



WEST OXFORDSHIRE
DISTRICT COUNCIL

Decision Statement – Charlbury Neighbourhood Plan

- 1.1 In line with Regulation 18 of the Neighbourhood Planning (General) Regulations 2012, West Oxfordshire District Council have produced this 'Decision Statement' in relation to the Charlbury Neighbourhood Development Plan which has been submitted to them by Charlbury Town Council.
- 1.2 Following an independent examination of written representations, West Oxfordshire District Council confirms that the Charlbury Neighbourhood Plan will now proceed to a neighbourhood planning referendum.
- 1.3 In accordance with the examiner's recommendation, the Charlbury Neighbourhood Plan will proceed to a public referendum scheduled for 10th June 2021, based on the Charlbury Neighbourhood Area as approved by West Oxfordshire District Council on 17th September 2014.
- 1.4 The Decision Statement and Examiners Report are posted on the District Council's website at: <https://www.westoxon.gov.uk/planning-and-building/planning-policy/neighbourhood-planning/charlbury-neighbourhood-plan/>

Background

- 2.1 In July 2014 Charlbury Town Council submitted an application to West Oxfordshire District Council for the designation of the Parish of Charlbury as a Neighbourhood Area. The approval of the Neighbourhood Area Designation was given on 17th September 2014.
- 2.2 Charlbury Town Council completed the Draft Charlbury Neighbourhood Development Plan in September 2019. The Parish Council ran the 6 week Regulation 14 pre-submission consultation from 18th September – 31st October 2019.
- 2.3 The Submission version of the Neighbourhood Plan was completed in August 2020 and submitted to the District Council who ran the 6 week Regulation 16 pre-submission consultation from 9th September – 21st October 2020.
- 2.4 An independent examiner was appointed in December 2018 to undertake the examination of the Submission version of the Charlbury Neighbourhood Development Plan and this was completed with the examination report sent to both the Town Council and the District Council on the 19th January 2021.

West Oxfordshire District Council's Head of Planning, under delegated powers, has determined that the recommended modifications (see Appendix 1) to the Charlbury Neighbourhood Development Plan meet the 'basic conditions', as set out in section 38A of the Planning and Compulsory Purchase Act 2004. WODC have agreed with Charlbury Town Council that all of the recommended modifications made by the independent examiner be included and revised in the original Neighbourhood Plan in order for it to proceed to public referendum.

Therefore, to meet the requirements of the Localism Act 2011, a referendum which poses the following question will be held on the 10th June 2021.

'Do you want West Oxfordshire District Council to use the Neighbourhood Development Plan for Charlbury to help it decide planning applications in the Charlbury Neighbourhood Area?'

Appendix 1: Modifications to Charlbury Neighbourhood Development Plan

Proposed modification number (PM)	Page no. of Examiners Report/ other reference	Modification	
Housing Policies (CH1 – CH10)			
Policy CH1: Meeting the needs of the Parish of Charlbury			
PM1	Page 16, Para 7.28	<p>Replace the policy with: ‘A modest level of new housing will be supported where it helps to reinforce the existing role of Charlbury as a rural service centre.</p> <p>Proposals which would provide housing for people on lower incomes and smaller scale and discounted market housing and new affordable homes of a range of different tenures, including houses to buy and to rent will be particularly supported.</p> <p>Within the built-up area, housing proposals on previously-developed land and undeveloped land will be supported where they would deliver the Plan’s housing objectives and would otherwise be in accordance with other relevant policies in both the West Oxfordshire Local Plan and the Neighbourhood Plan.</p> <p>On land adjoining the built-up area housing proposals on previously-developed land will be supported where they</p>	Agreed subject to typographical correction of sentence: ... <i>‘either within the neighbourhood area or within the Burford-Charlbury sub-area as identified in the West Oxfordshire Local Plan’</i>

