

Schedule of Modifications

Garsington Parish Council submitted their neighbourhood plan to South Oxfordshire District Council. South Oxfordshire District Council carried out a consultation on the draft plan in June 2023. This gave the local community and statutory consultees an opportunity to comment on the draft plan. The draft plan documents and the [responses to the June 2023 consultation](#) were published and submitted for examination.

The examiner issued [a Clarification Note](#), which set out initial comments on the submitted plan and areas where further clarification would be helpful. Garsington Parish Council provided [an initial response to the examiner's Clarification Note](#).

In response to the issues raised in the Clarification Note, Garsington Parish Council has undertaken further work. As a result of that work, it now proposes modifications to the Plan. The independent examiner has advised that the significance of the Parish Council's proposed modifications to the Plan triggers the need for a further round of consultation. Table 1 of this schedule of modifications highlights substantive changes made to the original Neighbourhood Plan. The purpose of this document is to help those involved in the consultation identify where substantive changes have been made.

In Table 1, changes are shown as follows:

- Deleted text is shown in ~~strikethrough~~
- Additions to the text are shown in **bold**

Table 1 - Changes to Garsington Neighbourhood Plan:

Section	Modification
Page 36 – Policy GARS4	<p>Amendment to policy title:</p> <p><u>REPLACE:</u></p> <p>Local Gaps</p> <p><u>WITH:</u></p> <p>Settlement Identity</p>
Page 36 – Policy GARS4	<p>Amendment to policy text:</p> <p><u>REPLACE:</u></p> <p>A. The Neighbourhood Plan defines the Garsington – Oxford Local Gap, as shown on Map 5 – Policies Map.</p> <p>Proposals for new development or the re-use of rural buildings located in the defined Local Gap should preserve and where possible enhance its landscape character and should not lead to any further visual coalescence of the village with the city edge as it will be redefined by the allocated Northfield development site once built out.</p> <p>B. Development must also avoid the visual coalescence of the main village defined by Policy GARS6 with the Riding Stables and with the other dwellings on Watlington Road</p> <p><u>WITH:</u></p> <p>Development proposals, including the re-use of rural buildings, within the neighbourhood area should preserve the character of Garsington as a unique settlement. In particular, new development within the neighbourhood area should not unacceptably detract, either individually or cumulatively, from the separation between Garsington and:</p> <ul style="list-style-type: none"> • Oxford City, taking account of the strategic allocation at Northfield (SODC Local Plan 2035 – Policy STRAT12); • Development at and around Kings Copse Park; and • Development at and around the Riding Stables.
Page 36/37	<p>Amendment to supporting text:</p> <p><u>REPLACE:</u></p> <p>This policy identifies the gap between the village and Oxford to its north west as being especially sensitive to change. In order to preserve the overall landscape character of Garsington, it is essential to prevent proposals that may otherwise be suitable in land use terms leading to that character being undermined.</p> <p>This will be more important in the light of the Local Plan strategic allocation at Northfield, which the policy acknowledges, and which will result in the gap being narrower than it is currently. As the allocation</p>

