

SOUTH OXFORDSHIRE DISTRICT COUNCIL

CROWMARSH NEIGHBOURHOOD DEVELOPMENT PLAN REVIEW: MODIFICATION DOCUMENT

DATE OF PUBLICATION – 14/02/2025

1. Decision

- 1.1. South Oxfordshire District Council decided at the Council meeting on 13 February 2025:
1. To make the the revised Crowmarsh Neighbourhood Development Plan, as set out in Appendix 2 of this report, so that it becomes part of the council's development plan.
 2. To delegate to the Head of Policy and Programmes, in consultation with the appropriate Cabinet Member and in agreement with the Qualifying Body, Crowmarsh Parish Council, the making of minor (non-material) modifications, the correction of any spelling, grammatical, typographical or factual errors together with any improvements from a presentational perspective.

2. Background

- 2.1 The Crowmarsh Neighbourhood Plan Area was designated on 1 June 2017.
- 2.2 The Parish Council prepared the Crowmarsh Parish Neighbourhood Plan 2020-2035 and a referendum was held on 2 September 2021, where 97% of those who voted (28.3% of the parish) were in favour of the neighbourhood plan. On 7 October 2021 the Crowmarsh neighbourhood Plan was made as part of the district council's development plan.
- 2.3 Crowmarsh Parish Council subsequently submitted a revised neighbourhood plan. Appendix 1 contains a table setting out the proposed modifications and justifications. The modifications comprise the correction of errors, clarification, presentational improvements and updating information to reflect the current circumstances.
- 2.4 The modifications are considered to be minor. In accordance with the Planning Practice Guidance (PPG), minor (non-material) modifications to a neighbourhood plan do not materially affect the policies in the plan. The

council may make such updates at any time, provided it has the consent of the qualifying body. Consultation, examination and referendum are not required when making non-material modifications to a made neighbourhood plan.

- 2.5 Section 61(M) of the Town and Country Planning Act 1990 (as applied to neighbourhood plans by section 38C(2)(c) of the Planning and Compulsory purchase Act 2004) advises that a modification of a neighbourhood plan is to be undertaken by replacing the plan with a new one containing the modification. Section 61M(4) and 61M(4A) of the Town and Country Planning Act 1990 enables the council to modify a neighbourhood plan for the purpose of correcting errors or where the modification does not materially affect the planning policies of the plan.
- 2.6 Crowmarsh Parish Council (the qualifying body) have asked the council to modify the made neighbourhood plan in accordance with the changes set out in Appendix 1. The council can therefore be satisfied that the parish council consents to the changes proposed and the replacement of the made Crowmarsh Neighbourhood Plan 2020-2035 with the Crowmarsh Neighbourhood Plan 2024-2041 available in Appendix 2.

3. Other Information

4.1 The revised Crowmarsh Neighbourhood Plan can be viewed on the Council's website:

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

4.2 This Modification Statement and the Crowmarsh Neighbourhood Plan can be inspected at:

Reception South Oxfordshire District Council Abbey House, Abbey Close, Abingdon, OX14 3JE	If you would like to view these documents at the Council offices, please contact us on 01235 422600 or email: planning.policy@southandvale.gov.uk to book an appointment.
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4.3 In accordance with Regulation 30 of the Neighbourhood Planning (General) Regulations 2012, a copy of this Decision Statement has been sent to:

- The qualifying body, namely Crowmarsh Parish Council
- The persons the authority previously notified of the making of the plan

Signed: 

Date: 14/02/2025

Ricardo Rios
Planning Policy Team Leader (Neighbourhood)

APPENDIX 1

Old Page	Old Paragraph	Old Text (removed)	New Paragraph	Proposed New Text (added)	Justification for the Change
Cover		2020-2035		2024 - 2041	Update to plan period.
Cover picture				Update cover picture and caption	Presentational improvement.
Content page		(Out of date)		(Edit at end of process)	Factual update to reflect correct page numbering.
List of Figures		5. Chilterns AONB showing also the Ridgeway National Trail 8. Crowmarsh Gifford and the Areas of Natural Outstanding Beauty		5. Chilterns National Landscape showing also the Ridgeway National Trail (Consequential updates to numbering)	Update reference from AONB to National Landscape to reflect national name change.
6	1.1	Neighbourhood Plans are a recently introduced planning document subsequent to the Localism Act, which came into force in April 2012.		Neighbourhood Plans are a planning document subsequent to the Localism Act (2011), which came into force in April 2012.	Clarification.
6	1.2	The Neighbourhood Plan sets out a vision for the future of Crowmarsh Parish over the next 15 years and provides a strategy to manage housing development and develop land for employment use development.		The Neighbourhood Plan sets out a vision for the future of Crowmarsh Parish over the next 17 years and provides a strategy to manage housing development and develop land for employment use.	Update to plan period.
6	1.3	Crowmarsh Parish Council elected to prepare a Parish Neighbourhood Plan in April 2017. The Plan covers the whole Parish, an area designated by the local planning authority, South Oxfordshire District Council (SODC), under the provisions of the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012.		Crowmarsh Parish Council elected to prepare its first Parish Neighbourhood Plan in April 2017 and to revise and update the Plan in September 2024. The Plan covered the whole Parish, an area designated by the local planning authority, South Oxfordshire District Council (SODC), under the provisions of the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012.	Updated to reflect review process for the neighbourhood plan.
6	1.4	The purpose of the Crowmarsh Parish Neighbourhood Plan is to make planning policies that can be used to determine planning applications in the Plan area during the period to 2035. The policies aim to plan positively for growth but do so in a way that protects the special character of the Parish. Neighbourhood Plans provide local communities with the chance to shape the future development of their areas. The Neighbourhood Plan was approved at Referendum, it is part of the development plan for the area and will carry full weight in how planning applications are determined.		Neighbourhood Plans provide local communities with the chance to shape the future development of their areas. The purpose of the revised Crowmarsh Parish Neighbourhood Plan is to make planning policies that can be used to determine planning applications in the Plan area during the period to 2035. The policies aim to plan positively for growth but do so in a way that protects the special character of the Parish. The original Neighbourhood Plan was approved at Referendum. The Crowmarsh Parish Neighbourhood Plan (2021-2035) will be succeeded by this revised version which will become part of the development plan for the area and will carry full weight in how planning applications are determined.	Clarification and updated text to reflect review process for the neighbourhood plan.
7	Figure 1			Update basemap and caption	Clarification.
7	1.5	The Vision for the Parish at 2035 is:		The Vision for the Parish at 2041 is:	Update to plan period.
7	Vision	The population of the Parish will increase due to housing developments already approved. There will be increased availability of local employment opportunities on land allocated for this purpose at Howbery Park, Crowmarsh Gifford. New infill housing within the designated village footprints will focus on social housing and apartment type housing for the elderly. The managed landscape of the greater part of the Parish is not developed for housing because it is within, or it is overseen by, the Chilterns Area of Outstanding Natural Beauty, or it lies within the Thames Corridor flood plain. Heritage is protected while the setting of listed buildings and other heritage assets is enhanced through any new development. Similarly, new development will provide an increase in biodiversity and		The population of the Parish will increase due to housing developments already approved. There will be increased availability of local employment opportunities on land allocated for this purpose at Howbery Park, Crowmarsh Gifford. New infill housing within the designated village footprints will focus on social housing for young families and apartment type housing for the elderly. New builds should achieve a net carbon zero goal. The managed landscape of the greater part of the Parish is not developed for housing because it is within, or it is overseen by, the Chilterns National Landscape, or it lies within the Thames Corridor flood plain. Heritage is protected while the setting of listed buildings and other heritage assets is to be enhanced through any new development. Similarly, new	Clarification and factual updates relating to the AONB and biodiversity net gain.

Old Page	Old Paragraph	Old Text (removed)	New Paragraph	Proposed New Text (added)	Justification for the Change
		managed land in the Thames corridor and should aim towards enhancing biodiversity and protecting rare species.		development will provide a measurable net gain in biodiversity and managed land in the Thames corridor and should aim towards enhancing biodiversity and protecting rare species.	
8	1.7	The primary purpose of this Crowmarsh Parish Neighbourhood Plan is to ensure that any development, housing, employment use or recreational, meets the needs of Crowmarsh Parish's existing and future residents, fits into the overall character of the Parish, and contributes to long-term sustainability and the wellbeing of the residents of the Parish.		The primary purpose of this Crowmarsh Parish Neighbourhood Plan is to ensure that any development, housing, employment use or recreational, meets the needs of Crowmarsh Parish's existing and future residents, fits into the overall character of the Parish, and contributes to long term sustainability and the wellbeing of the residents of the Parish. The Oxfordshire County Council initiative on Health and Wellbeing Placement is a useful guide towards healthy living, notably encouraging walking and cycling to and from local destinations using well signed pathways, provision of a suitable stock of housing for everyone, access to retail outlets for health food, access to a GP, to early years education and so on.	Updated to refer to Oxfordshire County Council initiative on health and wellbeing placement.
8	1.9	<p>Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood Plans must comply with the basic conditions set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic relevant conditions, a, d, e, f and g, are:</p> <p>a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).</p> <p>d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.</p> <p>e. the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).</p> <p>f. the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.</p> <p>g. prescribed conditions are met in relation to the order (or neighbourhood plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).</p> <p>In addition, the Parish Council must be able to show that it has properly consulted local people and other relevant organisations during the process of making its Neighbourhood Plan and has followed the 2012 Neighbourhood Planning Regulations as amended. The consultation with local people and with statutory and other consultees is reported in the Consultation Statement (Appendix 7 attached to the Plan)</p>		<p>Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood Plans must comply with the basic conditions set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as amended (Independent examination, basic conditions of a draft order) and applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004 (Meaning of 'Neighbourhood Development Plan'). The basic relevant conditions, a, d, e, f and g, are:</p> <p>a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).</p> <p>d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.</p> <p>e. the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).</p> <p>f. the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, assimilated [EU] obligations.</p> <p>g. prescribed conditions are met in relation to the order (or neighbourhood plan) and prescribed matters have been complied with in connection with the proposal for the order.</p> <p>In addition, the Parish Council must be able to show that it has properly consulted local people and other relevant organisations during the process of making its Neighbourhood Plan and has followed the Neighbourhood Planning (General) Regulations (2012) as amended. The consultation with local people and with statutory and other consultees is reported in the Consultation Statement (Appendix 7 attached to the Plan) and in Section 4 of this document.</p>	Clarification.
9	1.10	The Plan has been examined by an independent examiner. The examiner recommended that the Plan go to a Referendum of the local electorate. A simple majority voted for the Plan, therefore it was adopted as formal planning policy for the area. The Neighbourhood Plan has been prepared to ensure its		The revised Plan incorporates Minor (Non-Material) Modifications, and will be made by approval of the District Council. The Neighbourhood Plan has been prepared to ensure its general conformity with the policies of the Development Plan Documents, i.e the South Oxfordshire Local Plan 2035. The	Updated to reflect review process for the neighbourhood plan.