		<p>would deliver the Plan's housing objectives and would otherwise be in accordance with other relevant policies in both the West Oxfordshire Local Plan and the neighbourhood plan</p> <p>Housing proposals on undeveloped land adjoining the built-up area which would provide for specific local housing need (either within the neighbourhood area or within the Burford-Charlbury sub-area as identified the West Oxfordshire Local Plan) will be supported where the local need is evidence-based and where the resulting development would otherwise be in accordance with other relevant policies in both the West Oxfordshire Local Plan and the Neighbourhood Plan'</p>	
PM2	Page 19, Para 7.28	<i>In 5.3.2 delete the final sentence.</i>	Agreed
PM3	Page 19, Para 7.28	<i>Replace 5.3.3 with: 'The policy offers support to a variety of housing schemes. In their different ways the proposed development of such schemes should be supported by appropriate evidence, and in particular the way in which they would deliver local needs either locally (as identified in Appendix A) or elsewhere within the Burford-Charlbury sub area'</i>	Agreed
Policy CH2: Affordable Homes			
PM4	Page 19, Para 7.33	Replace the policy with: Proposals for affordable housing schemes will be supported where they meet the requirements of Policy H3 of the	Agreed

		WOLP. Proposals which address the specific affordable housing needs in Appendix A of this Plan will be particularly supported'	
Policy CH3: Lower-cost Housing			
PM5	Page 20, Para 7.36	Delete the first two parts of the policy.	Agreed
PM6	Page 20, Para 7.36	Replace the third part of the policy with: 'Development proposals which include lower-cost housing homes will be supported where they otherwise comply with other relevant policies in this Plan and ensure that measures are in place to demonstrate that the future resale of the homes will be constrained and to ensure that the homes remain lower-cost in perpetuity'	Agreed
PM7	Page 20, Para 7.36	<i>At the end of paragraph 5.3.6 add the first and second elements of the submitted policy. Thereafter add: Policy CH3 requires that planning applications for lower cost housing should demonstrate how they will be retained as such in perpetuity. This could be achieved by a variety of means, including a Section 106 Agreement'</i>	Agreed
Policy CH4: Rural Exception Sites			
PM8	Page 21, Para 7.39	Delete the policy.	Agreed
PM9	Page 21, Para 7.39	<i>Delete paragraphs 5.3.7 and 5.3.8</i>	Agreed

Note	Pages 21 Para 7.39	<i>Delete any direct or indirect references to the policy elsewhere in the Plan.</i>	Agreed	
Policy CH5: Maintaining Affordable Housing in the Parish				
PM10	Page 21, Para 7.44	Delete the policy.	Agreed	
PM11	Page 21, Para 7.44	<i>Delete paragraphs 5.3.9 to 5.3.11</i>	Agreed	
Policy CH6: Size and Type of Homes				
PM12	Page 22, Para 7.47	<i>Replace the first two sentences of paragraph 5.3.12 with: 'Current evidence identifies a particular need for smaller homes in Charlbury in general terms and for one- and two- bedroom houses in particular. In these circumstances the indicative mix of housing in the policy should be used as a guideline to inform the basis of any new housing proposals'</i>	Agreed	
Policy CH7: Mix of Affordable Rented Housing				
PM13	Page 22, Para 7.51	Replace the policy with: 'Development proposals for affordable rented dwellings which include the provision of dwellings which have been	Agreed	

		designed to cater for the specific needs of the ageing population of the town and/or people with disabilities will be particularly supported where this approach is supported by the most up-to-date information available'	
PM14	Page 22, Para 7.51	<i>After the first sentence of paragraph 5.3.12 add: 'This is reflected in the anticipated 65%/35% split between one/two and three/four-bedroom properties respectively in paragraph 5.64 of the Local Plan'.</i>	Agreed
Policy CH8: Subdivision of Dwellings to Create Smaller Units			
PM15	Page 23, Para 7.54	Replace the policy with: 'Development proposals to convert existing dwellings into smaller units will be supported where appropriate provision is made for any additional parking requirements and where the proposed physical alterations are consistent with the conservation and enhancement the character and heritage of the town in general, and the building concerned in particular. Development proposals should also demonstrate that any additional refuse and recycling bins can be accommodated in a sensitive way within the curtilage of the site concerned'	Agreed