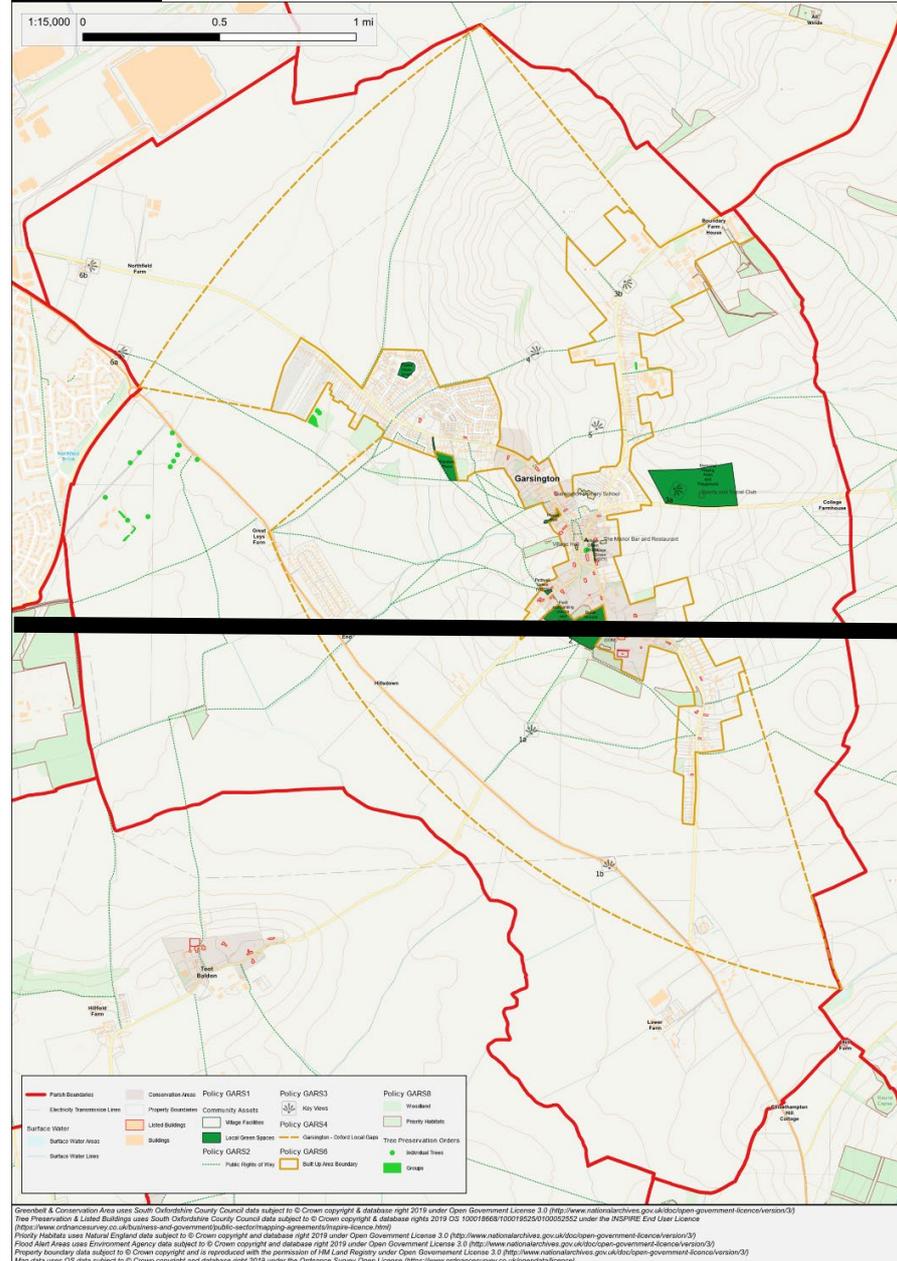
	<p>has not yet been the subject of a planning permission the boundary of the Garsington Oxford Local Gap shown on Map 5 Policies Map has been informed by the 2016 Northfield Vision Document Masterplan, which shows the proposed built up area lying some distance within the site boundary. This Local Gap therefore includes the land earmarked for a green corridor around the edge facing Garsington. Should the built up area of the permitted scheme be different to that shown then a subsequent review of the Neighbourhood Plan will update Map 5 Policies Map accordingly. It is not the intention of the policy to prescribe a definitive boundary at Northfield now, but a boundary to the Gap does need to be shown for the policy to be applied to the remaining land and this is considered a reasonable approach to take.</p> <p><u>WITH:</u></p> <p>The purpose of this policy is to ensure that the character of Garsington as a physically and visually separate settlement is maintained. This policy does not seek to prevent development that may otherwise be appropriate to these identified locations.</p> <p>The separation between Garsington and Oxford is especially sensitive to change in light of the Local Plan strategic allocation at Northfield, which the policy acknowledges, and which will result in the separation between Garsington and Oxford being narrower than it is currently.</p> <p>Development at and around the Riding Stables is considered to constitute the area on B480 Watlington Road between the junction with Southend Garsington and the bottom of Chiselhampton Hill.</p>
Page 39	<p>Amendment to supporting text:</p> <p><u>REPLACE:</u></p> <p>To bring clarity and certainty in decision making, Map 5 - Policies Map shows the boundary to which this policy applies.</p> <p><u>WITH:</u></p> <p>To bring clarity and certainty in decision making, Map 5 - Policies Map shows the Garsington Settlement Boundary which circumscribes the area for which this policy applies.</p>
Page 39	<p>Addition of the following paragraph:</p> <p>The boundary has been defined tightly around the built form of the settlement and, where possible, follows defined features such as walls, fences, hedgerows, and roads. The settlement boundary excludes open spaces, sports and recreational facilities on the edge of the settlement, uses associated with the countryside, and sections of large curtilages of buildings (including gardens, such as those on Oxford Road) which relate more to the character of the countryside than the built form of Garsington. The cluster of buildings to the north along Wheatley Road have not been</p>

included within the built-up area boundary as they are historically associated with countryside uses.

Page 44

Replacement of Map 5 – Policies Map with one that redraws the settlement boundary tighter to the built form of the settlement, excludes open spaces and recreation facilities on the edge of the built up area and land uses associated with the countryside, follows defined features where practicable, excluding sections of large curtilage which relate more to the character of the countryside than the built form of Garsington, and removes the Local Gaps boundary:

REPLACE:



WITH:

