

Delegated authority officer decision notice

Decision made by	Tim Oruye Head of Policy and Programmes
Lead officer contact details	Robyn Tobutt Senior Planning Policy Officer (Neighbourhood) Tel: 01235 422422 Email: robyn.tobutt@southandvale.gov.uk
Decision (Keep this succinct)	<ol style="list-style-type: none"> 1. To accept all modifications recommended by the Examiner; 2. To determine that the Wallingford Neighbourhood Plan Review, as modified, meets the basic conditions, is compatible with the Convention rights, complies with the definition of a neighbourhood development plan (NDP) and the provisions that can be made by an NDP; 3. To take all appropriate actions to progress the Wallingford Neighbourhood Plan Review to referendum.
Key decision? (see notes below)	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 Wallingford Neighbourhood Development Plan Review (the plan) as modified by the Examiner's recommendations, has had regard to policies and advice contained in guidance issued by the Secretary of State. A requirement to have regard to policies and advice does not require that such policy and advice must necessarily be followed, but it is intended to have and does have a significant effect. A neighbourhood plan must not constrain the delivery of important national policy objectives. The principal document in which national planning policy is contained is the National Planning Policy

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

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 includes a variety of policies and seeks to bring forward positive and sustainable development in the neighbourhood area. The plan also contains policies which focus on the delivery of sustainable development, as supported by National Planning Policy Framework paragraph 29.
5. The plan, as modified by the Examiner’s recommendations, contributes to the achievement of sustainable development. This condition relates to the making of the plan as a whole. It does not require that each policy in it must contribute to sustainable development. Sustainable development has three principal dimensions – economic, social and environmental. It is clear that the submitted plan has set out to achieve sustainable development in the neighbourhood area. In the economic dimension, the plan includes policies for residential development (Policies WS2, WS3 and WS4), for employment activity (Policies EE1 to EE3), and for town centre activities (Policies TC1 to TC7). In the social role, it includes policies on community facilities (Policies CF1 and CF2), on local green spaces (Policy CF2), for the Riverside (Policy CF3), and for local services (Policies CF6 and CF7). In the environmental dimension, the plan positively seeks to protect its natural, built, and historic environment. It has specific policies on

design (Policies HD1 and HD2), on the historic environment (Policies HA1 and HA2), and on green spaces and a wider Green Network (Policies EV1 and EV2).

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. Wallingford is identified as a town within the settlement hierarchy of the South Oxfordshire Local Plan 2035. Policy STRAT1 comments that the roles of Wallingford, along with Thame and Henley-on Thames will be supported by maintaining and improving the attractiveness of their town centres through a variety of measures. Policy WAL1 sets out a specific strategy for Wallingford. At its heart is an approach which supports development proposals to consolidate the economic, the social and the environmental aspects of the town's role as an important market town. Policy H3 of the Plan sets out housing requirements for the three market towns. Wallingford is expected to deliver at least 1070 homes in the Plan period.
8. The plan carries forward the allocation for housing in Wallingford at Site E, known as Winterbrook Meadows. The plan supports further development on 2.2 hectares of the site for a medical centre and associated housing development. This is in response to land on the allocation identified previously for a school no longer being required for that purpose.
9. Work on Site E began during 2023 and first occupancy is expected at the end of 2024. The original Wallingford Neighbourhood Plan made in May 2021 facilitated growth that met and exceeded the minimum figures included for the town in Policy H3 of the South Oxfordshire Local Plan 2035. The council considers that the submitted neighbourhood plan review, which comes forward under the same strategic policies in the Development Plan as the adopted neighbourhood plan, continues to meet and exceed the housing requirements. The council also agree with the examiner that the retention of Policy WS2 is appropriate, as whilst the overall site has planning permission, it is in its early stages of development.
10. 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

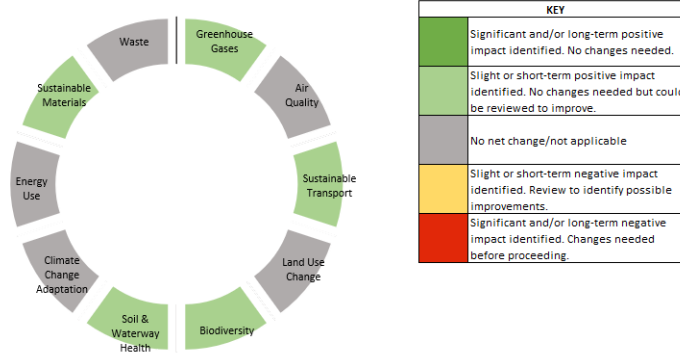
(2008/50/EC); and the Water Framework Directive (2000/60/EC). In addition, no issue arises in respect of equality under general principles of EU law or any EU equality directive.