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		general conformity with the policies of the Development Plan Documents, i.e. the South Oxfordshire Local Plan 2035. The Neighbourhood Plan has been examined against the policies of the South Oxfordshire Local Plan 2035. The 'reasoning and evidence' of the 2035 Local Plan has, therefore, informed the preparation of the Neighbourhood Plan as this is crucial for the long-term success of the Neighbourhood Plan.		'reasoning and evidence' of the Local Plan 2035 has, therefore, informed the preparation of the Neighbourhood Plan as this is crucial for the long-term success of the Neighbourhood Plan.	
9	1.12	Sites allocated for housing should satisfy the tests carried out against the SEA Framework.		Sites allocated for housing should satisfy the tests carried out against the Strategic Environmental Assessment (SEA) Framework.	Clarification.
10	2.1	The village of Crowmarsh Gifford is located in the County of Oxfordshire and is approximately 18 km south of Oxford. Crowmarsh Gifford is the main settlement in Crowmarsh Parish, and had a population of 1207 reported in the 2011 Census (Appendix 1 attached to the Plan). The housing stock recorded by the Local Taxation Office in 2017 was 587 dwellings in Crowmarsh Gifford, plus 75 and 47 in the small villages of North Stoke and Mongewell respectively, i.e. 709 dwellings focused on the three settlements in the Parish.		<p>The village of Crowmarsh Gifford is located in the County of Oxfordshire and is approximately 18 km south of Oxford. Crowmarsh Gifford is the main settlement in Crowmarsh Parish, and had a population of 1327 reported in the 2021 Census (Appendix 1 attached to the Plan). 22% of the village population were under 19 years old, 49% were un the age range 20 to 49 years, and 28% were over 60. The population living in the Parish (including North Stoke and Mongewell) was 1723.</p> <p>[Insert pie chart] Figure 2 Distribution of age ranges in Crowmarsh Gifford (population 1327) based on 2021 Census</p> <p>The housing stock population recorded by the Local Taxation Office in 2017 was 587 dwellings in Crowmarsh Gifford, plus 75 and 47 in the small villages of North Stoke and Mongewell respectively, i.e. 709 dwellings focused on the three settlements in the Parish. By 2024 this stock had expanded to 742 dwellings in Crowmarsh Gifford, 91 new dwellings at an isolated site on land adjacent to the CAB International offices, situated between Crowmarsh Gifford and Mongewell, 48 in Mongewell and 77 in North Stoke, i.e. 958 dwellings representing an increase of 35% in seven years. The newly completed properties include only 80 dwellings classed as affordable.</p>	Factual updates to refer to up to date data.
10	2.2	Expansion of the housing stock in Crowmarsh Parish includes 166 new dwellings already granted planning permission at Carmel College, Mongewell and a further 91 at CABI on Nosworthy Way. An additional 100 at Crowmarsh Gifford, south of Newnham Manor and 150 east of Benson Lane have been approved or have a resolution to grant approval. Construction is ongoing at CABI and land east of Benson Lane. These developments represent an increase from 709 dwellings in the parish to 1216 i.e. an increase of 71%. Other housing developments are single houses, infill and change of use of existing buildings.		Future expansion of the housing stock in Crowmarsh Parish includes 166 new dwellings already granted planning permission at Carmel College, Mongewell and 100 at Crowmarsh Gifford, south of Newnham Manor which have a resolution to grant planning permission. Other housing developments will include single houses, infill, including the former Jewsons site at Crowmarsh Gifford, change of use of existing buildings and development of the former SODC site in Benson Lane.	Factual updates.
10	2.3	The dwelling stock at 2015 according to Local Taxation banding shows an exceptionally high number of Band D, E and G houses and relatively few Band A and B houses compared to the national average. This reflects a relatively privileged and wealthy community compared to both county and national averages. The distribution of dwelling types according to the number of bedrooms was:		The dwelling stock at 2015 according to Local Taxation banding showed an exceptionally high number of Band D, E and G houses and relatively few Band A and B houses compared to the national average. This reflected a relatively privileged and wealthy community compared to both county and national averages. The distribution of dwelling types according to the number of bedrooms was:	Factual updates.

Old Page	Old Paragraph	Old Text (removed)	New Paragraph	Proposed New Text (added)	Justification for the Change
				<p>1 bedroom 3%</p> <p>2 bedrooms 24%</p> <p>3 bedrooms 44%</p> <p>4 bedrooms 23%</p> <p>5 or more bedrooms 6%</p> <p>The main change to this distribution is an increase in the availability of one and two bedroom affordable dwellings and expensive four bedroom dwellings.</p>	
10	2.4	<p>The key housing requirements to accommodate current likely population growth rate projected for the period 2019 to 2034 by the Housing Needs Assessment (Appendix 3 attached to the Plan) for Crowmarsh Gifford are:</p> <ul style="list-style-type: none"> 110 new dwellings on allocated land plus small number of infill dwellings and conversion of existing buildings New affordable accommodation needed for growth in number of first-time buyers New accommodation required for growth in number of age range 35 – 50 New accommodation required for growth in number of elderly people in age range 65 – 85. <p>This has now been overtaken by the requirement for 312 new houses in the Parish (South Oxfordshire Local Plan, table 4f), with a requirement for zero further houses because 571 have already been approved and some of these have been delivered</p>		<p>The South Oxfordshire Local Plan identifies the housing requirement as 0 for Crowmarsh Gifford, as 571 dwellings have been completed or committed as of 1 April 2020 (table 4f). The Housing Needs Assessment (Appendix 3 attached to the Plan) for Crowmarsh Gifford identifies the types of dwellings needed, which are:</p> <ul style="list-style-type: none"> New affordable accommodation needed for growth in number of first-time buyers New accommodation required for growth in number of age range 35 – 50 New accommodation required for growth in number of elderly people in age range 65 – 85. 	Factual updates to refer to up to date data.
10	2.5	<p>Average house prices in postcode OX10, which includes Crowmarsh Gifford, have risen from £360,000 in 2013 to £470,000 at the start of 2018 (Zoopla.co.uk). National price averages have risen from just £240,000 in 2013 to £310,000 at the start of 2018. The OX10 prices have increased in this period by £40,000 over the national rate of increase. Although these relatively high prices could be interpreted as a shortage of housing in the area, they more likely reflect the desirability of the area in terms of good educational facilities and location.</p>		<p>Average house prices in South Oxfordshire District rose from £440,000 in September 2021 to £446,000 in September 2023. The national house price average was £290,000 in January 2023 (Office for National Statistics). The high prices in the OX10 postcode could be interpreted as a shortage of housing in the area, but they more likely reflect the desirability of the area in terms of good educational facilities and favourable location.</p>	Factual updates.
11	2.6	<p>Crowmarsh Parish borders Benson Parish to the north, Nuffield to the east, Ipsden to the south east, South Stoke to the south; across the River Thames is Cholsey Parish to the south west and Wallingford Town to the west. Wallingford traverses the river at Wallingford Bridge into what would otherwise be Crowmarsh Parish with a small bridgehead and the adjacent Riverside Park area which was gifted by a former land-owner to Wallingford Town Council.</p>		<p>Crowmarsh Parish borders Benson Parish to the north, Nuffield to the east, Ipsden to the south east, South Stoke to the south; across the River Thames is Cholsey Parish to the south west, Wallingford Town to the west and Brightwell to the north west. Wallingford traverses the river at Wallingford Bridge into what would otherwise be Crowmarsh Parish with a small bridgehead and the adjacent Riverside Park area which was gifted by a former land-owner to Wallingford Town Council.</p>	Clarification.
11	2.7	<p>Crowmarsh Gifford developed from the cross-roads of the north-south Oxford to Reading road and the east-west Henley to Wallingford road which continues west towards Didcot. The cross-road was off-set, and until the by-pass for the A4074 was constructed through the east of the village, was a cause of much congestion despite traffic light control. Only two of several pubs survive near the cross roads, The Bell and the Queen's Head. The Street is the main east-west highway today, carrying traffic from Wallingford Bridge through the cross roads with</p>		<p>Crowmarsh Gifford developed from the cross-roads of the north-south Oxford to Reading road and the east-west Henley to Wallingford road which continues west towards Didcot. The cross-road was off-set, and until the by-pass for the A4074 was constructed through the east of the village, was a cause of much congestion despite traffic light control. Only two of several pubs survive near the cross roads, The Bell and the Queen's Head. The Street is the main east-west highway today, carrying traffic from Wallingford Bridge through the original cross roads</p>	Clarification.

