessary to bring the clarity required by the NPPF. The modification to recast the policy will ensure that the policy has a more general approach to the physical separation between the settlements rather than defining specific geographic areas.</p>

Section 5.3.3 Page 66	Delete Figure 36	Agree	The council considers the deletion of Figure 36 necessary to bring the clarity required by the NPPF.
Policy BH3 Pages 73-74	Delete the policy	Agree	The council consider the deletion of the policy necessary to avoid repetition and overlap. There is a high degree of overlap between the proposed Areas of Special Character and the landscape character areas, policy BH1 of the Plan provides an appropriate requirement for development proposals to respond positively to the character of the areas in which they are located (and which includes the two proposed Areas of Special Character) making Policy BH3 unnecessary.
Section 5.3.4 Pages 68-73	<i>Delete Section 5.3.4 and Figure 37.</i>	Agree	The council consider the deletion of the supporting text and Figure 37 necessary to avoid repetition and overlap. There is a high degree of overlap between the proposed Areas of Special Character and the landscape character areas, policy BH1 of the Plan provides an appropriate requirement for development proposals to respond positively to the character of the areas in which they are located (and which includes the two proposed Areas of Special

			Character) making 5.3.4 and Figure 37 unnecessary.
Policy BH4 Page 76	Delete LGSs 3, 23, 36 (1&2) and 42 <i>Revise Figure 41 accordingly</i>	Agree	The council consider the deletion of LGSs 3 ,23,36 (1&2) and 42 to be necessary as they are considered not to be local in character and are extensive tracts of land. They therefore fail one of the tests set out in paragraph 106 of the NPPF, bullet point c).
Policy BH5 Pages 78-80	Replace the policy with: ‘As appropriate to their scale, nature and location, development proposals should preserve, or where practicable enhance, the local character of the landscape and through their design, height and massing should recognise and respond positively to the identified Important Views (as shown in Figure 42). Wherever practicable, development proposals should allow for spaces between buildings to preserve views of the countryside beyond and maintain the perceived openness of the settlement concerned. Development proposals which would have an unacceptable impact on an identified Important View will not be supported.’	Agree	The council consider the proposed modifications to the policy necessary to bring the clarity required by the NPPF and to allow appropriate development anticipated in the Local Plan to come forward; and to allow the council to be able to apply the policy in a practical and proportionate way.

Section 5.3.6 Page 78	<i>On Figure 42 restrict the cones of the views to within the neighbourhood area.</i>	Agree	The council considers the following modification to be necessary as neighbourhood plans can only apply policies within their designated area.
Policy BH6 Pages 82-83	<p>Replace the policy with: ‘The Plan identifies a series of non-designated heritage assets in Appendix D.</p> <p>Development proposals affecting an identified non-designated heritage asset should demonstrate how the proposal will preserve or enhance the significance of the asset. Where a proposal would demonstrably harm a non-designated heritage asset, the damage caused to the identity and character of the asset will be weighed against the overall benefits that would arise from the proposed development.’</p> <p>Delete Comp Cottage from the schedule of non-designated heritage assets.</p>	Agree	The council consider the modification to the policy necessary to bring the clarity required by the NPPF. The council consider the deletion of the proposed designation of Comp Cottage to be necessary as it had been included in the Plan by BHPC in error.
Section 5.3.7 Page 81	<i>At the end of the third paragraph of supporting text add: ‘Policy BH6 addresses this matter. It follows the approach taken in paragraph 209 of the NPPF (December 2023).’</i>	Agree	The council consider the modification to the supporting text necessary to bring the clarity required by the NPPF.
Policy BH7 Pages 87-88	Replace the policy with: ‘Development proposals should respond positively to the relevant sections of the Binfield Heath Design Guidance and Codes (Appendix A),	Agree	The council consider the modifications to the policy necessary to avoid repetition and overlap.

	<p>taking account of the details about the following locations:</p> <ul style="list-style-type: none"> • Shop Settlement (Figure 45); • Gravel Road Settlement (Figure 46); • Bottle & Glass Settlement (Figure 47); • Open Countryside (Figure 48); <p>As appropriate to their scale, nature and location, development proposals should demonstrate within their Design and Access Statement, or other submitted documentation, how they accord with each relevant matter set out in the Design Code.'</p>		
Policy BH8 Pages 88-89	<p>Replace the policy with: 'Proposals for the conversion of rural buildings will be supported where they otherwise accord with the development plan and their design has been informed by the Binfield Heath Design Guidance and Codes and reflects the character of the local area.</p> <p>Proposals which will result in the inappropriate alteration of the existing form, scale and appearance of the building concerned will not be supported.'</p>	Agree	The council consider the modifications to the policy necessary to give the policy a more positive approach.
Policy BH9 Policy 92	<p>Replace the policy with: 'Within the settlement boundaries of Gravel Road, Shop and Bottle & Glass (as identified on Figure 50), infill development, the redevelopment of</p>	Agree	The council consider the modification to the policy necessary to bring the clarity required by the NPPF.