Policy CH9: Development in Residential Gardens			
PM16	Page 24, Para 7.57	<p>Replace the policy with:</p> <p>‘Development proposals within the Conservation Area should respect the relationship between the principal building and its wider curtilage and/or garden space. Development proposals which would have an unacceptable impact on existing curtilages and/or residential gardens which make an important contribution to the character or the appearance of the Conservation Area will not be supported’</p>	Agreed
Policy CH10: Needs of Older People and those with Disabilities			
PM17	Page 24, Para 7.59	<p>In the first part of the policy replace ‘is supported in principle’ with ‘will be supported’</p> <p>In the second part of the policy delete ‘(so-called granny flats)’ and replace ‘are supported in principle provided that’ with ‘will be supported where’</p> <p>In the third part of the policy replace the penultimate sentence with: ‘Proposals to modernise or redevelop former assisted living accommodation to bring it back into such use will be particularly supported.’</p> <p>In the third part of the policy replace the final sentence with: ‘Redevelopment proposals that would result in the long-term loss of assisted living accommodation will not be supported unless it can be demonstrated that the</p>	Agreed

		accommodation is no longer needed or commercially-viable'	
Economy, Community, Transport and Movement Policies (ECT2-ECT15)			
Policy ECT2: Protecting Retail, Employment and Services			
PM18	Page 26, Para 7.68	<p>Replace the policy with:</p> <p>'Insofar as planning permission is required proposals which would retain the use of premises for Class E1 uses (retail, employment and the provision of local services), F1 (learning and non-residential) and F2 (local community) uses will be supported.</p> <p>Proposals for changes of use of premises currently occupied by Class E, F1 and F2 uses for other uses, including for residential uses, will not be supported unless there is evidence that the premises are no longer commercially viable for Class E, F1 and F2 uses or that alternative facilities are available elsewhere in the neighbourhood area in accessible and convenient locations.</p> <p>Insofar as planning permission is required, proposed change of use for former retail premises in Sheep Street and Market Street will be supported where they would provide employment opportunities or otherwise support the vitality and viability of the town centre through provision of community facilities, community projects or sustainable tourism.</p> <p>Where the principle of a change of the premises concerned to residential use complies with the wider principles elsewhere in this policy, their conversion and adaptation</p>	Agreed

		<p>should respect the character and appearance of any heritage assets in general terms, and traditional shop fronts in particular.</p> <p>Development proposals should safeguard existing independent accesses to upper floor accommodation. Proposals which would result in the loss of small flats above retail or commercial uses or the loss of residential units in outbuildings to the rear of retail or other commercial premises will not be supported'</p> <p><i>Delete the final sentence of paragraph 6.2.9</i></p>	
Policy ECT3: Home Working			
PM19	Page 27, Para 7.71	Replace the policy with: Development proposals that would support or complement homeworking will be supported. Proposals for the provision of office hubs and meeting spaces for home workers will be particularly supported'	Agreed
PM20	Page 27, Para 7.71	<i>Replace the title with: 'Facilities to support local businesses'</i>	Agreed
Policy ECT4: Sustainable Tourism			
PM21	Page 27 - 28, Para 7.73	Replace the first part of the policy with: 'Sensitively-sized and located development proposals for tourism and leisure activities which would consolidate the responsible enjoyment of the local environment, utilise existing facilities and assist local business and events will be supported'	Agreed

		<p>Replace the opening part of the second part of the policy with:</p> <p>'In particular development proposals will be supported where they meet any or all of the following characteristics:'</p>	
PM22	Page 27-28 Para 7.73	<p><i>At the end of paragraph 6.2.13 add: 'In this context Policy ECT4 takes a positive approach to such development. Development proposals will be considered in the round and in the context of the wider development plan. In this regard Policy E4 of the Local Plan will be an important consideration together with other policies in this neighbourhood plan (mainly the natural environment and heritage policies)'</i></p>	Agreed
Policy ECT5: Protection of Community Facilities			
PM23	Page 28, Para 7.75	<p>In the first sentence replace 'be resisted' with 'not be supported'</p> <p>In the first sentence delete 'in line.... Policy E5'</p> <p>In the second sentence replace 'must' with 'should'</p>	Agreed
PM24	Page 28, Para 7.75	<p><i>At the end of paragraph 6.3.5 add: 'In this context Policy ECT5 has been designed to provide a local approach to and iteration of Policy E5 of the West Oxfordshire Local Plan'</i></p>	Agreed
Policy ECT6: Children's Play Areas			
PM25	Page 28-29, Para 7.77	<p>Replace the policy with:</p> <p>'New residential proposals should make appropriate provision of new children's play facilities within the development. In particular new residential developments in locations remote from the current facilities at Nine Acres</p>	Agreed