Old Page	Old Paragraph	Old Text (removed)	New Paragraph	Proposed New Text (added)	Justification for the Change
		Benson Lane and Old Reading Road and uphill towards a busy roundabout crossing the A4074, the Oxford to Reading road, which also separates the Crowmarsh Hill settlement from the lower part of the village.		with Benson Lane and Old Reading Road and uphill towards a busy roundabout crossing the A4074, the Oxford to Reading road, which separates the Crowmarsh Hill settlement from the lower part of the village.	
11	2.8	The Parish hosts a large scientific campus at Howbery Park. Howbery Park has a strong and growing reputation as a centre for innovation in water and environmental technology. It employs some 800 staff and is the home of HR Wallingford, a major base for the Environment Agency as well as other smaller, mainly scientific units . Next door, also in Benson Lane, is the UK Centre for Ecology & Hydrology and staff from the British Geological Survey and the Meteorological Office . On the By Pass to the south of Crowmarsh, Nosworthy Way, is CABI, Centre for Agriculture and Biosciences International. Collectively these scientific institutions employ in excess of 1200 technical and support staff. However, few of these people live in the Parish with most staff commuting in from surrounding towns, principally, Didcot, Reading and Oxford. The village has also been host to the South Oxfordshire and Vale district councils until a devastating fire destroyed the offices in 2015. The council has elected not to return to the site which will become available for other uses.		The Parish hosts a large scientific campus at Howbery Park. Howbery Park has a strong and growing reputation as a centre for innovation in water and environmental technology. It employs some 800 staff and is the home of HR Wallingford, a major base for the Environment Agency as well as 20 or so other smaller, mainly scientific businesses . Next door, also in Benson Lane, is the UK Centre for Ecology & Hydrology and a placement of staff from the British Geological Survey and the Meteorological Office . On the By Pass to the south of Crowmarsh, Nosworthy Way, is CAB International , Centre for Agriculture and Biosciences International. Collectively these scientific institutions employ more than 1200 technical and support staff. However, few of these people live in the Parish with most staff commuting in from surrounding towns, principally, Didcot, Reading and Oxford. The village has also been host to the South Oxfordshire and Vale district councils until a fire destroyed the offices in 2015. The councils have elected not to return to the site which will become available for other uses by 2028 when it ceases to be used as a local depot for council field workers .	Factual updates.
11	2.10	The closest mainline railway station is Cholsey, 5 km away. Didcot, Goring, Henley, Reading and Oxford can all be reached by bus transfer via Wallingford ; there is a half hourly bus service through Crowmarsh Gifford to Reading, hourly to Henley, and every 20 minutes to Oxford during weekdays, hourly on Sundays . North Stoke has a bus service that runs between Goring and Wallingford.		The closest mainline railway station is Cholsey, which is 5 km away. There is a frequent bus service through Crowmarsh Gifford to Oxford, and via Wallingford to Reading, buses also pass through Crowmarsh between Henley and Didcot and there are services between Benson and Cholsey and to Abingdon . North Stoke has a minibus service that runs between Goring and Wallingford.	Clarification and factual updates.
12	2.14	There are no minerals within the Parish, apart from shallow gravel reserves, which are being extracted at one site south of Wallingford. In the past, bell-shaped flint mines, widening towards the bottom, provided flints for building and construction and remains of these pits are known in the Chiltern Hills. Chalk has been used as a crushed medium for application to acid land and for cement production. However, there is no evidence that either activity ever took place within the Parish. The riverine gravels are interbedded with clays and silts and trial test drilling by the British Geological Survey (see interactive map on BGS web site) shows that there are few areas with workable and clean gravel deposits of more than 3 m thickness. The Oxfordshire Coal Field underlies the parish at a depth of about 550 m. This may be exploited by in-situ-degasification, a process that will have little impact on the Parish or surrounding district.		There are no minerals within the Parish, apart from shallow gravel reserves, which are being extracted at one site south of Wallingford. In the past, bell-shaped flint mines, widening towards the bottom, provided flints for building and construction and remains of these pits are known in the Chiltern Hills. Chalk has been used as a crushed medium for application to acid land and for cement production. However, there is no evidence that either activity ever took place within the Parish. The riverine gravels are interbedded with clays and silts and trial test drilling by the British Geological Survey (see interactive map on BGS web site) shows that there are few areas with workable and clean gravel deposits of more than 3 m thickness within the Parish.	Factual update.
13	Figure 3			Update caption.	Factual update.
14	2.18	There are some areas in the Parish liable to groundwater flooding. The flood plain surface water flood is exacerbated by groundwater discharge as groundwater backs up against the elevated river stage (see Figure 2). This surface and groundwater flood was last seen at Crowmarsh Gifford in		There are built areas in the Parish liable to groundwater flooding; some dwellings on the western edges of Crowmarsh Gifford and Mongewell are situated in Flood Zone 2. Over-bank floods are exacerbated by groundwater discharge which backs up against the elevated river stage within the surficial gravel	Clarification and factual updates.

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		January 2003 although there has been surface water flood events since then. In 2003 ground floor properties in Retreat Gardens suffered flood damage and now have protective sluices that can be fitted across the doorways. No other property was damaged in Crowmarsh Gifford although many of the buildings at the former and now abandoned Carmel College site at Mongewell were impacted.		deposits (see Figure 2). This surface and groundwater flood was last seen at Crowmarsh Gifford in 2024. Ground floor properties in Retreat Gardens, Crowmarsh Gifford have suffered flood damage on several occasions and now have protective waterproof barriers that can be fitted across the doorways. Groundwater flooding is common during prolonged wet weather on land adjacent to the south eastern corner of Thames Mead in Crowmarsh Gifford.	
14	2.18			Insert picture after paragraph 2.18. Caption: Groundwater flooding behind Thames Mead, November 2004	Presentational improvements.
15	Figure 4	Figure 4 Environment Agency Flood Risk Map [Open Government License]		Figure 4 Environment Agency Flood Risk Map, see text above for key [Open Government Licence]	Clarification.
16	2.19	A large part of the Parish is contained within the Chilterns Area of Outstanding Natural Beauty (Figure 5). An Area of Outstanding Natural Beauty (AONB) is an area of countryside in England, Wales or Northern Ireland which has been designated for conservation due to its significant landscape value. Areas are designated in recognition of their national importance, by the relevant public body which, in this case, is Natural England. Areas of Outstanding Natural Beauty enjoy levels of protection from development similar to those of UK National Parks, but unlike National Parks the responsible bodies do not have their own planning powers. They also differ from National Parks in that they have more limited opportunities for extensive outdoor recreation. The Chilterns AONB, which extends into a large number of local authority areas, has its own statutory body, the Chilterns Conservation Board. Protection from unsightly development extends beyond the AONB wherever that land overlooks a potential development site.		A large part of the Parish is contained within the Chilterns National Landscape (Figure 5). A National Landscape is an area of countryside which was formerly designated as an Area of Outstanding Natural Beauty, for conservation, due to its significant landscape value. Areas are designated in recognition of their national importance, by Natural England. Areas designated as National Landscape enjoy levels of protection from development similar to those of UK National Parks, but unlike National Parks the responsible bodies do not have their own planning powers. They also differ from National Parks in that they have more limited opportunities for extensive outdoor recreation. The Chilterns National Landscape, which extends into a large number of local authority areas, has its own statutory body, the Chilterns Conservation Board. Protection from unsightly development extends beyond the National Landscape wherever that land overlooks a potential development site.	Update reference from AONB to National Landscape to reflect national name change.
16	Figure 5			Update to reference National Landscapes in map and caption.	Update reference from AONB to National Landscape to reflect national name change.
16	2.20	The neighbourhood plan area contains priority habitats, protected species records, ancient woodland and part of the Thames: Wallingford to Goring Conservation Target Area.		The neighbourhood plan area contains priority habitats, protected species, ancient woodland and part of the Thames Corridor Wallingford to Goring Conservation Target Area.	Clarification.
17	2.21	Land classification is a means of ascribing an agricultural value to land in five categories ranging from 'Excellent' to 'Very Poor'. Much of Crowmarsh Parish is Grade 3 land 'Good to Moderate' although the land adjacent to the river and a triangular shaped area from the river at Crowmarsh east to Coldharbour Farm is Grade 2 'Very Good' as also is a lozenge-shaped area north of North Stoke (Figure 6). Towards the top of the Chalk scarp the soil is thin and the ridge area is designated Grade 4, 'Poor'. The Grade 2 land is used for arable crops for human consumption while the land liable to periodic flooding is given over largely to pasture for cattle. All the Grade 2 land is highly productive.		Land classification is a means of ascribing an agricultural value to land in five categories ranging from 'Excellent' to 'Very Poor'. Much of Crowmarsh Parish is Grade 3 land 'Good to Moderate' although the land adjacent to the river and a triangular shaped area from the river at Crowmarsh east to Coldharbour Farm is Grade 2 'Very Good' as also is a lozenge-shaped area north of North Stoke (Figure 6). Towards the top of the Chalk scarp the soil is thin and the ridge area is designated Grade 4, 'Poor'. The Grade 2 land is used for arable crops for human and animal consumption, while the land liable to periodic flooding is given over largely to pasture for cattle. All the Grade 2 land is highly productive.	Clarification.
18	2.23	The distribution of listed buildings (Figure 7) partly reflects the wealth of Wallingford compared with that of Crowmarsh. Nevertheless, Crowmarsh has some distinctive historic buildings including Howbery Park, Newnham Manor, its Norman church St Mary Magdalene, the Dower House in Benson Lane		The distribution of listed buildings (Figure 7) partly reflects the wealth of Wallingford compared with that of Crowmarsh. Nevertheless, Crowmarsh has some distinctive historic buildings including Howbery Court, Newnham Manor, its Norman church St Mary Magdalene, the Dower House in	Clarification.

