

## APPENDIX 1 Schedule of Main Modifications to South Oxfordshire Core Strategy

| Ref | Page in March 2011 strike-through version | Page in Feb 2012 strike-through version | Policy/ Paragraph | Section        | Proposed Change  |
|-----|---|---|-------------------|----------------|--|
| MM0 | 4   | 6                                       | New policy        | 1 Introduction | <p>Insert new policy above para. 1.18 as follows:</p> <p><b>Policy CS1 Presumption in favour of sustainable development</b></p> <p><b>Planning applications which accord with the policies in the Development Plan (including, where relevant Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.</b></p> <p><b>Planning permission will also be granted where relevant policies in the Development Plan are out of date or silent unless:</b></p> <ul style="list-style-type: none"> <li>• any adverse impacts of the proposal would significantly and demonstrably outweigh its benefits when assessed against the policies in the National Planning Policy Framework taken as a whole; or</li> <li>• specific policies in the Framework or other material considerations indicate that development should be restricted.</li> </ul> |

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| MM0a | 4   | 6                                       | New para 1.19     | 1 Introduction              | <p>Insert new paragraph 1.19 below 1.18 as follows:</p> <p><b>When considering development proposals which accord with the policies in the Development Plan, the National Planning Policy Framework is also a material consideration. The Council will take a positive approach to the consideration of development proposals, following the presumption in favour of sustainable development. We will work proactively with applicants and other stakeholders to seek solutions which mean that proposals can be approved where possible, and to secure development which achieves sustainable improvements in the economic, social and environmental conditions in South Oxfordshire.</b></p>   |
| MM1  | 22  | 24                                      | Para. 3.14        | 3 The Vision and Objectives | <p>Re-word sentence to read:</p> <p>Through the strategy which follows, we have translated these objectives into some key delivery objectives which contain the critical success factors by which we will be able to judge whether or not we have delivered the overall vision to 2027. Appendix 2 shows how all six objectives link to policies and proposals in the core strategy. In this core strategy the Council has identified strategic development sites for new housing at Didcot, <del>Thame</del> and Wallingford which are central to the delivery of the overall strategy. <del>In the event that strategic sites are released for development in part or in full not in accordance with our preferred site choices in the development plan, we will not release our preferred sites until we have reviewed the need for development. There is no expectation that the allocated sites would also be brought forward if they are no longer needed to meet the Council's overall strategy and key delivery objectives.</del> The key delivery objectives are as follows...</p> |

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| MM2         | 23  | 25                                      | Para.3.14 Delivery Objectives | 3 The Vision and Objectives | Amend Delivery objective (i) of 'At Thame' to read:<br>'We aim to <b>assist Thame Town Council in producing their Thame Neighbourhood Plan to meet the needs identified in this strategy for:</b><br><ul style="list-style-type: none"> <li>•<del>identify land for</del> <b>775 new homes</b></li> <li>•<del>identify land for</del> a further 2ha of <b>land for</b> employment and support the upgrading of existing employment sites; and</li> <li>•<del>identifying</del> opportunities for further development to strengthen the town centre'</li> </ul> |
| MM3 (PEMC1) | 23  | 25                                      | At Wallingford                | 3 The Vision and Objectives | Delete '400' and insert ' <b>555</b> ' new <b>homes</b> <del>houses</del>  |
| MM4 (PEMC2) | 23  | 25                                      | In the rural areas            | The vision and objectives   | Delete '740' and insert ' <b>1154</b> ' new <b>homes</b> <del>houses</del>   |
| MM5 (PEMC3) | 28  | 30                                      | Table 4.1                     | 4 The overall strategy      | Update Table 4.1 to show up to date housing numbers for Thame, Wallingford and the Rural Areas and update the completed and committed housing, employment and town centre uses figures to 31 March 2011. The new version is shown in the Amended Tables and Diagrams section that follows this table.  |
| MM6         | 31  | 34                                      | 5.7                           | 5 Moving Around             | Delete first sentence and replace with amended sentence to read: <del>A key element of our strategy is to improve the transport links in the Didcot and Wantage/Grove development corridor particularly those between homes and jobs.</del> <b>As the highways authority, Oxfordshire County Council (OCC) is responsible for the delivery of transport infrastructure within the county.</b>  |

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| MM7 | 31  | 34                                      | 5.7               | 5 Moving Around | Amend second sentence as follows: <del>Oxfordshire County Council have</del> <b>OCC has</b> prepared the Southern Central Oxfordshire Transport Study (SCOTS) with input from South Oxfordshire and the Vale of White Horse district councils, in consultation with the Highways Agency.   |
| MM8 | 31  | 34                                      | 5.7               | 5 Moving Around | Amend final sentence as follows: It particularly aims to achieve a higher degree of containment of trips in the area <b>through focussing on the links between the towns in the Science Vale UK area at Harwell Oxford and Milton Park.</b>  |
| MM9 | 31  | 34                                      | 5.8               | 5 Moving Around | Delete current paragraph and replace with the following: <b>SCOTS identified a package of infrastructure necessary to support planned housing and employment growth in the SVUK area. This includes new road infrastructure, public transport service improvements and associated infrastructure and strategic cycle routes across the area. These are set out in LTP3 as part of the Science Vale UK Area Strategy. Development in and around Didcot will need to provide financial contributions towards the delivery of this package of infrastructure. South Oxfordshire and Vale of White Horse District Councils have a joint Didcot Infrastructure Delivery Plan. This sets out the timeframes for the implementation of this infrastructure along with sources of funding.</b> |

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| MM10 | 31  | 34                                      | 5.9               | 5 Moving Around | <p>Delete entire paragraph as follows: The key pieces of highway infrastructure are identified on Map 5.1, these are: Harwell Strategic Link Road from the A4130 east of Milton Interchange to the A417. The link is needed to divert east-west movements away from the Milton Interchange and ease pressure on Harwell village. SCOTS shows that this link is vital to keep the transport network operating. Harwell Field Link from the A417 to the entrance of Harwell SIC on the A4185. This link is required to ease congestion in the surrounding area and at the Rowstock roundabout. An increased capacity roundabout at the Harwell SIC entrance. This roundabout in connection with the Harwell Field Link is required to ease congestion in the surrounding area and enable vehicles to exit the Harwell SIC. Rowstock Western Link Road (from the A417 Wantage Road to the A4185 Newbury Road to the south-west of Rowstock junction). This link is required to ease congestion at the Rowstock roundabout and to assist vehicle journeys between Wantage and Grove and Harwell SIC. Improvements to Featherbed Lane junctions. Improvements at both ends of Featherbed Lane are required to aid access on the A417 and the A4130 and to improve potential safety issues at these junctions. Wantage Eastern Link Road. This link allows trips from Grove to avoid Charlton Village Road and Wantage town centre. It provides an east-west route that aids travel towards Didcot, Harwell SIC, and Milton Park from Wantage and Grove. Traffic calming through East and West Hagbourne and Harwell villages. Physical measures are required to deter traffic travelling through these villages to access the main highway network.</p> |

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| MM11 | 32  | 35                                      | Para 5.10         | 5 Moving Around | <p>Delete entire paragraph as follows: <del>Our Infrastructure Delivery Plan sets out the timeframes for the implementation of this infrastructure along with sources of funding. These improvements will need to be provided in conjunction with new and enhanced public transport and cycle routes. SCOTS includes initial indicative maps proposed public transport and cycle corridors which are set out in Maps 5.2 and 5.3, these will be developed and amended over time through LTP3. Developments in the area will need to plan to manage the demand for travel, demonstrate a commitment to the early provision of public transport and high quality walking and cycle links. The recommended public transport services include: § Grove and Wantage Rail Station; § development of the premium bus route between Didcot and Oxford; § development of the designated premium bus route between Wantage and Oxford; § development of the existing Didcot to Harwell SIC bus service to operate via Great Western Park, supplemented at peak times by additional journeys along Wantage Road; § development of the existing interlink route from Groveto Didcot to operate around expanded Grove, through Wantage town centre, then via A417 to Rowstock junction and Milton Park, to the rail interchange at Didcot Parkway Station and the Orchard Centre; § an hourly (peak time service only) linking Wantage and Grove with Harwell SIC with equivalent westbound journeys for students travelling to school and college in Wantage; § a village link service allowing connection from the villages on to the premium routes.</del></p> |