	<p>previously developed land or buildings and backfill development will be supported where such proposals accord with relevant policies in the development plan.</p> <p>In addition to the approach taken in Policy H16 of the Local Plan, proposals for infilling or redevelopment should respond positively to the following principles:</p> <ul style="list-style-type: none">• The proposal is in accordance with and respects the local character of the area, as highlighted in the Landscape Character Assessment;• The proposed development is of appropriate and proportionate scale, bulk, height, density, plot coverage, siting, layout, and mass in keeping with the immediate locality and reflects the characteristics highlighted in the Design Code;• The proposal provides suitably sized front and rear gardens together with adequate soft and hard landscaping works, as highlighted in the Design Code;• The proposal can be safely accommodated within the local highways network; and		
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	<ul style="list-style-type: none"> • Any natural landscape features including trees and hedgerows are retained, integrated, and enhanced.' 		
Section 5.3.10 Page 91	<i>Replace 'This policy should be read in conjunction with Policy BH1 – Landscape Character and Value and Policy BH13 – Accessibility, Highways and Sustainable Transport.' with 'Policy BH9 has been designed to be supplementary to the contents of Policy H16 of the Local Plan. It should be read in conjunction with Policy BH1 – Landscape Character and Value and Policy BH13 – Accessibility, Highways and Sustainable Transport.'</i>	Agree	The council consider the modification to the supporting text necessary to bring the clarity required by the NPPF.
Section 5.3.10 Page 91	<i>Delete the first two paragraphs of supporting text on page 91 of the Plan (starting with 'The Plan area' and 'There have')</i>	Agree	The council consider the modification to the supporting text necessary to bring the clarity required by the NPPF.
Policy BH10 Page 95	<p>Replace the policy with: 'Development proposals for residential extensions will be supported where they comply with the relevant policies in the development plan and take account of the Joint Design Guide and the Binfield Heath Design Guidance and Codes.</p> <p>The scale and nature of the extension should retain sufficient gaps between buildings (including space for landscaping) which is in keeping with the overall character of the area.'</p>	Agree	The council consider the modification to the policy necessary to bring the clarity required by the NPPF and to allow for the policy to be applied by the council through the development management process.

Page BH11 Page 97	<p>Replace the opening element of the policy with: ‘Proposals for the replacement of a dwelling will be supported where they comply with the relevant policies in the development plan and meet the following conditions:’</p> <p>Replace the first bullet point with: ‘The replacement dwelling will be in keeping with the character of the area and take account of the District Council’s Joint Design Guide and the Binfield Heath Design Guidance and Codes.’</p> <p>Replace the penultimate bullet point with: ‘The new dwelling is positioned within the same location as the original property unless environmental and amenity factors justify an alternative approach.’</p>	Agree	The council consider the modification to the policy necessary to bring the clarity required by the NPPF and to allow for the policy to be applied by council through the development management process.
Policy BH12 Page 99	<p>Replace the opening element of the first part of the policy with: ‘The Plan identifies the following community and associated facilities.’</p> <p>Replace ‘These assets are important to the sustainability of the Neighbourhood Plan area’ with ‘These facilities are important to the sustainability of the parish’</p> <p>In the third part of the policy replace ‘assets’ with ‘community facilities’</p> <p>Replace the final part of the policy with: ‘Proposals for new rural businesses and tourist</p>	Agree	The council consider the modifications to the policy necessary to bring the clarity required by the NPPF.

	uses should be designed so that they respond positively to character of the area and wider landscape views, neighbouring residential amenity, and highway safety.'		
Section 5.3.13 Page 99	<i>At the end of the text in Section 5.3.13 add: 'Policy BH12 sets out an approach to safeguard important facilities in the parish. In the case of proposals which are submitted with a viability assessment the information provided should be consistent with that required by Policy CF1 of the Local Plan'</i>	Agree	The council consider the modification to the supporting text necessary to bring the clarity required by the NPPF.
Policy BH12 Page 99	<i>Change the title of the policy to 'Community facilities and associated commercial uses'</i>	Agree	The council consider the modification to the policy necessary to bring the clarity required by the NPPF.
Policy BH13 Page 103	Replace the penultimate paragraph of the policy with: 'Insofar as planning permission is required traffic calming measures should be designed so as not to increase noise, urbanise the area concerned, or have an unacceptable impact on residents or users of the route.'	Agree	The council consider the modification to the policy necessary to bring the clarity required by the NPPF.
Policy BH14 Page 106	In the first part of the policy replace 'Proposals must' with: 'As appropriate to their scale, nature and location, development proposals should'	Agree	The council consider the modification to the policy necessary to bring the clarity required by the NPPF and to allow the council to apply the policy in a way which relates to the scale and nature of the development proposed.