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		as well as the farm cottages on the upper part of The Street, one with a Blue Plaque commemorating the former home of agricultural inventor Jethro Tull, and the Queen's Head Public House. North Stoke has ten listed buildings while the former Carmel College site includes another four of which Mongewell House is notable . Each of these buildings illustrates facets of the Parish history and each illustrates a part of that history; nowadays safeguarded from significant architectural modification as heritage artefacts.		Benson Lane as well as the farm cottages on the upper part of The Street, one with a Blue Plaque commemorating the former home of agricultural inventor Jethro Tull, and the Queen's Head Public House. North Stoke has ten listed buildings while the former Carmel College site includes another four. Each of these buildings illustrates facets of the Parish history and each illustrates a part of that history; nowadays safeguarded from significant architectural modification as heritage artefacts.	
	Figure 7			Update caption.	Factual update.
19	2.24	There is extensive evidence of prehistoric activity, from the Palaeolithic onwards, within the Parish. Early Bronze-Age pottery found in association with a narrow driveway at Howbery Park suggests stock-keeping alongside the Thames, possibly by a settled population responsible for nearby monuments including a contemporary round barrow. The site was reoccupied during the Roman period, probably still connected with stock rearing between riverside pastures to the west and arable land to the east. On higher ground near Coldharbour Farm, a late fourth century Roman cemetery containing 25 high-status burials (one of them in a lead coffin) was probably associated with a nearby farmstead or villa set within a ditched enclosure. The only identifiable structure, however, was a corndrying oven used to process cereal grains for brewing and storage. (See Pedgley B & Pedgley D 1990. Crowmarsh: a history of Crowmarsh Gifford, Newnham Murren, Mongewell and North Stoke. Crowmarsh History Group.)		There is extensive evidence of prehistoric activity, from the Palaeolithic onwards, within the Parish. Early Bronze-Age pottery found in association with a narrow driveway at Howbery Park suggests stock-keeping alongside the Thames, possibly by a settled population responsible for nearby monuments including a contemporary round barrow. The site was reoccupied during the Roman period, probably still connected with stock rearing between riverside pastures to the west and arable land to the east. On higher ground near Coldharbour Farm, a late fourth century Roman cemetery containing 25 high-status burials (one of them in a lead coffin) was probably associated with a nearby farmstead or villa set within an enclosure surrounded by a ditch . The only identifiable structure, however, was a corndrying oven used to process cereal grains for brewing and storage. (See Pedgley B & Pedgley D 1990. Crowmarsh: a history of Crowmarsh Gifford, Newnham Murren, Mongewell and North Stoke. Crowmarsh History Group.)	Clarification.
21	3.1	The Plan area lies within South Oxfordshire District. The National Planning Policy Framework (NPPF), published by the Government in 2012 and revised in 2018, 2019 and 2021, is an important guide in the preparation of Local and Neighbourhood Plans. The Crowmarsh Parish Neighbourhood Plan must demonstrate that it is consistent with the provisions of the NPPF. The following paragraphs of the NPPF (2021) are particularly relevant to the Neighbourhood Plan: Non-strategic policies (paragraphs 28-30) Supporting a prosperous rural community (paragraph 84) Promoting healthy and safe communities (paragraph 92) Protecting local green spaces (paragraphs 100-103) Achieving well-designed places (paragraph 126) Conserving and enhancing the natural environment (paragraph 174) Conserving and enhancing the historic environment (paragraph 189)		The Plan area lies within South Oxfordshire District. The National Planning Policy Framework (NPPF), published by the Government in 2012 and revised in 2018, 2019, 2021, 2023 and 2024 is an important guide in the preparation of Local and Neighbourhood Plans. The Crowmarsh Parish Neighbourhood Plan must demonstrate that it is consistent with the provisions of the NPPF. The following paragraphs of the NPPF (2024) are particularly relevant to the Neighbourhood Plan: Non-strategic policies (paragraphs 29-31) Supporting a prosperous rural community (paragraph 88-89) Promoting healthy and safe communities (paragraph 96) Protecting local green spaces (paragraphs 105-108) Achieving well-designed places (paragraph 131) Conserving and enhancing the natural environment (paragraph 187) Conserving and enhancing the historic environment (paragraph 202)	Factual updates relating to the National Planning Policy Framework.
21	3.2	The development plan for the Parish currently comprises the South Oxfordshire Local Plan 2035. The plan period of the Neighbourhood Plan is from 1 April 2011 – 31 March 2035, which corresponds with the plan period of the examined South Oxfordshire Local Plan.		The development plan for the Parish currently comprises the South Oxfordshire Local Plan 2035. The Local Plan has informed the Crowmarsh Parish Neighbourhood Plan.	Factual updates.
21	3.3	The Crowmarsh Parish Neighbourhood Plan has been examined against the policies of the South Oxfordshire Local Plan 2035. The 'reasoning and evidence' of the 2035 Local		The Crowmarsh Parish Neighbourhood Plan will need revision when the emerging South & Vale Joint Local Plan 2025-2041 is made. The 'reasoning and evidence' of the emerging Local Plan	Factual updates.

Old Page	Old Paragraph	Old Text (removed)	New Paragraph	Proposed New Text (added)	Justification for the Change
		Plan has, therefore, informed the preparation of the Neighbourhood Plan as this is crucial for the long-term success of the Neighbourhood Plan given that in the event of any future conflict the most recent policy will take precedent.		has not informed the preparation of the revised Neighbourhood Plan.	
21	3.4	The current strategy for the District is set out in STRAT1: the Overall Strategy in the Local Plan 2035. Policy STRAT1 sets out the overall strategy including, supporting and enhancing the roles of Larger Villages, including Crowmarsh Gifford, as local service centres; supporting Smaller and Other Villages by allowing for limited amounts of housing and employment to help secure the provision and retention of services; and protecting and enhancing the countryside and particularly those areas within the two AONBs and Oxford Green Belt by ensuring that outside of the towns and villages any changes relate to very specific needs such as those of the agricultural industry or enhancement of the environment. The key objectives of the South Oxfordshire Local Plan 2035 regarding settlements and housing are:		The current strategy for the District is set out in the South Oxfordshire Local Plan 2035, STRAT1: the Overall Strategy in the Local Plan 2035. Policy STRAT1 sets out the overall strategy including: supporting and enhancing the roles of Larger Villages, including Crowmarsh Gifford, as local service centres; supporting Smaller and Other Villages by allowing for limited amounts of housing and employment to help secure the provision and retention of services; and protecting and enhancing the countryside and particularly those areas within the two AONBs [National Landscapes] and Oxford Green Belt by ensuring that outside of the towns and villages any changes relate to very specific needs such as those of the agricultural industry or enhancement of the environment. The key objectives of the South Oxfordshire Local Plan 2035 regarding settlements and housing are:	Clarification.
22	3.5	The objectives also deal with economy, infrastructure, design, according to the South Oxfordshire Design Guide, community, natural and built environment, and climate change. (These objectives will also contribute to the Local Plan).		Delete paragraph	Clarification.
22	3.6	The planned growth for the larger villages is for each to grow proportionally by around 15% from the 2011 base date, on top of Core Strategy allocations where these exist. Thus, for Crowmarsh Gifford, which is classed as a larger village despite its modest population, the Local Plan 2035, as set out in table 4f states that 15% growth plus Core Strategy is 312 new dwellings, but as 571 have been completed and committed as of 1 April 2020, the outstanding requirement is 0. Thus, no further land is allocated for housing within the tenure of this Neighbourhood Plan.	3.5	The planned growth for the larger villages is for each to grow proportionally by around 15% from the 2011 base date, on top of Core Strategy allocations where these exist. Thus, for Crowmarsh Gifford, which is classed as a larger village despite its modest population, the Local Plan 2035, as set out in table 4f states that 15% growth plus Core Strategy is 312 new dwellings, but as 571 have been completed and committed, the outstanding requirement is 0. Thus, no further land is allocated for housing within this Neighbourhood Plan.	Clarification.
22	3.9	There is a comprehensive framework of landscape protection policies that are relevant to the Plan area (Appendix 2 attached to the Plan), given its proximity to the Chilterns AONB and River Thames Corridor. The framework allows for appropriate development but reinforces the importance of ensuring all development proposals respect the landscape character. The policies inform development site selection and other aspects of the Crowmarsh Parish Neighbourhood Plan. These policies do not repeat national policy, but do reinforce the importance of having full regard to heritage assets, whether formerly or locally designated.	3.8	There is a comprehensive framework of landscape protection policies that are relevant to the Plan area (Appendix 2 attached to the Plan), given its proximity to the Chilterns National Landscape and River Thames Corridor. The framework allows for appropriate development but reinforces the importance of ensuring all development proposals respect the landscape character. The policies in the Crowmarsh Parish Neighbourhood Plan inform development site selection and other aspects of planning. These policies do not repeat national policy, but do reinforce the importance of having full regard to heritage assets, whether formerly or locally designated.	Clarification.
22	3.10	The local policy framework contains a range of generic design and development management policies to be applied to all types of development proposals across the District. There is an opportunity for the Crowmarsh Parish Neighbourhood Plan to refine this framework so the guidance is specific to the Parish within the prescription given by the South Oxfordshire Design Guide. However, design characteristics of new buildings have not been prescribed in the Neighbourhood Plan because preferred styles change with time and because different styles	3.9	The local policy framework contains a range of generic design and development management policies to be applied to all types of development proposals across the District. There is an opportunity for the Crowmarsh Parish Neighbourhood Plan to refine this framework so the guidance is specific to the Parish within the prescription given by the Supplementary Planning Document Joint Design Guide (2022). However, design characteristics of new buildings have not been prescribed in the Neighbourhood Plan because preferred styles change with time	Clarification.