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| MM12 | 32  | 36                                      | 5.11              | 5 Moving Around      | Delete existing paragraph:<br><br><del>Whilst the majority of the highway schemes will be located in the Vale of White Horse District, it is important to include them in our core strategy as they are essential for the delivery of housing at Didcot within South Oxfordshire. We will therefore need to work in partnership with the Vale of White Horse District Council to secure developer contributions from all development at Didcot towards the delivery and maintenance of these schemes.</del>  |
| MM13 | 31  | 34                                      | Para.5.9          | 5 Moving Around      | Insert new wording as follows: <b>Whilst the majority of the highway schemes will be located in the Vale of White Horse District, they will be delivered by the highway authority (OCC). It is important for our core strategy to refer to these schemes contained within LTP3 as they are part of a package of infrastructure necessary for the delivery of housing and employment in the SVUK area, including the Didcot greenfield neighbourhood within South Oxfordshire. We will therefore need to work in partnership with OCC as the highways authority to secure developer contributions from development in and around Didcot towards the delivery and maintenance of these schemes in association with other sources of funding.</b> |
| MM14 | 33  | 36                                      | Map 5.1           | 5 Moving Around      | Delete map 5.1   |
| MM15 | 33  | 37                                      | Map 5.2           | 5 Moving Around      | Delete map 5.2   |
| MM16 | 33  | 38                                      | Map 5.3           | 5 Moving Around      | Delete map 5.3   |
| MM17 | 45  | 50                                      | Policy CSEM1      | 6 A thriving economy | Insert additional clause in Policy CSEM1<br><b>(vi) Supporting the prosperity of the area's tourism industry and recreation-based rural diversification where proposals are of a scale and type appropriate to their location.</b>   |

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| MM18 | 47  | 52                                      | Policy CSEM2      | 6 A thriving economy | Change final sentence to read:<br>New employment sites should <del>be primarily for B1 uses and</del> provide for a range of types and sizes of units including start-up and grow-on space.   |
| MM19 | 47  | 52                                      | Para 6.18         | 6 A thriving economy | Amend sentences 2-4 to read:<br>Our strategy makes a strong link between the housing growth in Didcot and the business growth needs of Science Vale UK, particularly <b>including</b> at Harwell Science and Innovation Campus <b>Oxford</b> and Milton Park outside the district. <del>These two sites will</del> <b>We are seeking with Vale of White Horse District Council to</b> provide enough B class jobs to cater for Didcot's increased population, ..... |
| MM20 | 49  | 54                                      | Policy CSEM4      | 6 A thriving economy | Bullet (iv) add 'appropriate forms of' before and 'where permission is needed' after working from home<br><br>(iv) <b>appropriate forms of</b> working at home, <b>where permission is needed</b> ;   |
| MM21 | 49  | 54                                      | Policy CSEM4      | 6 A thriving economy | Delete final sentence<br><br><del>Larger employment sites and those in rural areas will be retained in employment use.</del>  |



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| MM22 | 49  | 54                                      | Policy CSEM4                               | 6 A thriving economy   | <p>Change bullet (i) and add footnotes to define employment and identified employment sites.</p> <p>(i) <del>economic growth</del> <b>employment</b><sup>54</sup> on identified allocated employment sites<sup>2</sup> in accordance with the policy;</p> <p><sup>54</sup><b>Employment in this context is defined as uses which fall within Part B of the Town and Country Planning (Use Classes) Order 1987 as amended and sui generis uses of a similar nature</b></p> <p><sup>55</sup><b>Identified employment sites are those allocated in the South Oxfordshire Local Plan and those to be identified through the Site Allocations DPD.</b></p> |
| MM23 | 50  | 55                                      | 7.4  | 7 Delivering New Homes | <p>Delete the first sentence (referring to the abolition of the South East Plan) in the submission and post-submission versions of the CS.</p> <p><del>When Regional Spatial Strategies were revoked in July 2010, we assessed different approaches to take for the level of new housing in the district, in line with Government advice.</del></p>   |
| MM24 | 50  | 55                                      | Footnote 54 to the post-submission changes | 7 Delivering New Homes | <p>Delete footnote 54.</p> <p><del>The later reinstatement of the Regional Spatial Strategies did not require us to revise our strategy because the approach we have taken is in general conformity with the South East Plan.</del></p>   |

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| MM25a | 50  | 55                                      | Below para. 7.6   | 7 Delivering New Homes | <p>Insert the following text as Paras 7.7 to 7.8 as follows, and renumber subsequent paragraphs</p> <p><b>7.7 The South East Plan proposed a ‘South of Oxford Strategic Development Area’ of 4,000 dwellings within this District, adjoining the City boundary. The Treasury Solicitor conceded a legal challenge to this as insufficient sustainability appraisal had been undertaken of possible alternative locations for meeting the wider housing needs of the City. Any provision of development on that scale would need to have been preceded by joint work and sustainability appraisal of reasonable alternative options involving the city and all its adjoining authorities.</b></p> <p><b>7.8 The current Oxford Core Strategy provides for 8,000 dwellings within the City 2006-26. It also states that ‘Some needs that cannot be met within the City may be met elsewhere within the Central Oxfordshire sub-region’. If (following the planned updating of the Strategic Housing Market Assessment for Oxfordshire) joint work were to be initiated to address how the study findings should be evaluated and met, the Council would fulfil its statutory ‘duty to cooperate’ in partnership with all the other necessary participating authorities.</b></p> |

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| MM26 | 50 / 51                                   | 56                                      | 7.8 & 7.9 (7.10 & 7.11 in Feb 2012 strike-through version) | 7 Delivering New Homes | <p>Delete paragraphs 7.8 and 7.9 (7.10 and 7.11 in new strike through):-<br/> <del>The rest of the district will be a single policy area and around 60 percent of new housing will be allocated to the market towns Henley, Thame and Wallingford with the remainder allocated to the larger villages. These towns have the best services and facilities in this area, we also want to try and maintain the level of services and facilities that exist in larger villages by encouraging their growth too.</del></p> <p><del>We have used the existing size of the market towns and larger villages as a starting point and calculated the number of new houses to be proportionate to this. The numbers have been adapted to take account of local constraints and the availability of deliverable sites. Further details on this can be obtained from our Housing Background Paper.</del></p>   |
| MM27 | 50  | 56                                      | 7.8 (7.10 in Feb 2012 strike-through version)              | 7 Delivering New Homes | <p>Replace 7.8 (deleted above) with following redrafted text:<br/> <b>Outside Didcot, the rest of the district will be a single area for housing land supply. About 60% [1730] of the balance of the total of new housing allocations to be provided through this strategy in that area is directed to the market towns of Henley, Thame and Wallingford. A high proportion of South Oxfordshire residents (about 60%) currently live in rural areas, so the urban focus of the strategy, directing new allocations primarily towards Didcot and the other three towns will significantly rebalance the present urban/rural mix in South Oxfordshire, especially taken in context with the substantial number of existing commitments at Didcot [3780]. However, about 40% of the balance of new allocations to be made outside Didcot [1154 homes], or about 28% of new allocations including those at Didcot [1154/4060] is directed towards the 12 larger villages because it is an important aim of this strategy to provide growth to support the maintenance of services and facilities at this identified network of key rural centres.</b></p> |

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| MM28          | 50  | 56                                      | 7.9 (7.11 in Feb 2012 strike-through version) | 7 Delivering New Homes | Replace 7.9 (deleted above) with following redrafted text:<br><b>The starting point for the strategy was to distribute the homes allocated to Henley, Thame and Wallingford generally in proportion to their relative sizes (40%/35%/25%). However, a cap of 400 has been imposed at Henley because of the lack of identifiable certain capacity for physical growth due to constraints posed by the Thames flood plain and the Chilterns Area of Outstanding Natural Beauty. This results in the diversion of a total of just under 350 or so homes proportionately to Thame and Wallingford. The distribution of the growth allocated to the larger villages will be decided through the Site Allocations DPD on the basis of the principles set out in para 7.20.'</b> |
| MM29a (PEMC5) | 52  | 57                                      | Table 7.1                                     | 7 Delivering new homes | Update the figures in the table.<br>Change table title to 'Housing targets and <del>estimated</del> number of dwellings to allocate'<br>Change column 3 header <del>Estimated n</del> Number of dwellings <del>we need to allocated in this strategy</del> ( <del>founded</del> ).<br>The new version is shown in the Amended Tables and Diagrams section that follows this table.  |
| MM30 (PEMC6)  | 53  | 58                                      | Map 7.1                                       | 7 Delivering new homes | Amend key (blue) to <del>Estimated n</del> Number of dwellings <del>to allocate allocated in this strategy</del> . Update numbers to allocate in rest of district to <del>2070</del> <b>2,884</b>   |
| MM31a (PEMC7) | 54  | 60                                      | Table 7.2                                     | 7 Delivering new homes | Update the figures in the table. The new version is shown in the Amended Tables and Diagrams section that follows this table.   |