11. In order to comply with the basic conditions on the European Union legislation, South Oxfordshire District Council undertook a screening exercise (dated May 2024) 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.
12. The Council screened the plan's potential impact on EU Special Areas of Conservation (SACs), and this was completed in May 2024. The HRA screening report concluded that the Plan would not have any likely significant effects on the integrity of European sites in or around South Oxfordshire, either alone or in combination with other plans or programmes and that an Appropriate Assessment is therefore not required.
13. 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.
14. 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'.
15. 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.
16. 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.
17. The Examiner noted in his report, paragraph 7.111, 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>18. The Council has taken account of all the representations received.</p> <p>19. The Counting Officer is responsible for determining the date of the referendum. The Electoral Service Team advises that the referendum is planned for the week commencing 3 February 2025.</p>
Alternative options rejected	<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	Neighbourhood plans are high level planning policy documents. Their preparation is subject to Environment Impact Assessment

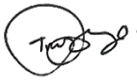
Regulations and once adopted they influence the determination of planning applications.

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. The output from the climate impact assessment tool below highlights the policies in the plan which have a positive impact for climate change and nature recovery.



Justification	
Greenhouse gas emissions	The Wallingford Neighbourhood Plan Review seeks to have a positive impact. It contains Policy HD2: Sustainable Design, which focuses on sustainable design and seeks to ensure that development is built to improve resilience to the effects of climate change. Policy WS1: The Local Strategy for Wallingford also encourages development that limits greenhouse gas emissions. The plan also contains policies protecting Wallingford's green network, encouraging public transport use, and supporting the provision of electric vehicle charging points.
Air quality	No specific policy on air pollution, other environmental policies may slightly improve air quality.
Sustainable Transport	The Wallingford Neighbourhood Plan Review contains policies supporting access to public transport, the provision of cycle storage, support for active travel and support for the provision of
Land use change	The Wallingford Neighbourhood Plan Review is not proposing any additional allocations.
Biodiversity	Policy WS3: Development Within The Built-Up Area supports for no loss of trees and hedgerows, and no unacceptable impact on the biodiversity and flood resilience of adjacent watercourses. Policy EV1: Green Spaces and Green Corridors protects existing amenity space and supports deliver of new green spaces and corridors.
Soil and waterway health	Policy EV1: Green Spaces and Green Corridors contains minimum 10m wildlife buffer to Bradford's Brook and the River Thames.
Climate Change Adaptation	No related policies in the plan.
Energy Use	Policy HD2: Sustainable Design, which focuses on sustainable design and seeks to ensure that development is built to improve resilience to the effects of climate change.
Sustainable Materials	Policy HD1 states that new development should be of a high quality and sustainable design.
Waste	No related policies in the plan.

Equalities implications	There are no equalities implications.
Other implications	There are no other implications.
Background papers	1. Wallingford Neighbourhood Plan Review and supporting

considered	documents 2. National Planning Policy Framework (2023 & 2024) 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 2024 6. Representations submitted in response to the Wallingford Neighbourhood plan Review 7. Relevant Ministerial Statements			
Declarations/ conflict of interest?	None			
Consultees		Name	Outcome	Date
	Legal legal@southandvale.gov.uk	Nick Bennett	No comment, the report sets out the position correctly.	06/12/2024
	Finance Finance@southandvale.gov.uk	Hannah Makins	Approved	11/12/2024
	Climate and biodiversity climateaction@southandvale.gov.uk	Jessie Fieth	Completed climate impact assessment	12/12/2024
	Equality and diversity equalities@southandvale.gov.uk	Ruth Lewin-Leigh	No comment	12/12/2024
	Strategic property property@southandvale.gov.uk	Christopher Mobbs	No comment	12/12/2024
	Communications communications@southandvale.gov.uk	Peter Truman	No comment	12/12/2024
	Relevant Cabinet member	Cllr Anne-Marie Simpson	No comment	12/12/2024
	Ward councillors	Cllr James Barlow	Supported progress with comments	12/12/2024
		Cllr Katherine Keats-Rohan	Supported progress with comments	06/12/2024
Decision maker's signature To confirm the decision as set out in this notice.	Signature:  Date: 17/12/2024			