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		are required in different settings. The framework retains the multi-functional benefits of green infrastructure assets and requires their protection, achieving no net loss of biodiversity. Such assets are especially important in defining the character and in the functioning of the villages and the wider Parish.		and because different styles are required in different settings. The framework retains the multi-functional benefits of green infrastructure assets and requires their protection, achieving no net loss of biodiversity. Such assets are especially important in defining the character and in the functioning of the villages and the wider Parish.	
22	3.11	<p>Further relevant guidance includes:</p> <p>NPPF (2021) Paragraphs 159 to 169 provide guidance in flood risk assessment for Local Planning Authorities. Essentially it asks that Flood Zone 2 and Flood Zone 3 areas be not built upon.</p> <p>NPPF (2021) Paragraph 176 states that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important. Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.</p>	3.10	<p>Further relevant guidance includes:</p> <p>NPPF (2024) Paragraphs 170 to 182 provide guidance in flood risk assessment for Local Planning Authorities. Essentially it asks that Flood Zone 2 and Flood Zone 3 areas be not built upon.</p> <p>NPPF (2024) Paragraph 189 states that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and National Landscapes, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.</p> <p>Schedule 7A (Biodiversity Gain in England) of the Town and Country Planning Act 1990, as inserted into the 1990 Act by Schedule 14 of the Environment Act 2021, states that every grant of planning permission requires the condition that biodiversity gain objective is met (“the biodiversity gain calculator”). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat.</p>	Factual updates relating to the National Planning Policy Framework and biodiversity net gain.
23	3.12	The Chilterns Area of Outstanding Natural Beauty Management Plan 2014-2019, Policy D5 states that appropriate development should be encouraged, particularly on previously developed land, if it will improve the economics, social and environmental well-being of the area whilst having regard to the special qualities of the AONB. Policy L7 states that the quality of the setting of the AONB should be conserved by ensuring the impact of adjacent development is sympathetic to the character of the Chilterns. Policy FF7 states that the AONB should remain a predominantly, actively farmed landscape. Policy D9 states that full account should be taken of the likely impacts of developments on the setting of the AONB. Policy UE1 states that the management of countryside suitable for recreation should be promoted and supported whilst conserving its environmental quality.	3.11	The Chilterns Area of Outstanding Natural Beauty Management Plan 2019-2024 (extended to 2025) Policy DP1 ensures that planning decisions take full account of the importance of conserving and enhancing the natural beauty of the AONB [National Landscape]. Policy DP2 sets out what to consider in order to give great weight to conserving and enhancing the AONB. It applies to all development in the AONB, both minor and major. Policy DP4 states: In the setting of the AONB, take full account of whether proposals harm the AONB. For example, development of land visible in panoramic views from the Chilterns escarpment, or which generates traffic in or travelling across the AONB, or which increases water abstraction from the chalk aquifer, thereby reducing flow in chalk streams.	Factual updates.
23	3.13	With regard to heritage, the NPPF (2021), Paragraph 190 states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:	3.12	<p>With regard to heritage, the NPPF (2024), Paragraph 203 states:</p> <p>Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets</p>	Factual updates relating to the National Planning Policy Framework.

Old Page	Old Paragraph	Old Text (removed)	New Paragraph	Proposed New Text (added)	Justification for the Change
		<ul style="list-style-type: none"> • the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; • the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; • the desirability of new development making a positive contribution to local character and distinctiveness; and • opportunities to draw on the contribution made by the historic environment to the character of a place. 		<p>most at risk through neglect, decay or other threats. This strategy should take into account:</p> <ul style="list-style-type: none"> • the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; • the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; • the desirability of new development making a positive contribution to local character and distinctiveness; and • opportunities to draw on the contribution made by the historic environment to the character of a place. 	
23	3.14	The Adopted Development Plan states that the District's heritage assets, both above and below ground, such as nationally designated assets including listed buildings, historic parks and gardens, historic battlefields and scheduled monuments as well as Conservation Areas and their settings will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.	3.13	The South Oxfordshire Local Plan 2035 states that the District's heritage assets, both above and below ground, such as nationally designated assets including listed buildings, historic parks and gardens, historic battlefields and scheduled monuments as well as Conservation Areas and their settings will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.	Clarification.
23	3.15	Proposals for development that affects non-designated historic assets will be considered, taking account of the scale of any harm or lose and the significance of the heritage asset.		Proposals for development that affect non-designated historic assets will be considered, taking account the scale of any harm or lose and the significance of the heritage asset.	Grammatical correction.
25	4.1	Consultation with the community (Appendix 7 attached to the Plan) shows a preference for allocating land for housing at Newnham Manor south of Crowmarsh Gifford in preference to land east of Benson Lane to the north of the village. There are clear reasons for this majority preference. Newnham Manor was seen as a logical infill development between the existing built-up area of Crowmarsh Gifford and a new employment use site to the south, whereas land east of Benson Lane was considered an intrusion into countryside. In addition, the Newnham Manor site is part brownfield whereas land east of Benson Lane was highly productive Grade 2 arable land. Footpaths on land east of Benson Lane were popular with the public whereas there is no access to Newnham Manor. However, Newnham Manor is contained within the AONB whereas land east of Benson Lane is not, although it is overlooked by parts of the AONB (Figure 8). In the event, approval for major development has been granted at land east of Benson Lane despite the prevailing view of the community. The Newnham Manor site was awarded a resolution to grant planning permission.		Explanatory articles on the review process were published in Crowmarsh News, March and April 2024 editions, the second article also advising the venue for consultation exhibitions. The exhibitions and public consultation events were held at North Stoke Village Hall on Saturday 6 April and Crowmarsh Gifford Village Hall on Saturday 13 April 2024. A questionnaire was available at the exhibition as hard copy and was also advertised as available on line.	Updated to reflect review process for the neighbourhood plan.
25	Figure 8			Delete figure and caption.	Clarification to avoid duplicating Figure 5.
26	4.2	A third major development at the CABI site on Nosworthy Way (Wallingford Bypass) has also been approved despite it being in the AONB and overlooked by the Ridgeway National Trail. This was allowed on the grounds that it would enable CABI to continue to employ staff on this site and not look to relocate overseas.		The main concern in North Stoke was preservation of the privately owned field that is central to the village. Residents from Mongewell voiced concern over lack of development of the former school site in their village as this would improve security, which is an ongoing problem with occasional intrusion into empty and abandoned buildings.	Updated text to reflect review process and feedback received.
26	4.3	The community voiced surprise at these planning decisions in favour of three major housing developments and many members of the community now hold little respect for the		The exhibition at Crowmarsh Gifford showed a preference for the development of the SODC site was overwhelmingly in favour of some kind of community hub. Most responses	Updated text to reflect review process and feedback received.