		<p>and Ticknell Piece should demonstrate how they have accommodated appropriate play areas within their layouts'</p> <p>Where the provision of play facilities on the site concerned is inappropriate or would be too small to have any significant benefit, proportionate developer contributions based on the scale of the development concerned will be sought to assist in the provision and/or maintenance of other play equipment close to the proposed development'</p>		
Policy ECT7: Parking				
PM26	Page 29, Para 7.80	<p>Replace the policy with:</p> <p>'New development proposals should make adequate provision for on-site parking by residents and visitors. Where development results in the loss of existing parking, it should make provision for at least an equivalent number of parking spaces.</p> <p>Proposals for extensions and alterations of existing buildings should not result in a net reduction in parking spaces.</p> <p>Proposals for appropriate additional public parking in or near the town centre will be supported where they respect the character and appearance of the conservation area and do not have an unacceptable impact on the amenities of residential premises in the immediate location.'</p>	Agreed	
PM27	Page 29-30, Para 7.80	<p><i>At the end of paragraph 6.4.3 add:</i></p> <p><i>'Policy ECT 7 addresses these important issues. The policy applies throughout the neighbourhood area. The policy is particularly relevant in the historic core of the town given the</i></p>	Agreed	

		<i>age and design of properties and their lack of car parking facilities. The first part of the policy recognises that some developments may propose alternative parking facilities to replace spaces which would otherwise be lost. Plainly a series of imaginative responses may arise during the Plan period on a case-by-case basis. However, in general terms the replacement spaces should make provision for the existing arrangements for residents, for disabled people or any other particular group'</i>	
Policy ECT8: Station Car Parking			
PM28	Page 30, Para 7.84	Replace the policy with: Proposals for the expansion of the station car park will be supported where they protect the landscape of the Evenlode Valley and the Cotswolds AONB, minimise light pollution and are designed to ensure that they have no unacceptable harm on views into and out of the town, noise pollution and the dark skies environment in the neighbourhood area.	Agreed
PM29	Page 30, Para 7.84	<i>In 6.4.9 delete 'or losing.... the town'</i>	Agreed
PM30	Page 30, Para 7.84	<i>In 6.4.10 delete the final sentence.</i>	Agreed
PM31	Page 30 - 31, Para 7.84	<i>At the end of the modified 6.4.10 add: 'Policy ECT8 addresses these issues. Whilst it is a supportive policy it should be read within the context of Policies NE1-NE4 of this Plan. In this context, any extensions to the car park should be designed to respect their location in the Cotswolds AONB in general, and in the Evenlode Valley in</i>	Agreed

		<i>particular, the general tranquillity of the town and the overall dark skies environment'</i>	
Policy ECT9: Walking and Cycling			
PM32	Page 31, Para 7.87	<p>Replace the policy with:</p> <p>'New residential developments should promote and enable safe and attractive walking and cycling routes to the town's main facilities wherever practicable. Where the principal access to development site cannot offer a safe walking route, the proposal should incorporate an alternative pedestrian access to a safe path or footway whenever possible. Where appropriate and proportionate to the development concerned, developer contributions will be sought to enable improved pedestrian and cyclist access. New developments which cannot provide safe pedestrian access will not be supported.</p> <p>Development proposals which provide new or improved links between different parts of the town for pedestrians and cyclists will be supported. Development proposals which would directly or indirectly improve safety for pedestrians and cyclists along the B-road approaches to the town or to provide alternative safe cycle routes avoiding these roads will be particularly supported. Development proposals which would detract from the safety, directness, access, attractiveness and convenience of existing pedestrian and cycle routes will not be supported'</p>	Agreed
PM33	Page 31-32, Para 7.87	<i>At the end of paragraph 6.5.1 add: 'Policy ECT9 sets out the Plan's approach to this important matter. Its implementation will assist in safeguarding the sustainability and the safety of the neighbourhood area. It has been</i>	Agreed