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| MM32a (PEMC8) | 54  | 60                                      | Para 7.14 (7.16 in Feb 2012 strike-through version) | 7 Delivering new homes                        | Amend paragraph as follows:<br>In the Rest of the District we <del>need to allocate</del> <b>are allocating</b> land for about <del>1,330 2,043</del> <b>2,884</b> new homes. This takes into account our existing completions from 2006 to <del>2040</del> <b>2012</b> , existing allocations and deliverable sites as at <b>31 March 2012</b> and <del>an allowance for delivery through unallocated sites</del> . This is shown in table 7.3 below. <del>An allowance for delivery through unallocated sites in the rest of the district has been made for 10 years of the remaining 17 years of the plan period. The allowance is based on past trends and to allow for a margin of error, represents only 85% of previous trend rates. Not making any allowance for delivery through unallocated sites for 7 years of the plan period will provide us with a contingency supply, in case our allocations do not come forward as planned.</del> |
| MM33          | 55  | 61                                      | 7.16 (7.18 in Feb 2012 strike-through version)      | 7 Delivering New Homes                        | Delete 5th and 6th sentences and proposed 7th sentence and replace as follows:<br><del>We have allocated a strategic site to Thame to accommodate 530 homes. Strategic sites to accommodate these homes are identified in the individual town sections. Should alternative sites be released in part or in full for development not in accordance with our preferred site choice we will not release the identified strategic site until we have reviewed the need for the new homes.</del> <b>The new homes at Thame will be allocated through the Thame Neighbourhood Plan.</b>   |
| MM34a         | 55  | 61                                      | Para 7.18 (7.20 in Feb 2012 strike-through version) | 7 Delivering new homes – Rest of the District | For the larger villages we <del>will need to allocate</del> <b>are allocating</b> a total of <del>740</del> <b>1,154</b> dwellings to be divided between these settlements <del>on the basis of proportional growth. There will be some flexibility on precise housing numbers to allow for site availability and local constraints on building, for example, flood plain or special landscapes. This includes an allocation at</del> <b>and</b> Bayswater Farm, a small area of land next to Oxford which performs well against sustainability criteria. These are not strategic allocations and will be addressed in our Site Allocations DPD. <b>The general starting point for the Site Allocations DPD in distributing housing allocations among the larger villages and Bayswater Farm will be proportionality in the relation to their existing numbers of dwellings, or in the case of Bayswater Farm</b>                                   |

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|      |   |   |  |                        | <p>constraints and design, but this will be modified by consideration of factors such as the individual vision for each village, the existence of designations such as Green Belt and AONB, the individual sustainability credentials of villages in relation to local facilities and transport links and the existence of particular local needs and opportunities.</p>   |
| MM35 | 55  | 61                                      | Paras 7.19 and 7.20 (7.21 & 7.22 in Feb 2012 strike-through version) | 7 Delivering New Homes | <p>Delete part of paragraph 7.19 :-<br/> <del>Berinsfield lies within the Oxford Green Belt and whilst Wheatley is not covered by the Green Belt, the boundary wraps tightly around the built up area. Any expansion of these villages would require a localised review of the Green Belt boundary. Local reviews differ from strategic reviews in that they are small-scale and address local needs and priorities. Policy CSEN2 provides for local reviews of the Green Belt at Berinsfield and Wheatley. The reviews will involve consultation with the relevant communities. PPG2 Green Belts says that there have to be exceptional circumstances. We believe there are exceptional circumstances for local Green Belt reviews around Wheatley and Berinsfield. Wheatley is a key local service centre in the north of the district and needs to maintain this role. It is also a significant employment centre but the Wheatley Bridge area is within the Green Belt. In order to allow this area to prosper taking it out of the Green Belt would be helpful.</del></p> <p>Delete paragraph 7.20<br/> <del>The majority of the land likely to be affected at both Wheatley and Berinsfield is already developed and therefore any change will have a very limited impact on the purposes of the Oxford Green Belt. We would carry out the local Green Belt review through the Site Allocations DPD.</del></p> |

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| MM36a          | 55  | 61 & 62                                 | Paras 7.19 and 7.20 (7.21 & 7.22 in Feb 2012 strike-through version) | 7 Delivering New Homes | <p><b>New wording for Para.7.19 to read:</b><br/> <b>7.19 Policy CSEN2 provides for a local review of the Green Belt at Berinsfield, a planned post-war village built on the site of a Second World War airbase. The village is currently entirely within the Green Belt. The exceptional circumstances which justify this review are as follows:</b></p> <ul style="list-style-type: none"> <li>• Areas of Berinsfield are in need of regeneration and Green Belt policy is inhibiting this.</li> <li>• Some further land may be needed around Berinsfield to improve the mix of housing and to provide further opportunities for employment and service provision.</li> <li>• Berinsfield is a local service centre and some further development would be consistent with the overall strategy.</li> </ul> <p>The outcome of the review will need to be in accordance with paragraph 84 of the NPPF that states when reviewing Green Belt boundaries, Local Planning Authorities should take account of the need to promote sustainable patterns of development</p> <p><b>7.20 The review will be undertaken in consultation with the local community in the context of a new vision for the village prepared through the Site Allocations DPD.'</b></p> |
| MM37a (PEMC11) | 56  | 62                                      | Table 7.3  | 7 Delivering new homes | Update the supply figures in Table 7.3 and amend Table 7.3 to reflect the change to THA2 and the allocation to be made through Thame Neighbourhood Plan rather than through a strategic allocation in this core strategy. The new version is shown in the Amended Tables and Diagrams section that follows this table.   |
| MM38a          | 56  | 62                                      | Table 7.3  | 7 Delivering New Homes | Table 7.3 An asterisk to be placed next to the figure '1154', referring to a footnote to read:-<br><b>'These allocations should be divided so that at least 500 are provided at Larger Villages in the Central Oxfordshire area. This will secure general conformity with the South East Plan. The larger villages in Central Oxfordshire are Benson, Berinsfield, Cholsey, Crowmarsh Gifford and Wheatley. Part of this Central Oxfordshire provision will also be met by an appropriate allocation at</b>  |

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|       |   |   |   |                        | Bayswater Farm.'  |
| MM39a | 56  | 63                                      | Policy CSH2   | 7 Delivering new homes | <p>Replace wording of Policy CSH2 with the following:</p> <p><b>On sites where housing development is acceptable in principle, a minimum density of 25 dwellings per hectare (net) will be required unless this would have an adverse effect on the character of the area.</b></p>  |
| MM40  | 56 and 57                                 | 63                                      | Para 7.24 (7.26 in Feb 2012 strike-through version) | 7 Delivering new homes | <p>Change second sentence as follows:</p> <p>The <del>lower</del> <b>minimum</b> density <del>range of 25 dwellings per hectare</del> is designed to give more flexibility in sensitive locations such as village locations.</p> <p>Add final sentence as follows:</p> <p><b>This policy should be read in conjunction with Policy CSQ3 Design.</b></p> |



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| MM41  | 57  | 64                                      | Para. 7.26 (7.28 in Feb 2012 strike-through version) | 7 Delivering new homes | Amend first sentence to:<br><br>Affordable housing includes social rented/ <b>affordable rented</b> and intermediate housing, <del>(which is shared ownership), shared equity and intermediate rented housing</del> that is available to households in the district whose needs are not met by the market.  |
| MM42a | 58  | 65                                      | 7.31 (7.33 in Feb 2012 strike-through version)       | 7 Delivering new homes | Add new text as follows:<br><br>The council's Housing Needs Assessment showed that 75% of the housing need is for social rented and 25% for intermediate housing. <b>The NPPF* also includes the category of affordable rented housing. Our affordable housing viability study shows that there are circumstances where the 40% affordable housing target could be achieved with the 75% social rented to 25% shared ownership tenure split is retained. This could be achieved on sites with low existing use values. In such circumstances we will seek a 75% social rented to 25% shared ownership tenure split, unless viability or other factors show a robust justification for a different mix or rent model. For sites with medium or high existing use values where viability issues can be demonstrated in achieving a 75% social rented to 25% shared ownership tenure split, we will accept a tenure split of 75% affordable rented and 25% shared ownership, unless viability or other factors show a robust justification for a different mix.</b><br><br>*Add new footnote to <b>National Planning Policy Framework, March 2012, CLG</b> |