Old Page	Old Paragraph	Old Text (removed)	New Paragraph	Proposed New Text (added)	Justification for the Change
		planning process.		accepted that housing was appropriate for the Jewson site and for part of the SODC site.	
26	4.4	<p>The community view is that rapid and significant expansion of the housing stock will put extensive pressure on the infrastructure before it is funded to catch up with the increased demands placed on it. There are seven major concerns and consequent infrastructure needs:</p> <p>2. The Wallingford Medical Centre and the practice at Benson serve Crowmarsh Parish. However, Wallingford cannot cope with the present demand and has the highest patient to doctor ratio of any medical centre in England. It will be subject to massive pressure from proposed new building in the area. Dentistry is available in Wallingford. The practice at Benson is being enlarged but only to cope with new housing proposed at Benson. <i>Need an enlarged medical centre at Wallingford.</i></p> <p>4. Crowmarsh Gifford has just one small shop and access to limited retail facilities in Wallingford. Many Crowmarsh residents with access to cars prefer to shop in Didcot or further afield, however, those without transport are obliged to depend on Wallingford while others use web-based delivery services. <i>Need better range of retail facilities at Wallingford along with improved parking.</i></p>		<p>The community is concerned that rapid and significant expansion of the housing stock has put extensive pressure on the infrastructure before funding becomes available to catch up with increased demand. There are seven major concerns and consequent infrastructure needs:</p> <p>2. The Wallingford Medical Centre and the practice at Benson serve Crowmarsh Parish. However, Wallingford cannot cope with the present demand and is subject to massive pressure from ongoing building in the area. The practice at Benson is being enlarged but only to cope with new housing proposed at Benson. Dentistry is available in Wallingford. Need an enlarged medical centre at Wallingford.</p> <p>4. Crowmarsh Gifford does not have a shop but has access to retail facilities in Wallingford. Many Crowmarsh residents with access to cars prefer to shop in Didcot or further afield, however, those without transport are obliged to depend on Wallingford while others use web-based delivery services. <i>Need better range of retail facilities at Wallingford along with improved parking.</i></p>	Clarification and factual updates.
27	4.5	There is now real concern over the impact that the increase in population the Parish faces will have on the three village communities of Crowmarsh Gifford, North Stoke and Mongewell. It is apparent that the communities feel that they have been let down by the planning process and are now subject to what they call 'significant overdevelopment'.		There is now real concern that the increase in population the Parish faces will adversely impact the three village communities of Crowmarsh Gifford, North Stoke and Mongewell. It is apparent that the communities feel that they have been let down by the planning process and are now subject to what they call 'significant overdevelopment'.	Clarification.
27	4.6	A core bone of contention in Crowmarsh Gifford is that it is classified as a 'major village', and thus liable to significant development according to the Adopted Development Plan. Residents argue that as the smallest of the 'larger villages' it has precious few amenities and has to rely on other centres in the district, Wallingford, Didcot and Benson, for access to shops and other essential support .		A core bone of contention in Crowmarsh Gifford is that it is classified as a 'major village', and thus liable to significant development according to the Adopted Development Plan. Residents argue that as the smallest of the 'larger villages' it has precious few amenities and has to rely on other centres in the district, Wallingford, Didcot and Benson, for access to shops and other essential services, and cannot support any further housing development.	Clarification.
27	4.7	Amelioration of the concerns can only occur with investment. It is not apparent where this investment will come from and there would seem little hope of an improved infrastructure during the tenure of the Plan. Community Infrastructure Levy monies generated from new housing development in the Parish need to target a priority list identified through consultation with parishioners and sanctioned by Crowmarsh Parish Council. A key concern is traffic management.		Amelioration of the concerns can only occur with investment. It is not apparent where this investment will come from and there would seem little hope of improved infrastructure during the tenure of the Plan. Community Infrastructure Levy monies generated from new housing development in the Parish need to target a priority list identified through consultation with parishioners and sanctioned by Crowmarsh Parish Council. A key concern is traffic management and a start has been made by the implementation of 20 mph speed limits in the villages and a new pedestrian crossing in the Street at Crowmarsh Gifford.	Clarification.
28	5.1	The Objectives of the Land Use Planning Policies are to promote Crowmarsh Gifford, Mongewell and North Stoke villages as home to a thriving working community that is strongly linked to its environment and to its neighbours, including the town of Wallingford , a place which has its own		The Objectives of the Land Use Planning Policies are to promote Crowmarsh Gifford, Mongewell and North Stoke villages as home to a thriving working community that is strongly linked to its environment and to its neighbours, a place which has its own identity and in which any future development	Clarification.

Old Page	Old Paragraph	Old Text (removed)	New Paragraph	Proposed New Text (added)	Justification for the Change
		identity and in which any future development adds to the character of the village and to the quality of life of its residents. The Plan strives to preserve the rural character of the Parish and to uphold relevant national and regional strategies and policies for the countryside. The Policies prescribe the conservation of the rural aspects of the Parish and the rural setting of its communities and their valued landscapes, while allowing small growth of housing stock to satisfy the current housing needs. Available and deliverable land is also allocated for employment use.		adds to the character of the village and to the quality of life of its residents. The Plan strives to preserve the rural character of the Parish and to uphold relevant national and regional strategies and policies for the countryside. The Policies prescribe the conservation of the rural aspects of the Parish and the rural setting of its communities and their valued landscapes, while allowing small growth of housing stock to satisfy the current housing needs. Available and deliverable land is also allocated for employment use.	
28	5.3	The Policies avoid repeating existing national or local planning policies and are intended to provide the local perspective. The policies, therefore, focus on a small number of key development issues in the Parish and in Crowmarsh Gifford in particular. For all other planning matters, the national and local policies of other planning documents – the National Planning Policy Framework and the various policies of the South Oxfordshire Local Plan 2035 - will continue to be used. The Crowmarsh Parish Neighbourhood Plan also encompasses the reasoning behind the policies (Appendix 6 attached to the Plan) and the evidence base of the Adopted Development Plan.		The Policies avoid repeating existing national or local planning policies and are intended to provide the additional local perspective. The policies, therefore, focus on a small number of key development issues in the Parish and in Crowmarsh Gifford in particular. For all other planning matters, the national and local policies of other planning documents – the National Planning Policy Framework and the various policies of the South Oxfordshire Local Plan 2035 - will continue to be used. The Crowmarsh Parish Neighbourhood Plan also encompasses the reasoning behind the policies (Appendix 6 attached to the Plan) and the evidence base of the Adopted Development Plan.	Clarification.
28	5.5	The countryside within the Parish is managed as arable land and pasture for grazing, with small areas of woodland. Most of the land lies within the Chilterns Area of Outstanding Natural Beauty and the agricultural land classification is 2 (very good) and 3 (good to moderate). It is home to a variety of protected species including, for example, adders, barn owls and stag beetles. Low-lying land is liable to flooding by the river, exacerbated by spring discharges from the base of the permeable chalk where it overlies marly chalk. The Parish is rich in artefacts that reflect its important heritage. Grim's Ditch, which forms part of the Ridgeway National Trail, is a scheduled ancient monument. Guidelines and policy statements from the various guardians of the countryside protect the land primarily for agricultural use and recreation.		The countryside within the Parish is managed as arable land and pasture for grazing, with small areas of woodland. Most of the land lies within the Chilterns National Landscape and the agricultural land classification is 2 (very good) and 3 (good to moderate) apart from the upper lands of the Chiltern Hills where the soil is thin. The countryside is home to a variety of protected species including, for example, adders, barn owls and stag beetles. Low-lying land is liable to flooding by the river, exacerbated by spring discharges via alluvial gravels from the base of the permeable chalk where it overlies marly chalk. The Parish is rich in artefacts that reflect its important heritage. Grim's Ditch, which forms part of the Ridgeway National Trail, is a scheduled ancient monument. Guidelines and policy statements from the various guardians of the countryside protect the land primarily for agricultural use and recreation.	Clarification and factual updates.
28	5.6	The Policies Map includes three inset maps, Inset Map A for Crowmarsh Gifford, Inset Map B for Mongewell and Inset Map C for North Stoke (Figures 9A, 9B and 9C).		The Policies Map (Figure 8) includes three inset maps, Inset Map A for Crowmarsh Gifford, Inset Map B for Mongewell and Inset Map C for North Stoke (Figures 8A, 8B and 8C).	Clarification.
29	Figure 9		Figure 8	Updated map and caption.	Clarification.
30	Figure 9A		Figure 8A	Updated map and caption.	Clarification.
31	Figure 9B		Figure 8B	Updated map and caption.	Clarification.
31	Figure 9C		Figure 8C	Updated map and caption.	Clarification.
32	5.11	A number of planning applications have also been approved within the Parish but not yet built, and these have been included within the settlement boundaries, defined by the perimeter of the development site boundary that protrudes beyond a present village boundary. At Crowmarsh Gifford, construction work started in June 2020 at the site east of Benson Lane beyond the northern edge of the built village and is scheduled for completion in 2023. The Newnham Manor site to the south of the village holds a resolution to grant planning permission and is also included in the policy settlement boundary. Acceptable		A number of planning applications have also been approved within the Parish but not yet built, and these have been included within the settlement boundaries, defined by the perimeter of the development site boundary that protrudes beyond a present village boundary. At Crowmarsh Gifford, construction work started in June 2020 at the site east of Benson Lane beyond the northern edge of the built village and was completed in 2023. The Newnham Manor site to the south of the village holds a resolution to grant planning permission and is also included in the policy settlement boundary. Acceptable development for this	Factual updates.