Appendix 1: Examiner's recommendations

Policy/Section	Examiner's recommendations	Council's Decision	Justification/Reason
Supporting text – paragraph 1.1.2	<p>At the end of paragraph 1.1.2 add:</p> <p><i>'The Town Council acknowledges that the Joint Local Plan will be submitted for its own examination later this year. That Plan covers the period up to 2041 and addresses the strategic delivery of housing across South Oxfordshire District and the Vale of White Horse District. The Town Council will assess the need for a further review of the Neighbourhood Plan within six months of the adoption of the Joint Local Plan.'</i></p>	Agree	The council consider the proposed modification to the supporting text necessary to ensure that there is the clarity that is required by national policy and guidance. The additional text adds clarity over the plan period and the strategic delivery of housing across the district.
WS1: The Local Strategy for Wallingford	<p>At the beginning of the first bullet point of WS1.1 (b) add:</p> <p>'where practicable,'</p>	Agree	The council consider the proposed modifications to the policy text necessary to ensure that there is the clarity that is required by national policy and guidance. The additional text will ensure that the policy acknowledges that its approach will not always be practicable.
WS2: The Land Allocation for Housing in Wallingford	<p>Replace WS2.2 with:</p> <p>'The 2.2ha of land previously identified for a school on Site E (as shown on Map Insert Number) is allocated for a medical centre and associated housing development. Where it is both practicable and financially viable to do so, the associated residential development should</p>	Agree	The council consider the modification to the policy text necessary to bring the clarity required by national policy and guidance. The necessary modification acknowledges that the development of the medical centre will need to be accompanied by a package of associated housing, something which will be determined through the planning

	<p>incorporate homes which meet the specialist housing needs for older and disabled people in the neighbourhood area. Any proposals for the site should:'</p> <p><i>Include an additional map within the Plan to clarify the location of the site proposed for the Medical Centre.</i></p>		<p>application process based on the evidence available at the time.</p> <p>The council also agree with the examiner that a map clarifying the location of the proposed medical centre is necessary to bring clarity to the policy as required by national policy and guidance.</p>
<p>Supporting text – paragraphs 2.6.3 and 2.6.6</p>	<p>Replace paragraph 2.6.3 with:</p> <p><i>'It is essential that proposals for the site should be operationally and financially viable, and the design of the new medical centre is sufficient to meet the long-term needs of the local area, as agreed with NHS Buckinghamshire, Oxfordshire, and Berkshire Integrated Care Board or other such appropriate body prior to any formal submission of planning applications. The design should allow space for a hub facility for the delivery of medical and health services for people in this part of South Oxfordshire and for possible expansion to meet longer term needs. Access to the site should encourage walking, cycling, and wheeling, and there should be vehicle and cycle parking for staff and patients, including EV charge points for cars and cycles.'</i></p> <p>Replace paragraph 2.6.6 with:</p> <p><i>'Policy WS2 recognises that housing allocations meet the housing requirement for Wallingford as advised by the District Council and set out in the Local Plan 2035, and that it exceeds the local</i></p>	<p>Agree</p>	<p>The council consider the proposed consequential modifications to the supporting text paragraphs necessary to bring the clarity required by the NPPF, aligning the text with the modified policy text in WS2.2.</p> <p>The text has also been modified to reflect factual updates from the NHS Buckinghamshire, Oxfordshire, and Berkshire West Integrated Care Board and the council are in agreement that these are necessary.</p>

	<p><i>requirement as identified in the Wallingford HNA. The Town Council is conscious of the requirement in Local Plan Policy H13. In Policy WS2.2 it seeks to meet these requirements by commenting that any future housing on the land previously allocated for a school at Site E should incorporate specific housing to meet the needs of older people where the delivery of such homes would be both practicable and viable. In addition, the care facility on Site E should be designed to take account of specific needs of the elderly and disabled as identified in the District Council's housing assessment.'</i></p>		
<p>WS3: Development within the Built-up Area</p>	<p>Replace Policy WS3.2 with:</p> <p>'Proposals for development outside the built-up area will not be supported unless they are appropriate to a countryside location or are on brownfield land adjacent to the built-up area, and are otherwise consistent with development plan policies and national policy.'</p> <p><i>Revise the BUAB in the Lower Wharf area as shown on the map in Appendix A.</i></p> <p><i>The replacement of Map 3 with a revised high-resolution version.</i></p>	<p>Agree</p>	<p>The council consider that the modification to the policy text is necessary to ensure that the policy is in general conformity with the strategic policies in the adopted Local Plan. Specifically part 4 of policy H1 which comments on the delivery of residential development on previously developed land within and adjacent to the existing built-up areas of towns.</p> <p>The council consider the modifications to the Built-up Area Boundary at the land between Lower Wharf and St Lucian necessary to ensure the boundary reflects the principles in Appendix H. This will ensure the policy has the clarity required by national policy and guidance.</p> <p>We agree with the examiner that for clarity and to ensure the development management process can use the policy</p>

			effectively the Built-up Area Boundary Map is replaced with a revised high-resolution version.
HD3: Avoidance of Light Pollution	<p>Replace HD3.2 with:</p> <p>‘Development proposals should be designed to minimise the detrimental impact of glare and light spill on sensitive locations including National Landscapes, housing, local amenity, wildlife, highway, and waterway users.’</p>	Agree	The council consider the modification to the policy text necessary to ensure the policy has regard to national policy and guidance, specially relating to the impact on National Landscapes.
HA3: Views and Vistas	<p>At the end of HA3.2 add:</p> <p>‘Development proposals should have appropriate regard to the historic panoramic view from the motte towards the Berkshire Downs identified on Map 5.’</p>	Agree	The council consider the modification to the policy text necessary to ensure that there is the clarity that is required by national policy and guidance. The recommended text will ensure appropriate consideration is given to all the views identified by the policy in the development management process.
EV1: Green Spaces and Green Corridors	<p>Replace EV1.1(d) with:</p> <p>‘respect and protect the setting of the Chilterns and North Wessex Downs National Landscapes, the River Thames and its floodplain, to enhance:</p> <ul style="list-style-type: none"> • the water quality for human health; • the ecological and natural capital value of the river, its banks, the Thames Path National Trail; and • the use of the river for formal and informal recreation and to promote tourism.’ 	Agree	The council consider the modification to the policy text necessary to ensure that there is the clarity that is required by national policy and guidance. The modification of this criteria will ensure it is structured and formatted properly to explain its purpose.

<p>MC7: Provision of Electric Vehicle Charging Points</p>	<p>Replace the policy with:</p> <p>‘New residential developments should be designed and arranged to enable charging of plug-in and other ultra-low emission vehicles (as required by Part S of the Building Regulations) in safe, accessible, and convenient locations.’</p>	<p>Agree</p>	<p>The council consider the replacement policy necessary to bring the clarity required by national policy and guidance, referring to Part S of the Building Regulations.</p>
<p>Supporting text – paragraph 8.3.18</p>	<p>Replace paragraph 8.3.18 with:</p> <p><i>‘Policy MC7 recognises that vehicle technologies are changing, and promotes and facilitates more sustainable travel. The Town Council wishes to ensure that the policy is sufficiently general to ensure that it is future-proofed throughout the Plan period. It acknowledges changes in technology and the government’s wider ambitions to move away from motor vehicles powered exclusively by either petrol or diesel engines. The delivery of charging points is now controlled by Part S of the Building Regulations. However, the Town Council wishes to ensure that vehicle charging facilities are comfortably and sensitively accommodated in new residential developments.’</i></p>	<p>Agree</p>	<p>The council consider the consequential modifications to the supporting text necessary so that the text reflects the implementation of Part S of the Building Regulations. This will bring the necessary clarity to the plan and ensure the text is in line with Building Regulations.</p>
<p>Other Matters - General</p>	<p><i>Modification of the general text and Appendix H (where necessary) to achieve consistency with the modified policies and to accommodate any administrative and technical changes.</i></p>	<p>Agree</p>	<p>Modifying the general text and Appendix H to ensure it is consistent with amended policies/supporting text is necessary to provide the clarity required by national</p>

			policy and guidance.
Other Matters - Specific	<i>Modification of general text to update the Plan and to refine the wording used (SODC References 1/2/3/5/6/8/9/12).</i>	Agree	The council consider these modifications necessary as they relate to factual corrections and updates or the examiner's recommendations.
Other Matters - Specific	<i>Revise the text to paragraph 10.1.8 based on WTC's response to OCC's comments in the response to the first clarification note.</i>	Agree	The council considers the modification to paragraph 10.1.8 necessary as it relates to factual updates relating to working with Oxfordshire County Council.