		<i>designed to be complementary to the Oxfordshire Local Transport Plan 4. Policies 19 and 34 of that Plan are particularly important to Charlbury. Proposals which make the town centre safer and more accessible to cyclists and pedestrians (including wheelchair users and buggies), and which respect the town's historic character would be actively supported and encouraged by both parts of the policy'.</i>	
Policy ECT10: Easy Access For All			
PM 34	Page 32, Para 7.89	Replace the policy with: 'Development proposals should demonstrate how they would address the movement needs of people of all ages and abilities on pavements, pathways and road crossing points, having due regard to the need to conserve and enhance the historic and natural environment in accordance with other policies within this Plan. Development proposals which make the town more accessible for wheelchairs, mobility scooters, buggies and people with disabilities will be particularly supported'	Agreed
Policy ECT11: Public Transport			
PM35	Page 32, Para 7.91	Replace the policy with: 'Development proposals should take into account the need to maintain and enhance public transport links, and ensure that future residents can walk to bus stops safely and easily. Developments proposals that would enhance access to bus stops will be supported'	Agreed

Policy ECT12: Electric Vehicle Charging Points			
PM36	Page 32-33, Para 7.93	Replace the policy with: 'Development proposals for new homes should include provision for charging electric vehicles within the boundary of the site concerned'	Agreed
PM37	Page 32-33, Para 7.93	<i>At the end of paragraph 6.7.1 add: 'Policy ECT12 sets out the Plan's approach to this important matter. It has been designed to be complementary to the Oxfordshire Local Transport Plan 4. Policy 22 of that Plan is particularly important to this initiative in the neighbourhood plan (and to its associated Community Aspiration).'</i>	Agreed
Policy ECT13: Sturt Road and the Slade			
PM38	Page 33, Para 7.95	Replace the policy with: Development proposals which would access directly on to Sturt Road or The Slade and/or increase traffic volumes on these roads should demonstrate that they are capable of being safely accommodated into the local highways network. In particular they should demonstrate that they do not unacceptably increase the parking issues in this part of the town, increase congestion or increase danger to drivers, cyclists and pedestrians, especially at school pick up and drop off times. Proposals which would contribute directly or indirectly to improvements in road safety on Sturt Road and The Slade will be supported'	Agreed

Policy ECT14: Safe Travel to Charlbury Primary School			
PM39	Page 34, Para 7.98	Delete the policy	Agreed
PM40	Page 34, Para 7.98	<i>In paragraph 6.8.5 delete 'Policy ECT14 and'</i>	Agreed
Policy ECT15: Enstone Road Crossroads			
PM41	Page 34, Para 7.101	Replace the policy with: 'Development proposals which would access directly on to the Enstone Road crossroads and/or increase traffic volumes at the junction should demonstrate that they are capable of being safely accommodated into the local highways network. In particular they should demonstrate that they do not unacceptably increase the parking issues at this junction, increase congestion or increase danger to drivers, cyclists and pedestrians, especially at school pick up and drop off times. Where it is appropriate to do so development proposals which would directly or indirectly generate an increase in traffic at the junction should contribute towards improvements to this part of the highways network'	Agreed
PM42	Page 34-35, Para 7.101	<i>At the end of paragraph 6.8.8 add: 'Policy ECT15 addresses the important matter. The approach to developer contributions in the second part of the policy takes account of the Community Infrastructure Levy regulations (Regulation 122) which provide a broader context for this issue. They require that developer contributions should be necessary to make the development acceptable in planning</i>	Agreed