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		development for this site shall include low density housing, landscaping at the edge of the AONB, Toucan crossing of the A4074, safe route to school, mixed development with 40% affordable dwellings and land to be made available for the primary school on Old Reading Road.		site shall include low density housing, landscaping at the edge of the National Landscape, Toucan crossing of the A4074, safe route to school, mixed development with 40% affordable dwellings and land to be made available for the primary school on Old Reading Road.	
33	5.12	The Strategic Environmental Assessment (Appendix 6 attached to the Plan) identifies a potential negative impact on the sustainability objective for heritage. The risk is that competition for infill land within the village boundaries may adversely impact the setting of nearby listed buildings. Suitable mitigation wording has, therefore, has been incorporated into the policy: '...provided they accord with the design and development management policies of the development plan and other policies of the Neighbourhood Plan'.		The Strategic Environmental Assessment (Appendix 6 attached to the Plan) identifies a potential negative impact on the sustainability objective for heritage. The risk is that competition for infill land within the village boundaries may adversely impact the setting of nearby listed buildings. Suitable mitigation wording has, therefore, been incorporated into the policy: '...provided they accord with the design and development management policies of the development plan and other policies of the Neighbourhood Plan'.	Clarification.
33	5.13	This policy is consistent with a number of Local Plan 2035 policies to encourage sustainable forms of development and does not affect the definition of each settlement in the settlement hierarchy of the Adopted Development Plan, where the settlement of Crowmarsh Gifford remains defined as a 'Larger village', with Mongewell and North Stoke as 'Other villages'.		This policy is consistent with a number of policies in the South Oxfordshire Local Plan to encourage sustainable forms of development and does not affect the definition of each settlement in the settlement hierarchy of the Adopted Development Plan, where the settlement of Crowmarsh Gifford remains defined as a 'Larger village', with Mongewell and North Stoke as 'Other villages'.	Clarification.
33	5.14	Policy H16: backland and Infill Development and Redevelopment in the South Oxfordshire Local Plan 2035 sets out that within smaller villages and other villages, development should be limited to infill and the redevelopment of previously development land or buildings. It also defines infill development, it states: 'Infill development is defined as the filling of a small gap in an otherwise continuous built-up frontage or on other sites within settlements where the site is closely surrounded by buildings. The scale of infill should be appropriate to its location.' Within larger villages the Local Plan 2035 sets out in Policy H1 the circumstances that residential development on sites not allocated in the development plan will be permitted, for example, where it is development within the existing built-up area of larger villages; provided an important open space of public, environmental, historical or ecological value is not lost, nor an important public view harmed. Policy STRAT5: Residential Density in the Local Plan 2035 sets out the approach to residential densities across the district.		Infill development is the filling of a small gap in an otherwise continuous built-up frontage or on other sites within settlements where the site is closely surrounded by buildings. The scale of infill should be appropriate to its location. Residential development on sites not allocated in the Local Development Plan 2035 will be permitted, for example, where it is development within the existing built-up settlement area of villages, provided an important open space of public, environmental, historical or ecological value is not lost, nor an important public view harmed. Policy STRAT5: Residential Density in the Local Plan 2035 sets out the approach to residential densities across the district.	Clarification.
33	5.15	The policy requires that development proposals outside the defined boundary are in line with the relevant policies of the Local Plan 2035 (policy ENV1: Landscape and Countryside) and the Neighbourhood Plan in respect of protecting local landscape and character of the natural environment. This recognises the valued function of the countryside and working farmland in shaping rural character.		The policy requires that development proposals outside the defined boundary are in line with the relevant policies of the Local Plan 2035 (policy ENV1: Landscape and Countryside) and the Neighbourhood Plan in respect of protecting local landscape and character of the natural environment. These recognise the valued function of the countryside and working farmland in shaping rural character. Proposals for development outside the settlement boundaries will not, therefore, be supported unless they are appropriate to a countryside location.	Clarification.
34	5.17	Policy CRP2 derives from the Plan Objectives. Firstly, the policy helps towards developing future housing development that adds to the quality of life of its residents. Secondly, it promotes the development of housing suitable for those on modest budgets and for the elderly.		Policy CRP2 derives from the Plan Objectives. Firstly, the policy helps towards developing future housing development that adds to the quality of life of its residents. Secondly, it promotes the development of housing suitable for those on modest budgets and for the elderly. Thirdly, it promotes design and location of	Clarification.

Old Page	Old Paragraph	Old Text (removed)	New Paragraph	Proposed New Text (added)	Justification for the Change
				new builds towards a net zero carbon demand, and of sustainable high quality design, compatible with surrounding buildings as prescribed in the Joint Design Guide.	
34	5.18	The policy refines Local Plan 2035 Policy H11: Housing Mix by setting a specific requirement for all new homes in the Parish. It is necessary to start to rebalance the current mix of homes so that it better reflects local housing needs.		The policy refines the Local Plan 2035 Policy H11: Housing Mix by setting a specific requirement for all new homes in the Parish. It is necessary to start to rebalance the current mix of homes so that it better reflects local housing needs.	Clarification.
34	5.19	The Housing Needs Assessment (Appendix 3 attached to the Plan), concludes that the stock of dwellings in Crowmarsh Gifford was 587 in 2017 of which 44% had three bedrooms and only 3% had single bedrooms. The balance was mainly two and four bedroom dwellings. Thus, there was adequate provision for starter homes in two bedroom accommodation but with prices (in 2017) in excess of £300,000 (Zoopla.co.uk) none could be assigned as 'affordable' to lower income groups. These same houses are also needed by the elderly and as both groups will increase in number by 2031, greater provision of two bedroom accommodation, some on one level, will be needed. There is also a need to increase the number of one bedroom apartment style dwellings as a more affordable option for first time buyers to help ease the demand on two bedroom homes.		The Housing Needs Assessment (Appendix 3 attached to the Plan), concludes that the stock of dwellings in Crowmarsh Gifford was 587 in 2017 of which 44% had three bedrooms and only 3% had single bedrooms. The balance was mainly two and four bedroom dwellings. Thus, there was adequate provision for starter homes in two bedroom accommodation but with prices in excess of £300,000 none could be assigned as 'affordable' to lower income groups. These same houses are also needed by the elderly and as both groups will increase in number by 2035, greater provision of two bedroom accommodation, some on one level, will be needed. There is also a need to increase the number of one bedroom apartment style dwellings as a more affordable option for first time buyers to help ease the demand on two bedroom homes.	Clarification.
34	5.21	The policy therefore requires that new infill homes provided for by Policy CRP1 include a majority of 2 bed and 1 bed apartments style homes. Although while over the lifetime of the plan this may only marginally influence the balance of housing stock, it is considered to be a necessary step to provide 35 opportunities for younger people and 'downsizers' to be able to access housing which otherwise the market would not deliver.		The policy, therefore, requires that new infill homes provided for by Policy CRP1 include a majority of 2 bed and 1 bed apartments style homes. Although while over the lifetime of the plan this may only marginally influence the balance of housing stock, it is considered to be a necessary step to provide 35 opportunities for younger people and 'downsizers' to be able to access housing which otherwise the market would not deliver.	Grammatical correction.
35	5.23	The policy allocates 0.28 ha of employment land at Howbery Park. By doing so it is in accordance with the Adopted Development Plan. The site allocated comprises part of the southern portion of the SHLAA/SHELAA site CRO3 identified for employment use by the Local Authority when determining an application for housing on the whole site in 2008 (Appendix 5 attached to the Plan).		The policy allocates 0.28 ha of employment land at Howbery Park. By doing so it is in accordance with the adopted Local Plan. The site allocated comprises part of the southern portion of the SHLAA/SHELAA site CRO3 identified for employment use by the Local Authority when determining an application for housing on the whole site in 2008 (Appendix 5 attached to the Plan).	Clarification.
36	5.25	The Strategic Environmental Assessment (Appendix 6 attached to the Plan) identifies potential negative impacts on the sustainability objectives for heritage, biodiversity, traffic and flooding. Impact on heritage is potentially negative because there is a risk of adversely impacting the setting of Howbery Manor, loss of biodiversity is potentially negative due to reduced green space, traffic is negative due to increased workforce commuting into and off the site, and flooding of adjacent land could be caused by runoff from hard standings and roofs on the site. Suitable mitigation wording has, therefore, has been incorporated into the Policy.		The Strategic Environmental Assessment (Appendix 6 attached to the Plan) identifies potential negative impacts on the sustainability objectives for heritage, biodiversity, traffic and flooding. Impact on heritage is potentially negative because there is a risk of adversely impacting the setting of Howbery Court [Howbery Manor], loss of biodiversity is potentially negative due to reduced green space, traffic is negative due to increased workforce commuting into and off the site, and flooding of adjacent land could be caused by runoff from hard standings and roofs on the site. Suitable mitigation wording has, therefore, been incorporated into the Policy.	Clarification.
36	Policy CRP4	The rural character of the Parish is to be preserved, with particular regard to its neighbours and including the Chilterns Area of Outstanding Natural Beauty, the River Thames Corridor and the North Stoke Conservation Area. In addition to the national policies and guidelines pertaining to these areas any development proposal should, as appropriate to their scale, nature and location:		The rural character of the Parish is to be preserved, with particular regard to its neighbours and including the Chilterns National Landscape, the River Thames Corridor and the North Stoke Conservation Area. In addition to the national policies and guidelines pertaining to these areas any development proposal should, as appropriate to their scale, nature and location:	Update reference from AONB to National Landscape to reflect national name change.