Appendix 2 – Examiner's Report

The Examiner's Report is available here:

<https://www.southandvale.gov.uk/app/uploads/sites/2/2024/11/Examiner-report-w-appendix.pdf>

Appendix 3 – Consequential and/or Factual Changes

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

Section	Agreed change	Justification/Reason
Cover	' Referendum Submission Document December May 2024'	Factual correction.
Foreword	'...create and sustain this community-led way of life, is integral to this Neighbourhood Plan Review . This Review has been produced by a Working Steering Group including... This Neighbourhood Plan Review sets out a vision...	Factual and consequential corrections.

	<p>The Council initiated a new Vision for Wallingford based on the themes of the Neighbourhood Plan 2021, and...</p> <p>We believe that the this Neighbourhood Plan Review balances the legal requirements to support sustainable growth with the need to promote and celebrate the unique character of Wallingford. This Review document The Steering Group reviewed, and where necessary amended, policies to guide development in a manner which will improve the quality of life for all. We are grateful for the clarity of the Examiner’s Report and his recommended amendments. We feel the Wallingford Neighbourhood Plan Review We feel it will enable future generations to enjoy the town as we do.</p> <p>Working Steering Group May December 2024’</p>	
Contents Page	Update page numbers accordingly.	Consequential correction.
Acknowledgements	<p>‘The Wallingford Neighbourhood Plan Review has been produced by a dedicated team of volunteers, working hard over the last 14 18 months...</p> <p>Members of the Wallingford Town Council who commissioned the Working Steering Group and approved the document as it developed.</p> <p>The Working Steering Group is very grateful for the guidance...</p>	Factual and consequential corrections.

	<p>Finally, the Working Steering Group is very grateful to everyone who contributed...</p> <p>Stuart Emmerson'</p>	
Footer	<p>Wallingford Neighbourhood Plan Review Referendum Submission Document February May 20245'</p>	Factual correction.
Page 2, paragraph 1.1.2	<p>'In 2023 the Town Council set up a Working Steering Group to revise the made...'</p>	Factual correction.
Page 4, paragraph 1.2.2	<p>'...people in the 20 to 35 age groups... ...This could suggest an increased need among the 65+ years...'</p>	Grammatical corrections.
Page 4, paragraph 1.2.5	<p>'... within the WNP area and is shown on Map 78.</p>	Factual correction.
Page 5, paragraph 1.5.2	<p>Delete the following text:</p> <p>Since there are no new allocations and limited policy changes in this 2024 Review of the WNP, the Strategic Environmental Assessment is still relevant to this Plan. A Strategic Environmental Assessment for the proposals in the 2021 WNP was carried out by consultants AECOM looking at the environmental impacts of the Plan. This is included as one of our evidence documents.</p> <p>Insert the following text:</p> <p>'Following consultation with the statutory bodies, South Oxfordshire District Council determined that</p>	Factual correction to be consistent with the Examiner's recommendation.

	<p>the Wallingford NDP Review does not require a Strategic Environmental Assessment. The Screening Statement published on 8 May 2024 forms part of the evidence base supporting the plan.'</p>	
Page 5, paragraph 1.5.3	<p>'1.5.3 A neighbourhood plan must also comply with the Conservation of Habitats and Species Regulations 2017 which looks at the potential for significant impacts on nature conservation sites that are of European importance. South Oxfordshire District Council consulted with Natural England, and in November 2019 May 2024 gave notice in a Screening Opinion that a Habitat Regulations Assessment was not required for the Wallingford Neighbourhood Plan. This opinion is included within our evidence documents.'</p>	<p>Factual correction to be consistent with the Examiner's recommendation.</p>
Page 6, The Plan's Journey	<p>Update the text in the diagram as follows:</p> <p>July - December 2023 Working Steering Groups review WNP 2021 against local plan and national policy. Public engagement. Draft review prepared.</p> <p>March - April 2024 Working Steering Group review consultation responses, finalise supporting evidence and amend plan.</p> <p>May – June 2024 If satisfied that all relevant documents are available SODC publish the submission plan for a 6 week period, appoint Examiner and forward consultation responses to Examiner.</p>	<p>Factual updates to reflect the status of the plan and steps undertaken.</p>