		<i>terms; directly related to the development; and fairly and reasonably related in scale and kind to the development Where these tests are met the improvements could include junction redesign, improved road marking, improved signage and enhancements to the footway.'</i>	
Natural Environment and Green Space Policies (NE1-9)			
Policy NE1: Protecting the Cotswolds AONB			
PM43	Page 36, Para 7.103	Replace the first part of the policy with: 'Development proposals should conserve and enhancing the natural beauty, landscape and countryside of the Cotswolds AONB, including its wildlife and heritage' In the second part of the policy replace 'Development...how it' with 'Development proposals should demonstrate how they' and thereafter delete 'must' In the third part of the policy replace 'Development of' with 'Development proposals for'	Agreed subject to correction of minor typographical error: <i>'Development proposals should conserve and enhance ...'</i>
PM44	Page 36, Para 7.103	<i>At the end of paragraph 7.2.2 add: 'Policy NE1 sets out to add local value to the policy approach already established nationally (in the NPPF) and locally (in Policy EH1 of the adopted West Oxfordshire Local Plan) and the Cotswolds AONB Management Plan'</i>	Agreed
Policy NE2: Protecting Important Views			
PM45	Page 36-37, Para 7.106	Replace the policy with: 'Development proposals should respect important views of the town from its surrounding landscape, from the town to	Agreed

		<p>the countryside and within the town within the context provided by the West Oxfordshire Landscape Assessment (1998) its Character Area 6 (The Lower Evenlode Valley) and the Charlbury Parish Character Assessment (2018). Development proposals should be designed and arranged to ensure that important views are safeguarded. In particular development proposals should take account of the following views:</p> <ul style="list-style-type: none"> • the Evenlode Valley and the registered landscape of Cornbury Park from the town, (particularly from Fiveways and the “promenade” along Grammar School Hill); • towards the town and its skyline across the Evenlode Valley from Forest Road, Cornbury Park and the public footpaths to Finstock, Walcot and Shorthampton; • the town from Banbury Hill and Grammar School Hill; • down Church Street, along Sheep Street towards Hixet Wood and down Park Street towards open country; and • glimpses of the town, church tower and out to open country from Dancers Hill. <p>Development proposals which would have an unacceptable impact on important views in the neighbourhood area by virtue of their layout, height, scale, massing or materials will not be supported’</p>	
<p>Policy NE3: Protecting the Evenlode Valley</p>			

PM46	Page 37, para 7.108	Delete the first part of the policy In the second part of the policy replace ‘Development to..... on the landscape’ with ‘Development proposals to the west of the existing building line along Pound Hill, Dairy Court, Mill Lane, Dyers Hill, Church Lane, Shilson Lane, Grammar School Hill and Fawler Road, Charlbury will only be supported where they have an acceptable visual impact on the landscape’	Agreed
PM47	Page 37, para 7.108	<i>Insert the deleted first part of the policy after the first sentence of paragraph 7.2.4.</i>	Agreed
Policy NE4: Tranquillity and Dark Skies			
PM48	Page 38, para 7.110	Replace the policy with: ‘Development proposals should maintain and, where practicable, improve the tranquillity and the dark skies environment in and around Charlbury. In particular, proposals for the installation of artificial external lighting will only be supported where they include lighting levels at the lowest level possible to achieve the effect required’	Agreed
PM49	Page 38, para 7.110	<i>At the end of paragraph 7.2.8 add: ‘Policy NE4 addresses this important issue. The second part of the policy supports only those proposals for external lighting which are designed to deliver the minimum level of lighting for identified purposes (such as pedestrian access and/or safety issues). As part of this assessment new lighting should avoid casting light to areas where it is not needed, and into any neighbouring homes in particular. Whilst it is not directly a policy matter</i>	Agreed