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| MM43 | 58  | 65                                      | 7.31 (7.33 in Feb 2012 strike-through version) | 7 Delivering new homes | <p>Insert new paragraph under Paragraph 7.31 as follows:</p> <p>We encourage developers to work with Registered Social Landlords (RSLs) and to engage with them and the council's housing development service at an early stage in the planning process. We have a number of preferred partner RSLs and we encourage developers to use one of these. <b>The modelling work undertaken in our Affordable Housing Viability Study had regard to Local Housing Allowances and ensured that the affordable rents considered did not exceed these levels. The affordable rent levels used were therefore lower than would other wise have been the case. Acceptable rent levels for affordable rented housing within the district will be set out in the Councils forthcoming Tenancy Strategy.</b></p> |
| MM44 | 58  | 65                                      | 7.31 (7.33 in Feb 2012 strike-through version) | 7 Delivering new homes | <p>Delete second sentence as follows:</p> <p><del>This mix should be reflected on individual sites unless viability or other factors show a justification for a different mix.</del></p>   |
| MM45 | 59  | 66                                      | Policy CSH4                                    | 7 Delivering new homes | <p>Delete third and fourth bullet point of the policy.</p> <ul style="list-style-type: none"> <li><del>• Specialist accommodation for older people will be permitted in locations where housing would normally be allowed.</del></li> <li><del>• Extra Care housing should be provided in the new greenfield neighbourhoods identified in this strategy and other suitable locations</del></li> </ul>  |
| MM46 | 59  | 66                                      | Policy CSH4                                    | 7 Delivering new homes | <p>Insert new final bullet point:</p> <ul style="list-style-type: none"> <li><b>• Specialist accommodation for older people should be provided in the new greenfield neighbourhoods identified in this strategy and will be permitted at other suitable locations.</b></li> </ul>  |

| Ref  | Page in March 2011 strike-through version | Page in Feb 2012 strike-through version | Policy/ Paragraph                              | Section                | Proposed Change  |
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| MM47 | 60  | 66                                      | 7.38 (7.41 in Feb 2012 strike-through version) | 7 Delivering new homes | Amend title above para. 7.38 as follows:<br><br><del>Extra care housing</del> <b>Specialist accommodation for older people</b>   |
| MM48 | 60  | 66                                      | 7.38 (7.41 in Feb 2012 strike-through version) | 7 Delivering new homes | Delete existing paragraph as follows:<br><br><del>Work done for the council in 2009* showed a need for around 280 units of Extra Care housing in 2010 for rent and for sale, this figure does not include provision for enhanced sheltered housing or specialised dementia housing. Extra Care housing provides self-contained accommodation with a range of communal and support facilities and access to twenty-four hour care services. It offers an independent alternative to residential care for the increasing number of residents generally aged 75 and over for whom there is currently no such provision in the district</del><br><br><del>*Delete footnote: The future of housing and housing related services for older people in South Oxfordshire, Contact Consulting for South Oxfordshire District Council, November 2009</del> |
| MM49 | 60  | 66                                      | 7.38 (7.41 in Feb 2012 strike-through version) | 7 Delivering new homes | Insert new paragraph as follows:<br><br><b>There are a range of models that can play a part in providing specialist accommodation for the elderly. These include sheltered and enhanced sheltered housing, Extra Care housing, retirement villages, continuing care retirement communities and registered care homes both with and without nursing care. The council's preference is for Extra Care housing or schemes which include an element of Extra Care provision within them, in accordance with the county council's Extra Care housing strategy*.</b><br><br><del>*Include footnote reference to OCC Extra Care Housing Strategy Jan 2008.</del>  |

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| MM50  | 60  |   | 7.39 (7.42 in Feb 2012 strike-through version) | 7 Delivering new homes      | Amend paragraph as follows:<br><br><del>Extra Care housing should ideally consist of schemes of about 60 units</del><br><b>Where appropriate, specialist accommodation for the elderly should be provided on a mixed-tenure basis, and such accommodation should be located</b> on sites in or adjacent to the towns or within the larger villages, <del>although other forms of Extra Care provision (hub and spoke) may be appropriate too.</del> The affordable housing component of any scheme <b>Where any scheme providing specialist accommodation for the elderly (with or without care) includes an affordable housing component, would this can</b> count towards the overall 40% affordable housing requirement <b>if part of a wider development</b> on new developments. |
| MM51  | 63  | 70                                      | Policy CST1                                    | 8 Town Centres and Shopping | The hierarchy of centres in the district is:<br><del>Major district centres: († Town centres serving a local and wider catchment area) :</del><br><br>Didcot and Henley<br><del>Minor district centres: († Town centres serving a local catchment area) :</del><br><br>Thame and Wallingford<br><br><del>Larger Villages: († Local centres serving their immediate rural area) :</del><br><br>Berinsfield, Benson, Chalgrove, Chinnor, Crowmarsh Gifford, Goring, Nettlebed, Sonning Common, Watlington, Wheatley and Woodcote.   |
| MM52a | 63  | 70                                      | Policy CST1                                    | 8 Town Centres and Shopping | <del>Proposals for out of centre development will not be permitted</del><br><br><b>As a starting point, the Council looks for proposals for main town centre uses to be sited within defined town centres. Applications for such uses on unallocated sites outside town centres will be required to be in accessible locations well</b>   |

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|      |   |   |                   |                             | connected to the town centre. Such proposals will be subject to the sequential test and, for proposals over 2,500sq.m, an impact assessment. Proposals which fail to satisfy these tests will not be permitted.   |
| MM53 | 64  | 71                                      | Para 8.12         | 8 Town Centres and Shopping | <b>Table 8.1 and Figure 8.1 illustrates the level of growth for each town. The numbers are guidelines on the scale of development appropriate for each centre. They will be reflected in the Site Allocations DPD and Didcot Area Action Plan DPD which will take into account the physical capacity of opportunity sites and any existing commitments to new floorspace.</b> The strategy for accommodating <del>this</del> the growth is set out in the section on each town.   |
| MM54 | 65  | 73                                      | Para 8.14         | 8 Town Centres and Shopping | Delete first sentence:<br><del>In order to protect the vitality and viability of the town centres, we will not permit support out of centre proposals.</del>  |
| MM55 | 72  | 80                                      | 9.17              | 9 Didcot                    | Amend second sentence of paragraph as follows:<br><br>As part of being awarded New Growth Point Status, <del>we</del> <b>South Oxfordshire</b> committed to providing an additional 1,500 new homes by 2016 at Didcot giving. <b>These 1,500 New Growth Point Homes have been split 50:50 between South Oxfordshire and the Vale of White Horse, with each authority to deliver 750 homes. As the Vale of White Horse is not expecting its 750 homes to be delivered until post 2016, we have agreed to front load 750 homes from the rest of our housing requirement for Didcot prior to 2016. This gives a total of 5,250 new homes to be built between 2006 and 2016. Owing to a delay in anticipated housing delivery at Didcot as a result of economic conditions, it is recognised that we will not be able to meet this commitment by 2016 and consequently the delivery programme for the New Growth Point Agreement is under review.</b> |