Old Page	Old Paragraph	Old Text (removed)	New Paragraph	Proposed New Text (added)	Justification for the Change
		<p>A. Protect and, where possible enhance, important views and visually sensitive skylines from footpaths, bridleways in the Chilterns AONB and the Ridgeway National Trail.</p> <p>B. Enhance the ecology and biodiversity of their local setting and the rural area as a whole.</p> <p>C. Include high-quality design which respects the natural beauty of the countryside and reinforces the sense of place and local character.</p> <p>D. Conserve or enhance the local historic environment.</p>		<p>A. Protect and, where possible enhance, important views and visually sensitive skylines from footpaths, bridleways in the Chilterns National Landscape and the Ridgeway National Trail.</p> <p>B. Enhance the ecology and biodiversity of their local setting and the rural area as a whole.</p> <p>C. Include high-quality design which respects the natural beauty of the countryside and reinforces the sense of place and local character.</p> <p>D. Conserve or enhance the local historic environment.</p>	
36	5.28	The policy focuses on the managed rural landscape that is characteristic of the Parish. Parts of the Parish are subject to controls of the designated Chilterns Area of Outstanding Natural Beauty and the low-lying land along the river Thames, although not designated, is conserved as the River Thames Corridor, much of the latter being within Flood Zones 2 and 3. This policy does this through existing national and regional policies to conserve the countryside, rather than prescribing new policies specific to the Parish (Appendix 2, attached to the Plan).		The policy focuses on the managed rural landscape that is characteristic of the Parish. Parts of the Parish are subject to controls of the Chilterns National Landscape and the low-lying land along the river Thames, although not designated, is conserved as the River Thames Corridor, much of the latter being within Flood Zones 2 and 3. This policy supplements existing national and regional policies to conserve the countryside, rather than prescribing new policies specific to the Parish (Appendix 2, attached to the Plan).	Update reference from AONB to National Landscape to reflect national name change and clarification.
37	5.29	Areas of Outstanding Natural Beauty are designated by the Government for the purpose of ensuring that the special qualities of the finest landscapes in England and Wales are conserved and enhanced. In policy terms they have the same planning status as National Parks. The Chilterns AONB was designated in 1965 and extended in 1990. The Countryside and Rights of Way Act 2000 places a statutory duty on local authorities to have regard to the purpose of conserving and enhancing the natural beauty of AONBs when coming to decisions or carrying out their activities relating to, or affecting, land within these areas.		Areas of National Landscape are designated by the Government for the purpose of ensuring that the special qualities of the finest landscapes in England and Wales are conserved and enhanced. In policy terms they have the same planning status as National Parks. The Chilterns National Landscape was originally designated in 1965 as an Area of Outstanding Natural Beauty and extended in 1990. The Countryside and Rights of Way Act 2000 places a statutory duty on local authorities to have regard to the purpose of conserving and enhancing the natural beauty of designated National Landscapes when coming to decisions or carrying out their activities relating to, or affecting, land within these areas.	Update reference from AONB to National Landscape to reflect national name change.
37	5.30	The Chilterns AONB covers 13 local authorities and the Councils work together to safeguard the future of this shared nationally protected area through the Chilterns Conservation Board. The Board prepares a statutory AONB Management Plan which has been endorsed by SODC as a material consideration in planning decisions.		The Chilterns National Landscape covers 13 local authorities and the Councils work together to safeguard the future of this shared nationally protected area through the Chilterns Conservation Board. The Board prepares a statutory National Landscape Management Plan which has been endorsed by SODC as a material consideration in planning decisions.	Update reference from AONB to National Landscape to reflect national name change.
37	5.31	The AONB is a nationally designated landscape and as such permission for major developments will be refused unless exceptional circumstances prevail as defined by national planning policy. National guidance explains that whether a proposal constitutes major development is a matter for the relevant decision taker, taking into account the proposal in question and the local context. For the purposes of this plan, 'major development' will not be restricted to the definition of major development in the Town and County Planning (Development Management Procedure) (England) Order 2015 or to proposals that raise issues of national significance, and will include consideration of whether a proposal has the		The Chilterns National Landscape is a nationally designated landscape and as such permission for major developments will be refused unless exceptional circumstances prevail as defined by national planning policy. National guidance explains that whether a proposal constitutes major development is a matter for the relevant decision taker, taking into account the proposal in question and the local context. For the purposes of this plan, 'major development' will not be restricted to the definition of major development in the Town and County Planning (Development Management Procedure) (England) Order 2015 or to proposals that raise issues of national significance, and will include consideration of whether a proposal has the	Update reference from AONB to National Landscape to reflect national name change.

Old Page	Old Paragraph	Old Text (removed)	New Paragraph	Proposed New Text (added)	Justification for the Change
		potential to have a serious adverse impact on the AONB .		potential to have a serious adverse impact on the Chilterns National Landscape .	
37	5.32	Policy CRP5 derives directly from the Plan Objectives. Firstly, it promotes Crowmarsh Parish as a sustainable home to a thriving community that is strongly linked to its environment. Secondly, it promotes a Parish in which any future housing and employment use development adds to the quality of life of its residents. Thirdly this Policy helps to preserve and enhance the rural character of the Parish.		Policy CRP5 derives directly from the Plan Objectives. Firstly, it promotes Crowmarsh Parish as a sustainable home to a thriving community that is strongly linked to its environment. Secondly, it promotes a Parish in which any future housing and employment use development adds to the quality of life of its residents. Thirdly, this Policy helps to preserve and enhance the rural character of the Parish.	Grammatical correction.
37	5.33	The position of the parish, between the Chiltern Hills and the River Thames, makes it in an ideal location to secure tangible gains for biodiversity both at specific development sites as well as through a piecemeal approach. Landscape management schemes include the work by Earth Trust at Riverside Meadows which is an excellent example of high-quality habitat creation. Small projects range from the conversation of a World War Two Pill Box into a home for bats, and on a larger scale the selected mowing of meadowland to facilitate wildflower growth.		The position of the parish, between the Chiltern Hills and the River Thames, makes it in an ideal location to secure tangible gains for biodiversity both at specific development sites as well as through a piecemeal approach. Landscape management schemes include the work by Earth Trust at Riverside Meadows, which is an excellent example of high-quality habitat creation. Small projects range from the conversation of a World War Two Pill Box into a home for bats, and on a larger scale the selected mowing of meadowland to facilitate wildflower growth.	Grammatical correction.
38	5.34	Provision of enhanced biodiversity is prescribed in general within guidelines issued by a number of authorities including Natural England and others , as well as the various codes for good farming practice.		Provision of enhanced biodiversity is prescribed in general within guidelines issued by a number of authorities including Natural England, as well as the various codes for good farming practice. A minimum increase in biodiversity of 10% is a mandatory requirement of national policy.	Clarification.
38	5.37	<p>The policy serves two purposes. Firstly, it designates a much cherished and historically important open space in a prominent location in the Parish as a Local Green Space in accordance with paragraph 101 and paragraph 102 of the NPPF, that it is:</p> <p>a) in reasonably close proximity to the community it serves;</p> <p>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</p> <p>c) local in character and is not an extensive tract of land.</p> <p>The designated Local Green Space satisfies all three of these requirements:</p> <p>a) The Local Green Space lies adjacent to the western edge of the built area of Crowmarsh Gifford. It is adjacent to the bridgehead and Riverside Park which are both within Wallingford Town. Importantly, it provides a distinctive divide between the town of Wallingford and the village of Crowmarsh Gifford which, along with the river itself are key to the separate identity of the village from the adjacent town. This policy identifies the attractive landscape setting of the village, in that the designated Local Green Space forms an important local landscape feature that contributes to the visual and historic character and appearance of the village. As such, it warrants protection from harmful development.</p>		<p>The policy serves two purposes. Firstly, it designates a much cherished and historically important open space in a prominent location in the Parish as a Local Green Space in accordance with paragraph 107 and paragraph 108 of the NPPF, that it is:</p> <p>a) in reasonably close proximity to the community it serves;</p> <p>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</p> <p>c) local in character and is not an extensive tract of land.</p> <p>The designated Local Green Space satisfies all three of these requirements:</p> <p>a) The Local Green Space lies adjacent to the western edge of the built area of Crowmarsh Gifford. It is adjacent to the bridgehead and Riverside Park which are both within Wallingford Town. Importantly, it provides a distinctive divide between the town of Wallingford and the village of Crowmarsh Gifford which, along with the river itself are key to the separate identity of the village from the adjacent town. This policy identifies the attractive landscape setting of the village, in that the designated Local Green Space forms an important local landscape feature that contributes to the visual and historic character and appearance of the village. As such, it warrants protection from harmful development.</p>	Factual updates relating to the National Planning Policy Framework.

Old Page	Old Paragraph	Old Text (removed)	New Paragraph	Proposed New Text (added)	Justification for the Change
		<p>b) The site offers an important recreational focus for the community. The site, known as Riverside Meadows, is an important part of the River Thames Corridor and a focus for visitors and tourists. It is managed on behalf of the District Council by Earth Trust. Cattle graze Riverside Meadows as a form of management, but the site is important in its own right. Various biodiversity projects have been implemented on the site and it is part of Natural England's countryside stewardship scheme. In addition, the site is home to various protected and rare species including the Daubenton's or Noctule Bat and the Banded Demoiselle. It is of significant historical importance and contains ancient earthworks and other historical artifacts.</p> <p>c) The site is an important component of the Thames corridor. The site is managed with the objective of restoring its traditional ecology and biodiversity. As such it is a local feature of small scale.</p> <p>The part of the policy which relates to the Riverside Meadows LGS takes the matter-of-fact approach set out in paragraph 103 of the NPPF. In the event that development proposals come forward within the Plan period the District Council will be able to assess development proposals within the designated local green space for any very special circumstances on a case-by-case basis.</p>		<p>b) The site offers an important recreational focus for the community. The site, known as Riverside Meadows, is an important part of the River Thames Corridor and a focus for visitors and tourists. It is managed on behalf of the owners, the District Council by Earth Trust. Cattle graze Riverside Meadows as a form of management, but the site is important in its own right. Various biodiversity projects have been implemented on the site and it is part of Natural England's countryside stewardship scheme. In addition, the site is home to various protected and rare species including the Daubenton's or Noctule Bat and the Banded Demoiselle. It is of significant historical importance and contains ancient earthworks and other historical artifacts.</p> <p>c) The site is an important component of the Thames corridor. The site is managed with the objective of restoring its traditional ecology and biodiversity. As such it is a local feature of small scale.</p> <p>The part of the policy which relates to the Riverside Meadows Local Green Space takes the matter-of-fact approach set out in paragraph 108 of the NPPF. In the event that development proposals come forward within the Plan period the District Council will be able to assess development proposals within the designated local green space for any very special circumstances on a case-by-case basis.</p>	
39	5.39	<p>The NPPF paragraph 98 and 99 require that such designated Public Open Spaces should not be built on unless:</p> <p>a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or</p> <p>b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or</p> <p>c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.</p>		<p>The NPPF paragraph 104 require that such designated Public Open Spaces should not be built on unless:</p> <p>a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or</p> <p>b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or</p> <p>c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.</p>	Factual updates relating to the National Planning Policy Framework.
40	6.5	<p>During the process of preparing the Neighbourhood Plan, there have been many proposals for improving or addressing current problems in the parish that lie outside the scope of the land use planning system. The Parish Council has noted these issues and will take them forward through its day-to-day business and in partnership with the local community and relevant parties.</p>		<p>During the process of preparing and revising the Neighbourhood Plan, there have been many proposals for improving or addressing current problems in the parish that lie outside the scope of the land use planning system. The Parish Council has noted these issues and will take them forward through its day-to-day business and in partnership with the local community and relevant parties.</p>	Clarification.