		<i>existing light pollution should be reduced or removed where possible.'</i>	
Policy NE5: Biodiversity and Trees			
PM50	Page 38-39, para 7.112	<p>In the first paragraph of the policy replace 'must' with 'should' and 'enhanced' with 'where practicable enhanced'</p> <p>Replace the second paragraph of the policy with: 'Development proposals will not be supported in the three Conservation Target Areas as identified on Map 2. Development proposals in areas adjacent to the Conservation Target Areas will only be supported where it can be demonstrated that they would have no detrimental effect on the integrity and biodiversity value of the identified Areas.</p> <p>Where appropriate development proposals should incorporate measures that contribute to delivering overall gains for biodiversity, and in particular the aims of the relevant Conservation Target Area in achieving net gains for each of the Oxfordshire Biodiversity Action Plan Targets'</p> <p>Delete the third to the seventh paragraphs of the policy.</p>	Agreed
PM51	Page 38-39, para 7.112	<i>At the end of paragraph 7.3.3 add the third and sixth paragraphs of the policy as additional supporting text.</i>	Agreed
PM52	Page 38-39, para 7.112	<i>At the end of paragraph 7.3.4 add the fourth, fifth, and seventh paragraphs of the policy as additional supporting text.</i>	Agreed

Policy NE6: Blue/Green Infrastructure				
PM53	Page 39-40, para 7.115	<p>Replace the policy with:</p> <p>'Blue and green infrastructure in the neighbourhood area should be protected and, where practicable enhanced. The Plan identifies the following three blue/green corridors (as shown on Map 3) which play an important role in framing the settlement of Charlbury:</p> <ul style="list-style-type: none"> • the Sandford Slade Blue/Green Corridor; • the Wigwell Blue/Green Corridor; and • the Evenlode Blue/Green Corridor. <p>Development proposals will not be supported within these corridors unless they are designed to manage the land concerned in an appropriate and sensitive fashion'</p>	Agreed	
PM54	Page 39-40, para 7.115	<p><i>At the end of paragraph 7.3.18 add: 'Any development proposals bordering these corridors should enhance the surrounding area by providing hedges, green strips and biodiverse combinations of indigenous and local provenance plants in seeded area of limestone grassland, trees and shrub species that will attract pollinators, bird and other wildlife in features. Where practicable, development proposals bordering the corridors should enhance flood reduction/protection capacity of the tributaries and create buffer zones with planting to improve the infiltration of water'</i></p>	Agreed	
Policy NE7: Local Green Spaces				
PM55	Page 41	Delete LGS8 'Field to the east of the Railway Station'	Agreed	

PM56	Page 42	Delete LGS15 'Land to the west of Grammar School Hill'	Agreed
PM57	Page 43	Delete LGS16 'Glebelands'	Agreed
PM58	Page 44	Delete LGS18 'Land east of Hixet Wood'	Agreed
PM59	Page 44	Delete LGS20 'Stream west of Hixet Wood'	Agreed
PM60	Page 45, para 7.147	<p>Replace the policy with:</p> <p>'The following green spaces (as shown on Map 4) are designated as local green spaces</p> <p>At this point list in LGSs as follows:</p> <p>LGS1/2/3/4/5/6/9/10/11/12/14/19</p> <p>Development proposals within the designated local green spaces will only be supported in very special circumstances'</p>	Agreed
PM61	Page 45, para 7.147	Delete LGS8/15/16/18/20 from Map 4.	Agreed
PM62	Page 45, para 7.147	<i>At the end of paragraph 7.4.4 add: 'Policy NE7 follows the matter-of-fact approach in the NPPF. In the event that development proposals come forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by the District Council. In particular it will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the 'very special circumstances' required by the policy'</i>	Agreed
Examiners Note	Page 45, para 7.147	<i>In the event that this recommended modification is incorporated into a made Plan I would suggest that the included LGSs are renumbered together with an associated addendum to Appendix E explaining the revised numbering system.</i>	Agreed and remove subsection E.3 which gives details of sites assessed through the development of the Neighbourhood Plan but which ultimately were not chosen.