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| MM56 | 72  | 80                                      | 9.18              | 9 Didcot | <p>Delete existing paragraph as follows:</p> <p><del>We have already identified land for 3,342 of these houses at Great Western Park and Ladygrove East. Table 7.2 in section 7 sets out our housing proposals for Didcot and shows that completions combined with proposed new development within the town centre (300 new dwellings) and other known smaller deliverable sites are expected to provide for 628 houses. This means that we need to plan for and provide 1,280 new homes on a greenfield site by 2016. Between 2016 and 2026 we need to accommodate a further 750 new homes. There is an allocation to build 300 of these at Vauxhall Barracks in the South Oxfordshire Local Plan that we will retain and we therefore need to identify land for the remaining 450, plus a further 300 as part of the additional years supply for 2026-27.</del></p> |
| MM57 | 72  | 80                                      | 9.18              | 9 Didcot | <p>Insert new text as follows:</p> <p><b>Table 7.2 in section 7 sets out our housing proposals for Didcot. This includes supply from our existing strategic sites; Great Western Park, Ladygrove East and Vauxhall Barracks alongside the supply from other smaller deliverable sites. The new strategic allocations in this core strategy at Didcot are the Didcot North East greenfield neighbourhood and the Orchard Centre Phase 2. The anticipated delivery from all these sites is shown in Table 18.1 and the Didcot housing trajectory at Appendix 3. These demonstrate that the sites will help to address the backlog of housing supply at Didcot and contribute as closely as possible to our original New Growth Point commitment.</b></p>  |

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| MM58 | 72  | 81                                      | Policy CSDID3     | 9 Didcot | Delete the word 'necessary' from bullet 6 of the policy and insert reference to the new primary schools so that bullet 6 reads: 'provision is made, or contributions are provided, towards the necessary supporting infrastructure set out in our Infrastructure Delivery Plan including <b>new primary schools</b> , a <b>new</b> secondary school and <b>new</b> sports centre.'   |
| MM59 | 75  | 84                                      | 9.23              | 9 Didcot | Amend paragraph as follows:<br><br>One of the reasons for locating housing growth at Didcot is its proximity to <b>Science Vale UK which includes</b> the expanding research and business parks at Milton Park and Harwell <del>Oxford Science and Innovation Campus</del> . These two employment centres have the potential to create at least 8,500 high value jobs in the plan period and the strategy seeks to strengthen the links between the town and nearby employment areas. <del>The planned growth at these sites can accommodate Didcot's projected need for high value B class jobs.</del> <b>We are seeking with the Vale of White Horse District Council to provide enough B class jobs to cater for Didcot's increased population.</b> |

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| MM60 | 75  | 84                                      | 9.25              | 9 Didcot | <p>Insert new paragraph under paragraph 9.25 to read as follows and re-number subsequent paragraphs accordingly:</p> <p><b>As acknowledged in the Joint Didcot Infrastructure Delivery Plan, the Didcot North East greenfield neighbourhood is dependent on the delivery of the SCOTS / Accessing Science Vale UK transport infrastructure. Although development on this site can commence prior to the construction of the highway schemes, a funding mechanism to deliver this infrastructure needs to be confirmed over the plan period to allow the full housing provision of this site to be developed. Without investment into the package of infrastructure, the growth in the Science Vale UK area would be unsustainable and would be put at risk. If the full funding for the delivery of this package of infrastructure is not forthcoming then the principle of this level of growth at Didcot would have to be reviewed.</b></p> |



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| MM61a | 80  | 89                                      | Para 10.9         | 10 Henley-on-Thames  | <p>Reword the final two sentences as follows:-</p> <p><del>It is difficult to identify suitable sites for housing around Henley given its riverside setting in the Chilterns</del> <b>because of the strong constraints of the Thames floodplain and the town's position, flanked by the Chilterns Area of Outstanding Natural Beauty. Our strategy is</b> therefore <del>to identify land for about 400 homes through our Site allocations DPD on a number of small sites within and adjacent to the town</del> <b>caps the level of growth that the town would otherwise take on a proportional basis, requiring the Site Allocations DPD (SADPD) to identify land for 400 homes. A capacity study in September 2011 indicated a reasonable prospect that this is achievable, although the margin of contingency may be limited. However, in view of the level of need in Henley, the SADPD will explore the possibility of easing the capped growth of the town by allocating up to 50 additional dwellings (i.e. total of 450) if it proves to be possible to identify suitable land free of constraints in the circumstances then pertaining.'</b></p> |
| MM61b | 81  | 91                                      | Para 10.16        | 10. Henley-on-Thames | <p>Delete the penultimate sentence of Para 10.16:</p> <p><del>Some land south of the town along the Reading Road, Empstead Works and Highlands Farm, just outside Henley, fall in this category.</del></p>  |
| MM62  | 85  | 93                                      | Map 11.1          | 11 Thame             | Amend Map 11.1 so it no longer refers to strategic allocation.  |

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| MM63 | 85  | 96                                      | Para. 11.7        | 11 Thame | Amend fifth bullet point to read:<br><b>'The We</b> need to identify the new services and facilities required to support development and when these should be in place. A number of the town's facilities need improvement, for example health facilities and the fire station. Some of the services such as the secondary school are at or close to capacity and there may be an opportunity to explore alternative sites for some facilities. <del>We will explore</del> <b>Opportunities for this can be explored</b> in relation to the sites for housing development in line with community aspirations.' |
| MM64 | 86  | 97                                      | Policy CSTHA1     | 11 Thame | Change bullet 8<br><ul style="list-style-type: none"> <li>▪ identify land for <del>530 775</del> <b>new houses homes through a Neighbourhood Plan</b> (see policy CSTHA2);</li> </ul> Add to end of bullet 10<br><ul style="list-style-type: none"> <li>• support the schools, health and other service providers meet their accommodation needs, <b>in particular the amalgamation of the secondary school onto a single site.</b></li> </ul>   |
| MM65 | 87  | 98                                      | Para 11.11        | 11 Thame | Change fifth sentence to:<br>It did not identify a need for a large food store and <b>Local Plan policy THA1 excludes development of food supermarkets on the Cattle Market site</b> <del>we would not support such a proposal on this site.</del>   |
| MM66 | 87  | 98                                      | Para 11.11        | 11 Thame | Change seventh sentence to:<br><b>These will be reviewed alongside other smaller opportunities in the Thame Neighbourhood Plan or</b> <del>We will review these and other smaller opportunities in the Site Allocations DPD.</del>   |
| MM67 | 87  | 98                                      | Para. 11.12       | 11 Thame | Amend para. to read:<br>To support the strategy <b>a future DPD e.g. the Thame Neighbourhood Plan or</b> Development Management DPD will define the town centre boundary and the primary and secondary frontages and include policies to promote the   |

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|      |   |   |                   |          | vitality and viability of the town centre.   |
| MM68 | 88  | 99                                      | Policy CSTHA2     | 11 Thame | <p>Delete policy and replace as follows:- Policy CSTHA2 <del>Greenfield neighbourhood to the northwest of Thame Permission will be given for a new greenfield neighbourhood of 600 homes to the northwest of Thame (as shown on the Proposals Map) provided that: the area is planned comprehensively and the development takes place in accordance with an agreed design brief as required by policy CSQ4; the form and characteristics of the development meet identified housing needs of Thame; there is no built development on any areas of land falling in flood zones 2 or 3; safe pedestrian and cycle linkages are provided from the development to the town centre; provision is made, or contributions are provided, towards the supporting infrastructure set out in our infrastructure delivery plan including a new primary school.</del></p> <p><b>'New allocations at Thame</b></p> <p><b>The Neighbourhood Plan for Thame will allocate land for 775 new homes on land selected through that process as the most appropriate and sustainable.'</b></p> |

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| MM69 | 88  | 99                                      | Paras 11.14 to 11.16 | 11 Thame | <p>Delete paras 11.14-11.16</p> <p><del>11.14 Providing some additional housing will help support the town centre through an increased population. The overall strategy is for 775 further homes in Thame to 2027. This core strategy identifies a site for 600 of these homes, the remaining 175 will be identified through the Site Allocations DPD. Section 18 sets out the anticipated delivery of the development. Map 11.1 and the Proposals Map show our strategic site for the location of this growth and the background paper on Thame gives the detailed reasoning for this choice.</del></p> <p><del>11.15 In accordance with policies CSQ1, CSQ2, CSQ3, and CSQ4 the council will work with the developers to produce a design brief incorporating a vision and masterplan for the site which meets the requirements of these policies and other relevant policies in the local development framework.</del></p> <p><del>11.16 We will also grant planning permission for housing in Thame on suitable infill or redevelopment sites. The Development Management DPD will contain the criteria which we will assess applications against.</del></p> |
| MM70 | 88  | 99                                      | Paras 11.14 to 11.16 | 11 Thame | <p>Include the following as new paragraphs 11.14 and 11.15 and renumber subsequent paragraphs appropriately:</p> <p><b>11.14 Provision of additional housing will help to support the town centre's attraction in relation to nearby centres and maintain Thame's services and facilities. The overall strategy is to provide 775 additional houses to 2027 on sites selected by a neighbourhood plan.</b></p> <p><b>11.15 The selected sites will need to have a form and character which meet identified needs and be planned comprehensively in accordance with agreed design briefs reflecting policies CSQ1-4 and other relevant policies in the Local Development Framework. The developments should avoid building on areas of land within flood zones 2 and 3, provide safe pedestrian and cycle links to the town centre, and make provision (or provide contributions towards) such necessary supporting infrastructure as is set out in the Infrastructure Delivery Plan.'</b></p>  |