June – July 2024

~~Examiner reviews the Plan and consultation responses. The Examiner may hold a public hearing if necessary. Examiner produces their final report with recommendations for any changes to be made to the Plan. Examiner recommends whether a referendum is necessary.~~

SODC published the submission plan for a 6 week period, appointed Examiner and submitted consultation responses to Examiner.

July – August 2024

~~SODC and WTC review the Examiner's Report and make any necessary changes to the Plan. SODC hold a referendum if necessary.~~

July – September 2024

Examiner reviewed the Plan and recommended Referendum. He submitted Clarification Notes which WTC responded to. Examiner produced final Report with recommendations for changes to be made to the Plan.

September – December 2024

SODC and WTC reviewed the Examiner's Report and WTC made changes to the Plan as required. SODC made the decision to accept the Examiner's recommendations and progress to referendum.

February 2025

Referendum to be organised by SODC. If the Plan is successful at Referendum SODC will make the plan and it will become part of the Development Plan for the Wallingford area.

Page 8, Table 1	Add row: 'SODC Post Submission Publicity Period 13/06/2024 15/07/2024'	Consequential amendment.
Page 19, paragraph 2.4.9	Point 3, replace 'he' with 'the'	Grammatical correction.
Page 19, paragraph 2.5.16	These sites are shown on Map 34 , Built-up area Boundary Map.	Consequential modification.
Page 22, Policy WS2	Amend Examiner's recommendation as follows: (as shown on Map Insert Number3)	Consequential modification.
Page 23, paragraph 2.6.1	After paragraph 2.6.1 insert Map 3. Add the following caption: 'Map 3. Location of the site proposed for the Medical Centre and housing'	Consequential modification to be consistent with the Examiner's recommendation.
Page 23, paragraph 2.6.6	Modify the Examiner's recommended wording as follows: <i>'In addition, the any care facility on Site E should be designed to...'</i>	Consequential modification as a result of a revised planning application submitted since.
Page 26	Update map caption to refer to 'Map 43 '	Consequential modifications to map numbering.
Page 27, Policy WS2	Update Map reference to 'Map 4 '	Consequential modifications to map numbering.
Page 30, paragraph 2.9.2	'...Wallingford strategic housing site on Site E, Policy WS2. 3 makes provision for this.'	Consequential modifications to be consistent with the Examiner's recommendation.

Page 30, paragraph 2.9.5	'No allocation is made in this neighbourhood plan review, however Policy WS2.2 requires that if further housing is included on the school site on Site E then specialist housing needs for older and disabled people locally should be met where it is both practicable and viable to do so.	Consequential modifications to be consistent with the Examiner's recommendation.
Page 33, paragraph 3.1.4	'The Joint South-Oxfordshire Design Guide...' Update footnote 9 to include correct link to design guide.	Factual correction to be consistent with the Examiner's recommendation.
Page 33, paragraph 3.15	Update Map reference to 'Map 5 '	Consequential modifications to map numbering.
Page 39, paragraph 4.2.5	'Where repair work or replacement of parts of buildings, walls, or roofs is necessary it is expected that salvaged good quality bricks, tiles or slates will be used or similar materials from a specialist manufacturer.'	Modification to be consistent with the Examiner's recommendation.
Page 40, paragraph 4.2.7	Update Map reference to 'Map 4 '	Consequential modifications to map numbering.
Page 41, Map	Update Map reference to 'Map 5 ' Replace 'Heritage' with ' Historic '	Consequential modifications to map numbering. Factual correction reference to Historic England.
Page 52, Policy HA3: Views and Vistas	Update Map reference to 'Map 6 '	Consequential modifications to map numbering.
Page 52, paragraph 4.10.8	Update Map reference to 'Map 6 '	Consequential modifications to map numbering.
Page 53, Map	Update Map reference to 'Map 6 '	Consequential modifications to map numbering.