<p>Policy BH15 Pages 108-109</p>	<p>Replace the policy with:</p> <p>‘Development proposals should incorporate existing native trees and shrubs where possible and should avoid unnecessary loss of flora. Any trees or woodland lost to new development should be replaced in line with the Woodland Trust Guidance.</p> <p>Development proposals should seek to ensure no loss or significant harm is caused to sites of biodiversity value with attention to any effect on those areas of ancient woodland as detailed in figure 55 and listed below: [at this point reproduce the list from the policy]’</p>	<p>Agree</p>	<p>The council consider the modifications to the policy necessary to bring the clarity required by the NPPF and to allow the policy to take a more positive approach.</p>
<p>Policy BH16 Page 112</p>	<p>Replace the third and fourth paragraphs of the policy with:</p> <p>‘New wildlife corridors that connect to existing corridors in neighbouring parishes bordering the plan area will be supported.</p> <p>Development proposals should achieve a biodiversity net gain of 20% where appropriate and no less than the 10% minimum required level.’</p>	<p>Agree</p>	<p>The council consider the modification to the policy necessary to bring the clarity required by the NPPF and to ensure that the policy does not address development outside the Neighbourhood Area and to simplify the policy to bring it in line with the requirements set out in the emerging Joint Local Plan.</p>
<p>Policy BH17 Page 115</p>	<p>Replace the first bullet point with: ‘adverse effects from the installed lighting should be avoided.’</p>	<p>Agree</p>	<p>The council consider the modification to the policy necessary to bring the clarity required by the NPPF.</p>

Other Matters-Specific	<i>Modification of general text (where necessary) to achieve consistency with the modified policies.</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	<i>Update any references to the NPPF (and/or its paragraph numbers) to reflect the December 2023 version.</i>	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.
Other Matters-Specific	<i>Update any references to the 'Chilterns Area of Outstanding Natural Beauty' to 'the Chilterns National Landscape'</i>	Agree	Factual update.

Appendix 2 – Examiner’s Report

The Examiner’s Report is available here:

<https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/neighbourhood-plans/emerging-neighbourhood-plans/binfield-heath-neighbourhood-plan/>

Appendix 3 – Consequential and/or Factual Changes

Section	Agreed change	Justification/Reason
General change	Changes to the numbering throughout the documents and figure references.	Factual correction.
Front Cover	Examination Issue deleted, Issue date changed to July 24	Factual correction

Executive summary page 2	Phrase in bold added to opening of para 4 to avoid confusion between the parish and smaller village sharing the same name: Binfield Heath village, comprising three distinct settlements , is designated a Smaller Village	Factual correction
Page 2 onwards	Date in footer changed to July 24	Factual correction
Contents, pages 3-5	Contents list updated	Consequential Amendment
Page 10 caption to Figure 3 made clear	Figure 1: The three settlements forming Binfield Heath village grew up around the Heath	Factual correction
Page 15	Princess Anne changed to The Princess Royal	Factual correction
Section 3.1, page 35	Development Plan Process updated to reflect completion of examination	Factual correction
Page 47	Reference to withdrawn Appendix E and Special Character area policy deleted and references to them in Plan.	Consequential Amendment
Page 48	References to gaps between settlements deleted.	Consequential Amendment
Page 56	Capital 'v' added to Thames Valley	Factual correction
Page 83 para above policy	For residential it should be read in conjunction with policy H1 of the Local Plan.	Consequential Amendment
Page 84 In fill	Add reference to Local Plan policy H16 in-fill	Consequential Amendment
Page 86	Design code corrected to Design Guidance and Codes	Factual correction
5.3.12, page 90	Title changed to Community facilities and associated commercial uses (Policy BH11) to match Examiner required changed to the policy name	Consequential Amendment

5.3.12, page 90	Village corrected to parish	Factual correction
5.3.15 para 4, Page 98	Insert missing word 'as'	Factual correction
Appendices E onwards	Appendix number changes to account for original Appendix E deleted	Consequential Amendment
Appendix E Front cover	Examination Issue deleted and date revised to July 2024	Consequential Amendment
Appendix F Front cover	Examination Issue deleted and date revised to July 2024	Consequential Amendment