Policy NE8: Flood Risk and Water Quality Management				
PM63	Page 46, Para 7.150	<p>Replace the policy with:</p> <p>'Development proposals should not increase flood risk in Charlbury or elsewhere along the Evenlode valley. Sustainable Urban Drainage Systems will be required for all developments and measures should be taken to reduce surface water run-off for greenfield sites.</p> <p>Development proposals should not result in increased surface water runoff unless appropriate mitigation measures are included with the details of the proposal, including proposals for the long-term maintenance of Sustainable Urban Drainage Systems</p> <p>Development proposals having adverse effect on quality of water in the Evenlode Catchment Area will not be supported'</p>	Agreed	
PM64	Page 46, Para 7.150	<i>At the end of paragraph 7.5.2 add: 'Additional measures to reduce flood risk include use of permeable surfaces and planting of trees and shrubs.'</i>	Agreed	
PM65	Page 46, Para 7.150	<i>At the end of paragraph 7.5.3 add: 'An integrated approach to rural Sustainable Urban Drainage Systems should be taken where adjacent landowners can play their part in reducing flood risk and improving the quality of the water in the river and its tributaries, building in the blue-green corridor elements'</i>	Agreed	

Policy NE9: Environmental Design Standards			
PM66	Pages 46-47, Para 7.152	<p>Replace the policy with:</p> <p>'Development proposals for new buildings should demonstrate how they would achieve excellent environmental performance.</p> <p>Developments which comply with the highest available standards such as Passivhaus or BREEAM Excellent Home Quality Mark standards. will be supported.</p> <p>New developments, including alterations and extensions to existing buildings, which incorporate energy and water efficiency measures will be supported where they avoid unacceptable harm to heritage assets and to the Cotswolds AONB.</p> <p>Development proposals for zero carbon homes will be supported'</p>	Agreed subject to minor formatting error – full stop to be deleted: <i>'... or BREEAM Excellent Home Quality Mark standards will be supported.'</i>
Historic Environment Policies (HE1-3)			
Policy HE1: Protecting Non- designated Heritage Assets			
PM67	Page 48, Para 7.156	<p>Replace the policy with:</p> <p>'The Plan identifies non-designated heritage assets in Appendix D.</p> <p>Development proposals should have regard to the non-designated heritage assets and to the contribution that they make to the character or appearance of the Charlbury Conservation Area.</p> <p>The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that</p>	Agreed

		directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'	
PM68	Page 48, Para 7.156	<i>Replace the final sentence of paragraph 8.6.3 with: 'Policy HE1 has been designed to be applied in association with Policies EH9 and EH16 of the West Oxfordshire Local Plan. In this context the identification of the non-designated heritage assets in Appendix D brings clarity on the approach in the neighbourhood area'</i>	Agreed
Policy HE2: Locally Appropriate Design			
PM69	Page 49, Para 7.160	Replace the policy with: 'New development should positively enhance the character or appearance of its immediate locality. New development, including alterations and extensions to existing buildings, should maintain and enhance the character and appearance of the town and contribute to local distinctiveness and enhance the character and quality of its surroundings. In particular new development should respond positively to the Guiding Principles in the relevant geographic section of the Charlbury Design Guidance Development proposals which detract from the character or the appearance of the neighbourhood area or which conflict with the relevant Guiding Principles in the Charlbury Design Guidance will not be supported'	Agreed
Policy HE3: Archaeology			

PM70	Page 49-50, Para 7.162	<p>Replace the policy with: 'Development proposals should be located and designed to take account of the archaeological importance of the town centre and its setting. Development proposals which involve significant ground disturbance within the historic town centre (bordered by Church Lane, Dyers Hill, Market Street and Church Street) or significant internal alterations to listed buildings or non-designated heritage assets (as identified in Appendix D) should be accompanied by proportionate field evaluation assessments.'</p>	Agreed
PM71	Page 49-50, Para 7.162	<p><i>In paragraph 8.6.15 replace 'or those on.... this Plan' with 'or to non-designated heritage assets as set out in Appendix D'</i> <i>At the end of paragraph 8.6.15 add: 'Policy HE3 provides a policy context for this important matter. Its first part sets out the policy approach. The second part identifies the information which will be required to support development proposals in specific parts of the town'</i></p>	Agreed
Examiners Note		Modification of general text (where necessary) to achieve consistency with the modified policies.	