Page 58, paragraph 5.2.7	Update Map reference to 'Map 7'	Consequential modifications to map numbering.
Page 59, Map	Update Map reference to 'Map 7'	Consequential modifications to map numbering.
Page 60, paragraph 5.2.10	Update Map reference to 'Map 7'	Consequential modifications to map numbering.
Page 61, Map	Update Map reference to 'Map 8'	Consequential modifications to map numbering.
Page 63, paragraph 5.3.2	'Policy ENV4 ENV3 of the SODC Local Plan 2035 is designed to be applied in a flexible way...'	Factual correction to be consistent with the Examiner's recommendation.
Page 71, paragraph 6.2.13	Update Map reference to 'Map 9'	Consequential modifications to map numbering.
Page 71, Map	Update Map reference to 'Map 9' Add 'Proposals Map 1'	Consequential modifications to map numbering.
Page 72, paragraph 6.3.3	'6.3.3 1.09 ha was identified by Local Plan 2035 policy EMP7 for employment at Hithercroft Industrial Estate. This requirement was generally satisfied by the development of the Lidl site, 1.16ha) at Lupton Road. The applicant's planning statement indicates that approximately 40 operational jobs would be provided. The Lidl store on Lupton Road opened in January 2019. This means that the convenience goods floorspace requirement for Wallingford is met for the duration of the Plan period. Two new retail/warehouse units to the rear of Lidl have taken up the remaining employment land.'	Factual correction to be consistent with the Examiner's recommendation.
Page 77, paragraph 7.2.1	Update Map reference to 'Map 10'	Consequential modifications to map numbering.
Page 77, Map	Update Map reference to 'Map 10'	Consequential modifications to map numbering.

Page 78, paragraph 7.2.5	Update Map reference to 'Map 10' Add 'Proposals Map 2'	Consequential modifications to map numbering.
Page 103, paragraph 8.3.5	'1. 4- Safe accessible...'	Grammatical correction.
Page 114, paragraph 9.2.15	'The Wallingford Neighbourhood Plan 2021 Policy CF3 to designated three Local Green Spaces at Radnor Road, Wilding Road and The Paddock has been satisfied . They continue to be designated in this plan.	Factual correction to be consistent with the Examiner's recommendation.
Page 125, paragraph 10.1.8	'Wallingford Town Council will work with Oxfordshire County Council and other partners to improve safe, active provide safe and inclusive active travel opportunities for everyone, including people using with mobility aids and pushchairs .	Consequential modification to be consistent with the Examiner's recommendation.
Appendix H	H14 The boundary turns south along Castle Lane and follows as closely as possible to the flood zone 3 boundary alongside the Thames. This means it closely follows the rear line of the houses situated along Thames Street to St Leonard's Church and and beside the footpath to Lower Wharf. St Lucian's. The boundary remains close to the River Thames until it reaches the slipway next to Oxford University Boathouse where it turns westward to the junction of St Lucian's Lane with Chalmore Gardens, and then south along Chalmore Gardens. where it cuts across to follow Chalmore Gardens. This excludes gardens onto the river, part of the grounds adjacent to St Lucian's, and Tthe Oxford University Boathouse and grounds are This excluded from the built-up area because they are partly within the	Consequential modifications to Appendix H in line with the Examiner's recommendations.

	<p>Conservation Area and also the setting of the Chilterns National Landscape, it is zone 3 floodplain land and forms part of the 10m protected zone adjacent to the river. It is in our view unsuitable and inappropriate for further development.</p> <p>H19 Two areas of contention have been raised:</p> <ol style="list-style-type: none">1. St Lucian's- St Lucian's Lane in the South East section. We acknowledge that the Built-Up Area Boundary in the Regulation 14 consultation document was very tightly drawn and included a small area at St Lucian's which does not fall within Flood Zone 3 land. This in part results from representing the information at such a small scale. We have also taken the view that where an existing house exists, even if it is in Flood Zzone 3, it should be included within the Built-Up Area Boundary. In these cases the boundary is tightly drawn to exclude garden areas and outbuildings. In reality this will make little difference to future proposals as Flood Zzone 3 will preclude development or further housing. Our view is nevertheless that the protection of the riverside environment and Chilterns National Landscape setting from further encroachment is an important and justifiable reason for the precise boundary.	
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