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| MM71          | 88  | 99                                      | Policy CSTHA2     | 11 Thame             | Delete the word 'necessary' from bullet 5 of the policy to read: 'provision is made, or contributions provided, towards the <del>necessary</del> supporting infrastructure set out in our Infrastructure Delivery Plan.'  |
| MM73 (PEMC15) | 91  | 104                                     | CSWAL1            | 12 Wallingford       | Change bullet (ix) <ul style="list-style-type: none"> <li>▪ identify land for <del>400 555</del> new <del>houses</del> <u>homes</u> (see policy CSWAL2);</li> </ul>   |
| MM75          | 92  | 106                                     | Policy CSWAL2     | 12 Wallingford       | Delete the word 'necessary' from bullet (ix) of the policy to read: 'provision is made, or contributions provided, towards the <del>necessary</del> supporting infrastructure set out in our Infrastructure Delivery Plan including a new primary school.'  |
| MM76 (PEMC8)  | 93  | 106                                     | 12.12             | 12 Wallingford       | Change first three sentences to read:<br>Locating strategic housing growth at Wallingford will add new households to the town and help support town centre businesses and services as well as the Science Vale economic area. <del>400 555</del> homes are proposed to 2027. The <del>phasing anticipated delivery</del> of the development is set out in Section 18. |
| MM78          | 95  | 109                                     | Para 13.8         | 13 Rural communities | Delete second sentence:<br><del>We will update this each year through our annual monitoring report.</del>   |
| MM79          | 95  | 110                                     | Policy CSR1       | 13 Rural communities | Add the following sentence after the last sentence of the policy to read:<br><b>Redevelopment proposals in all categories of settlement may be acceptable but will be considered on a case by case basis through the development management process in line with other policies in the Development Plan.</b>  |

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| MM80a        | 95  | 110                                     | Policy CSR1       | 13 Rural communities | Amend policy text below matrix to read:<br><br>All development should respect national designations such as Green Belt and <b>should conserve and enhance the natural beauty of the Areas of Outstanding Natural Beauty. Suitably designed and located development at an appropriate scale that facilitates the economic and social well-being of such areas, especially in the Larger Villages in the Areas of Outstanding Natural Beauty will be supported. This includes the provision of adequate housing to meet identified local needs.</b> <del>the Local character of the area and local distinctiveness will be protected and should meet the requirements of relevant development plan policies will be met.</del> |
| MM81 (PEMC9) | 96  | 110                                     | 13.11             | 13 Rural communities | Traditionally, small unallocated windfall sites have contributed substantially to our completions <del>this is now reflected in our overall housing numbers.</del>   |
| MM82         | 101                                       | 115                                     | Policy CSEN2      | 14 The Environment   | Delete the second sentence and replace as follows: <del>Local reviews of the Oxford Green belt will take place at Berinsfield and Wheatley.</del> <b>'A local review of the Green Belt will take place at Berinsfield.'</b>  |
| MM83a        | 101                                       | 115                                     | Para 14.6         | 14 The Environment   | Delete para 14.6 and replace as follows:<br><del>Section 7 of this strategy includes a policy to carry out a limited review of the Green Belt at Berinsfield and Wheatley. Detailed proposals for this will be included in the Site Allocations DPD. Outside these areas, we will maintain the Green Belt and apply national policy guidance as set out in PPG2.</del> <b>'Section 7 of this strategy explains the exceptional circumstances warranting a local review of the Green Belt at Berinsfield to be undertaken in the Site Allocations DPD. Apart from this, we will maintain the Green Belt and apply national policy guidance as set out in the NPPF.'</b>   |

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| MM83b | 101                                       | 115                                     | New policy        | 14 The Environment | <p>Insert new policy above para 14.8 as follows:</p> <p><b>Policy CSEN3 Historic Environment</b><br/> <b>The district's designated historic heritage assets, both above and below ground such as:</b></p> <ul style="list-style-type: none"> <li>• nationally designated assets including listed buildings, historic parks and gardens, historic battlefields and Scheduled Ancient Monuments;</li> <li>• conservation areas; and</li> <li>• their settings</li> </ul> <p>will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.</p> <p>This will be carried out through:</p> <ul style="list-style-type: none"> <li>• conservation area appraisals/reviews;</li> <li>• management plans;</li> <li>• designating new conservation areas where appropriate;</li> <li>• the determination of planning, listed building consent and other relevant applications.</li> </ul> <p>Proposals for development that affect non-designated historic assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset.</p> |

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| MM84a         | 107                                       | 122                                     | Policy CSQ3       | 15 Quality development            | Amend first bullet point as follows:<br><br>Responds <b>positively</b> to and respects the character of the site and its surroundings, <b>particularly the historic significance and heritage values of the historic environment</b> , whilst enhancing local distinctiveness and ensuring that new development is of a scale and, type <b>and density</b> appropriate to the site and its setting;   |
| MM85 (PEMC10) | 116                                       | 131                                     | 18.6              | 18 Implementation of the Strategy | Change title before paragraph 18.6 to read:<br><b>Delivery and Contingency and Phasing</b>  |
| MM86 (PEMC11) | 116                                       | 131                                     | 18.6              | 18 Implementation of the strategy | Table 18.1 shows when the housing provisions in this strategy are <b>anticipated</b> programmed to deliver.   |
| MM87a         | 116                                       | 131                                     | Para. 18.6        | 18 Implementation of the strategy | Insert the following at the end of the third sentence:<br><b>'Table 18.1 also identifies anticipated contingency that will occur over the plan period. We anticipate a contingency supply of homes from unallocated sites. This provides some buffer for slippage in the anticipated delivery of larger sites. However, if development is not coming forward in a timely manner we will implement the measures in Policy CSC1.'</b><br><br>Delete following sentence from para.18.6:<br><del>We will use the agreed phasing in calculating requirements for the five year housing land supply</del> |



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| MM88 (PEMC12) | 116                                       | 132                                     | 18.7              | 18 Implementation of the strategy | The housing trajectories in Appendix 3 <b>also</b> show the <b>anticipated phasing</b> of the housing delivery.  |
| MM89          | 116                                       | 132                                     | Para. 18.7        | 18 Implementation of the strategy | Amend second sentence to read:<br>To bring forward sites in the plan period the strategic site to the north-east of Didcot will be need to be <del>released</del> <b>permitted in order to begin delivering homes</b> as soon as possible. |
| MM90 (PEMC13) | 116                                       | 132                                     | 18.7              | 18 Implementation of the strategy | The Didcot Area Action Plan and Site Allocations DPD will contain further information on <del>phasing and</del> delivery of the sites allocated within them.   |
| MM91 (PEMC14) | 117                                       | 132                                     | Policy CSC1       | 18 Implementation of the strategy | Change title of policy to Policy CSC1 <b>Delivery and Contingency and Phasing</b>  |
| MM92 (PEMC15) | 117                                       | 132                                     | Policy CSC1       | 18 Implementation of the strategy | Amend the first line of policy CSC1 to read Sites <del>will be released for</del> <b>are anticipated to be developed</b> in accordance with the timescales set out in Table 18.1.  |

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| MM93  | 117                                       | 132                                     | Para. 18.8        | 18<br>Implementation of the strategy | Amend fourth sentence, delete final two sentences and add a new final sentence to read:<br>If circumstances change, and unless the problem is common to all potential development sites, we will <b>implement the measures set out in Policy CSC1</b> . <del>bring forward alternatives within the relevant policy area in the district to address shortfalls. In the first instance, this could be bringing forward sites identified in a later phase of development. If this is not possible we will allocate an alternative further site through a development plan document.</del> <b>Any requirement to bring forward additional sites or alternative strategies will need to be in line with the distribution strategy of this plan. This is summarised in Table 4.1.</b> |
| MM94a | 117                                       | 132                                     | Policy CSC1       | 18<br>Implementation of the strategy | Change the second section of Policy CSC1 as follows:<br><del>For the strategic housing sites, if the Annual Monitoring Report shows that allocated development sites and/or neighbourhood plans are not coming forward in a timely manner, we will consider:</del><br>(i) <del>seeking</del> <b>consider</b> alternative sources of funding if lack of infrastructure is delaying development<br>(ii) <del>bringing forward sites phased anticipated to come on stream later in the plan process</del><br>(iii) <del>allocate</del> <b>identifying</b> alternative <b>deliverable</b> site(s) through a development plan document <b>or other mechanism in general accordance with the distribution strategy of this plan as set out in Tables 7.1, 7.2 and 7.3.</b>            |

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| MM95 (PEMC16) | 118                                       | 133                                     | Table 18.1        | 18 Implementation of the strategy | Change title of table 18.1 from <del>Phasing of Housing Development</del> to <b>Anticipated delivery of housing development</b>   |
| MM96a         | 118                                       | 133                                     | Table 18.1        | 18 Implementation of the strategy | Replace Table 18.1 with updated version. The new version is shown in the Amended Tables and Diagrams section that follows this table.   |
| MM97          | 119                                       | 135                                     | Table 18.2        | 18 Implementation of the Strategy | Amend CSM1 target column to read:<br><del>The following transport infrastructure to be provided:</del><br><ul style="list-style-type: none"> <li><del>- Harwell strategic link road (A1430 east of Milton Interchange to A417)</del></li> <li><del>- Harwell Field link (from A417 to A4185)</del></li> <li><del>- Increased capacity roundabout at Harwell SIC entrance</del></li> <li><del>- Rowstock Western link road (from A417 to A4185)</del></li> <li><del>- Improvements to Featherbed Lane junctions</del></li> <li><del>- Traffic calming through East and West Hagbourne and Harwell villages.</del></li> </ul> <b>Work jointly with Oxfordshire County Council to secure developer contributions towards the strategic SVUK infrastructure identified in SCOTS, LTP3 and the Joint Didcot IDP.</b> |
| MM98 (PEMC18) | 121                                       | 137                                     | Table 18.2        | 18 Implementation of the strategy | CSH1- Amount and distribution of housing.<br>In 'Delivery Mechanisms' column, delete <del>'Identified supply from unallocated sites in the 'Rest of the district'</del>   |

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| MM99           | 124                                       | 141                                     | Table 18.2        | 18 Implementation of the Strategy | Amend policy title for CSTHA2 to read: CSTHA2 – <b>New allocations at Thame Greenfield neighbourhood to be built in accordance with agreed timings</b>  |
| MM100          | 124                                       | 141                                     | Table 18.2        | 18 Implementation of the Strategy | Under Partners delete: <del>VWHDC (Didcot)</del> and add new partner <b>Thame Town Council</b>  |
| MM101          | 124                                       | 141                                     | Table 18.2        | 18 Implementation of the Strategy | Update the 'Target' for THA2 to read: <del>New greenfield neighbourhood to be released by 2012 and built by 2020/21</del> <b>'Allocations for 775 homes to be made in an adopted Thame neighbourhood Plan in time to enable an appropriate delivery programme to commence by 2016/17'</b>   |
| MM102          | 124                                       | 141                                     | Table 18.2        | 18 Implementation of the Strategy | Update Indicators for CSTHA2: Add new indicator ' <b>Adoption of Thame Neighbourhood Plan</b> ' and amend existing indicator to 'Net dwelling completions by year on <del>the</del> site(s)'  |
| MM103          | 124                                       | 141                                     | Table 18.2        | 18 Implementation of the Strategy | Amend 'Action if not on target' for CSTHA2 to read: <ul style="list-style-type: none"> <li>• <del>Bring forward other allocations</del></li> <li>• <del>Release alternative sites through DPD</del></li> <li>• <b>Review issues and identify appropriate actions that can be taken to bring development forward</b></li> <li>• <b>Consider the need to release further sites through a DPD produced by SODC.</b></li> </ul> |
| MM104 (PEMC19) | 129                                       | 145                                     | Table 18.2        | 18 Implementation of the strategy | Change title of policy to Policy CSC1 <b>Delivery and Contingency and Phasing</b>   |

| Ref               | Page in March 2011 strike-through version | Page in Feb 2012 strike-through version | Policy/ Paragraph | Section   | Proposed Change   |
|-------------------|---|---|-------------------|---|---|
| MM106             | 125                                       | 142                                     | Table 18.2        | 18<br>Implementation of the Strategy                | for Policy CSR1 in 'Delivery Mechanisms' column add extra bullet point:<br><b>'Neighbourhood Plans'</b><br><br>In 'Action if not on target' column delete:<br><del>'The list of categories of settlements will be reviewed annually'</del>  |
| MM107<br>(PEMC20) | 130                                       | 146                                     | List of policies  | List of policies                                    | Update the list of policies to accord with amendments to policies in the document show the amendments to the policies, as shown in the table above.   |
| MM108<br>(PEMC21) | 150                                       | 167                                     | Appendix 3        | Appendix 3  | Replace Didcot housing trajectory with updated version. The new version is shown in the Amended Tables and Diagrams section that follows this table.  |
| MM109             | 152                                       | 169                                     | Appendix 3        | Appendix 3  | Replace Rest of the District and Total District housing trajectory with updated version. The new version is shown in the Amended Tables and Diagrams section that follows this table.<br><br>Replace District total housing trajectory with updated version. The new version is shown in the Amended Tables and Diagrams section that follows this table. |
| MM110             | 155                                       | 175                                     | Appendix 4        | Appendix 4<br>Category List for Settlement Strategy | In introductory text delete:<br><del>This will be updated each year in our Annual Monitoring Report published in December.</del>  |

| Ref            | Page in March 2011 strike-through version | Page in Feb 2012 strike-through version | Policy/ Paragraph     | Section  | Proposed Change   |
|----------------|---|---|-----------------------|--|---|
| MM111          | 160                                       | 180                                     | Appendix 6            | Appendix 6<br>Core Strategy<br>Submission<br>Proposals Map | Amend table Proposed additions to the Proposals Map as follows:<br><br>Policy CSEM4 Oxford Brookes University at <del>Wheatley</del> <b>Holton</b><br><br><del>Policy CSTHA2 Greenfield neighbourhood to the northwest of Thame</del>   |
| MM113          | 165                                       | 186                                     | Map at p165 of the CS | Appendix 6<br>Core Strategy<br>Submission<br>Proposals Map | Delete Proposals Map for Thame  |
| MM114 (PEMC23) | 168                                       | 191                                     | Key Diagram           | Key Diagram  | Replace Key Diagram.<br>The new version is shown in the Amended Tables and Diagrams section that follows this table.<br>Amend the proposed number of new homes at Wallingford from 400 to 555<br>Amend the proposed number of new homes at Thame from 530 to 775<br>Amend the key to show symbol for housing allocation, and amend key text from <del>Rural Areas of land allocated for employment</del> to <b>Land allocated for employment in the rural areas</b> |

## Amended Tables and Diagrams

Table 4.1 What the strategy will deliver

|                    | Housing<br>(new units)           |                                  |                                   | Employment<br>(hectares)         |                                    | Town centre uses<br>(Use Classes A1 - A5)<br>(sqm gross)<br>to 2016 |   |
|--------------------|----------------------------------|----------------------------------|-----------------------------------|----------------------------------|------------------------------------|---|---|
|                    | Completed<br>as at March<br>2012 | Committed<br>as at<br>March 2012 | Additional<br>in this<br>strategy | Committed<br>as at March<br>2012 | Additional<br>in this<br>strategy  | Committed<br>as at<br>March 2012                                    | Total in<br>this<br>strategy to<br>2016 |
| <b>Didcot</b>      | 322                              | 3661                             | 2330                              | 2.79                             | 6.5<br>in VOWH                     | 24,578  | 26,800                                  |
| <b>Henley</b>      | 276                              | 115                              | 400                               | 4.98                             | 0                                  | 411   | 2,100                                   |
| <b>Thame</b>       | 290                              | 66                               | 775                               | -0.32                            | 2                                  | 2,142   | 1,400                                   |
| <b>Wallingford</b> | 241                              | 28                               | 555                               | 3.02                             | 2                                  | 3,960   | 2,500                                   |
| <b>Rural areas</b> | 686                              | 758                              | 1154                              | 1.76                             | 4.2<br>+<br>1000 jobs<br>at Culham | 476   | 0                                       |
| <b>Totals</b>      | <b>1815</b>                      | <b>4628</b>                      | <b>5214</b>                       | <b>12.23</b>                     | <b>14.7</b>                        | <b>31,567</b>   | <b>32,800</b>                           |

Table 7.1 Housing targets and number of dwellings to allocate

|                      | 2006 to 2027<br>target | Completions<br>2006-2012,<br>existing<br>allocations &<br>identified<br>deliverable sites | Number of<br>dwellings<br>allocated in this<br>strategy |
|----------------------|------------------------|---|---|
| Didcot               | 6,300                  | 3,983   | 2,330   |
| Rest of the District | 5,187                  | 2,460   | 2,884   |
| <b>Total</b>         | <b>11,487</b>          | <b>6,443</b>  | <b>5,214</b>  |

Table 7.2 Planned housing provision in Didcot

| <b>DIDCOT 2006-2027</b>                                   | <b>Requirement</b> | <b>Supply</b> |
|---|--------------------|---------------|
| <b>Requirement</b>  |                    |               |
| Target 2006-2026 (South East Plan target carried forward) | 6,000              |               |
| Additional housing requirement 2026-2027                  | 300                |               |
| <b>Supply</b>   |                    |               |
| Completions 2006/07 – 2011/12                             |                    | 322           |
| <b>Existing strategic sites</b>                           |                    |               |
| Great Western Park  |                    | 2,587         |
| Ladygrove East  |                    | 642           |
| Vauxhall Barracks   |                    | 300           |
| Other deliverable sites as at 31.03.12                    |                    | 132           |
| <b>New strategic allocations in this core strategy</b>    |                    |               |
| North east Didcot   |                    | 2,030         |
| Orchard Centre Phase 2                                    |                    | 300           |
| <b>Total 2006 to 2027</b>                                 | <b>6,300</b>       | <b>6,313</b>  |



Table 7.3 Planned housing provision in the Rest of District

| <b>REST OF THE DISTRICT 2006-2027</b>   | <b>Requirement</b> | <b>Supply</b> |
|---|--------------------|---------------|
| <b>Requirement</b>  |                    |               |
| Target 2006-2026 (SE Plan target carried forward)   | 4,940              |               |
| Additional housing requirement 2026-2027  | 247                |               |
| <b>Supply</b>   |                    |               |
| Completions 2006/07-2011/12   |                    | 1,493         |
| <b>Existing strategic sites in Local Plan</b>   |                    |               |
| Fairmile Hospital   |                    | 270           |
| Chinnor Cement Works  |                    | 77            |
| Mongewell Park  |                    | 166           |
| Former Thame United Football Club   |                    | 12            |
| Other deliverable sites as at 31.03.12  |                    | 442           |
| <b>New strategic allocations in this core strategy</b>  |                    |               |
| Wallingford greenfield neighbourhood  |                    | 555           |
| Site(s) to be allocated in the Thame Neighbourhood Plan   |                    | 775           |
| Sites to be allocated in the Site Allocations DPD at Henley   |                    | 400           |
| <b>Sites to be allocated in the Site Allocations DPD for the larger villages</b>  |                    |               |
| Benson, Berinsfield, Cholsey, Crowmarsh Gifford, Wheatley, Chalgrove, Chinnor, Goring, Nettlebed, Sonning Common, Watlington, Woodcote and Bayswater Farm |                    | 1,154*        |
| <b>Total 2006 to 2027</b>   | <b>5,187</b>       | <b>5,344</b>  |

\*These allocations should be divided so that at least 500 are provided at Larger Villages in the Central Oxfordshire Area. This will secure general conformity with the South East Plan. The Larger Villages in Central Oxfordshire are Benson, Berinsfield, Cholsey, Crowmarsh Gifford and Wheatley. Part of this Central Oxfordshire provision will also be met by an appropriate allocation at Bayswater Farm.

Updated Table 18.1 Anticipated delivery of housing development

|   | Completions<br>2006/07-<br>2011/12 | Projected Delivery  |                     |                     | Total<br>Supply |
|---|------------------------------------|---------------------|---------------------|---------------------|-----------------|
|   |                                    | 2012/13-<br>2016/17 | 2017/18-<br>2021/22 | 2022/23-<br>2026/27 |                 |
| <b>Didcot</b>   |                                    |                     |                     |                     |                 |
| Great Western Park  | 113                                | 1154                | 500                 | 933                 | 2700            |
| Ladygrove East  |                                    | 175                 | 467                 |                     | 642             |
| Vauxhall Barracks   |                                    |                     | 300                 |                     | 300             |
| Other deliverable sites as at<br>31.03.2012   | 209                                | 132                 |                     |                     | 341             |
| Didcot North East   |                                    | 500                 | 1000                | 530                 | 2030            |
| Orchard Centre Phase 2  |                                    | 220                 | 80                  |                     | 300             |
| <b>Total for Didcot</b>   | <b>322</b>                         | <b>2181</b>         | <b>2347</b>         | <b>1463</b>         | <b>6313</b>     |
| <b>Rest of District</b>   |                                    |                     |                     |                     |                 |
| Fairmile Hospital   | 84                                 | 270                 |                     |                     | 354             |
| Chinnor Cement Works  | 101                                | 77                  |                     |                     | 178             |
| Former Thame United Football Club   | 87                                 | 12                  |                     |                     | 99              |
| Mongewell Park (Carmel College)   |                                    | 166                 |                     |                     | 166             |
| Other deliverable sites as at<br>31.3.2012  | 1221                               | 442                 |                     |                     | 1663            |
| Core Strategy allocation at<br>Wallingford  |                                    | 180                 | 350                 | 25                  | 555             |
| Sites to be allocated in Thame in the<br>Thame Neighbourhood Plan   |                                    |                     | 390                 | 385                 | 775             |
| Sites to be allocated in Henley in the<br>Site Allocations DPD  |                                    |                     | 333                 | 67                  | 400             |
| Sites to be allocated in Larger<br>Villages in the Site Allocations DPD                                   |                                    |                     | 615                 | 539                 | 1154            |
| <b>Total in Rest of District</b>  | <b>1493</b>                        | <b>1147</b>         | <b>1688</b>         | <b>1016</b>         | <b>5344</b>     |
| <b>Total supply</b>   |                                    |                     |                     |                     |                 |
| <b>Total for District</b>   | <b>1815</b>                        | <b>3328</b>         | <b>4035</b>         | <b>2479</b>         | <b>11657</b>    |
| <b>Contingency (additional supply from unallocated sites over and above district housing requirement)</b> |                                    |                     |                     |                     |                 |
| Expected delivery from windfall sites<br>in Didcot  |                                    | 27                  | 55                  | 55                  |                 |
| Expected delivery from windfall sites<br>in Rest of District area   |                                    | 184                 | 460                 | 460                 |                 |
| <b>District Contingency Total</b>   |                                    | <b>211</b>          | <b>515</b>          | <b>515</b>          |                 |

Total requirement for 2006-2027 is 6,300 for Didcot, 5,187 for Rest of District and 11,487 district wide. Monitoring years shown in the table run from 1 April to 31 March. Figures as at 31.03.2012.

To avoid double counting between unallocated sites and sites that already have planning permission, for the period 2012/13 to 2016/17 only two years worth of the rates on sites between 10-14 and 15-19 have been included and for sites of less than 10 the number of homes with planning permission has been subtracted from the 'expected delivery from unallocated sites' in the contingency section.

The expected delivery from rates from unallocated sites, in the contingency supply, are based on historic rates over the past 5 years (2007/8-2011/12) excluding development of residential gardens in these broad locations. This is calculated by taking 90% of actual historic rates on sites of less than 10 units at Didcot and the Rest of District, 80% of actual historic rates on sites of 10-14 units in the Rest of District and 60% of actual historic rates on sites of 15-19 units in the Rest of District.