

Annex C – Schedule of Additional Modifications – January 2026

Additional Modification Reference	Section/Paragraph Reference	Additional Modification	Reason for Additional Modification
AM1	Front Cover	Update text to reflect the proposed adoption of the AAP.	To reflect the fact that the AAP is no longer a pre-submission draft and is instead proposed for formal adoption.
AM2	Contents page – schedule of policies	Delete Policy 27 – Key Development Principles and renumber remaining policies accordingly.	To align with the Inspector's Main Modification MM47.
AM3	The AAP 'at a glance'	Minor amendments as follows: It also includes an illustrative <u>spatial</u> framework plan which provides an indication of what is expected to be provided on the site and where, in terms of new homes, schools, business space, community spaces, key connections and green space. The framework plan is a culmination of community and stakeholder engagement and technical evidence undertaken since 2018. <i>* No fossil-fuels (e.g. oil and natural gas) to be used for space heating, hot water or cooking.</i> <i>* 50% affordable housing with a mixture of different opportunities for people to be able to rent and own their own homes. with a focus on 'genuine affordability'.</i>	To improve consistency and to align with the Inspector's Main Modifications MM24, MM37, MM40 and MM55. Also to align with the Inspector's Main Modification MM15 in respect of Policy 2 – Net Zero Carbon Development.

		<i>* 110 self and custom-build opportunities distributed <u>encouraged</u> in small, attractive clusters across the garden village site.</i> <i>* A combination of new and enhanced crossing points along the A40 to include a new <u>grade separated crossing</u> (underpass) and potentially in the longer-term a new bridge to ensure strong connectivity and integration with Eynsham, including safe routes to school.</i> <i>* A new <u>segregated</u> pedestrian and cycle route to Hanborough Station along Lower Road to provide convenient and safe access by rail into central Oxford and beyond, taking advantage of future planned improvements to the Cotswold Line and Hanborough Station.</i> <i>* Effective and sustainable long-term stewardship and maintenance of key assets, through the establishment of a new Salt Cross Garden Village Trust.</i>	
AM4	Section 1 Paragraphs 1.7 – 1.11	Amend as follows: 1.78 Following a six week period of statutory public consultation, the AAP and supporting evidence base will be formally submitted to the Planning Inspectorate for independent examination. Once adopted, the AAP will The AAP forms part of the statutory development plan for West Oxfordshire alongside the West Oxfordshire Local Plan and the Eynsham Neighbourhood Plan.	To align with the Inspector's Main Modification MM1 and to reflect the fact that the AAP is no longer a pre-submission draft and is instead proposed for formal adoption.

		1.89 This overall policy framework will ensure that Salt Cross comes forward as an exemplary garden village of the highest standards, creating a green, climate friendly, safe and inclusive new community that West Oxfordshire can be justifiably proud of – <i>‘a place to grow and a space to breathe’</i>. 1.9 The AAP process and anticipated timeline to adoption is summarised below. 1.10 Comments on the AAP can be submitted in the following ways: 📧 Online: at www.westoxon.gov.uk/gardenvillage ✉ Email: planning.policy@westoxon.gov.uk ✉ Write to: Planning Policy West Oxfordshire District Council New Yatt Road Witney OX28 1PB 1.11 All representations received will be submitted to the Planning Inspectorate alongside the AAP and supporting evidence as part of the examination process.	
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AM5	Section 2 Paragraph 2.1	Amend as follows: 2.1 This section provides some brief background information to set the remainder of the AAP in context. In particular: • What a garden village is; • The location of the Salt Cross site; • How and why it was allocated for development in the Local Plan; and • The key influences that have shaped the draft APPAAP.	Typographical error
AM6	Section 5 Paragraph 5.30	Amend paragraph as follows: It is essential that we mitigate the impact of new development on climate change by addressing its 'carbon footprint'. In 2019, the UK committed to a legally binding target of net zero emissions by 2050. Reducing carbon emissions <u>and supporting the transition to net zero</u> , forms a central tenet of the NPPF, the Government's 25 Year Environment Plan and the Clean Growth Strategy.	Minor factual update to reflect the content of the NPPF as updated in December 2024.
AM7	Section 5 Paragraph 5.32	Amend paragraph as follows: Given the significant weight of this issue, in support of the AAP, the District Council commissioned a consultant team led by <u>Etude Elementa</u> to clarify and assess the implications associated with meeting net-zero carbon for new buildings at the garden village.	Minor factual update.
AM8	Section 5	Amend numbering to refer to Figure 5.4.	To ensure consistency of formatting.

	Figure 5.7 – Net Zero Operational Balance		
AM9	Section 5 Paragraphs 5.56 – 5.70	Renumber	Consequential change arising from the Inspector's Main Modifications MM19 and MM20
AM10	Section 5 Paragraph 5.65	Amend as follows: The draft London Plan (<u>2021</u>) takes this a step further and requires under Policy SI47 <u>SI17</u> , that larger residential developments of 150 units are supported by a 'Circular Economy Statement' looking at re-use/recycling of materials, design and construction which enables building materials, components and products to be disassembled and re-used, managing as much waste as possible on site including accessible space for recycling and re-use as well as an assessment of how much waste is expected to be produced and how it will be managed.	Factual update.
AM11	Health Place Shaping – 'At a Glance' (page 50)	Amend as follows: A healthy and safe new village, characterised by a strong sense of integration and inclusivity and providing a broad range of opportunities for leisure, sport, recreation and cultural activities to engender high quality of life and well-being. The garden village will be a place where people of all ages and backgrounds can come together safely through shared interests and activities including opportunities to grow n and consume food locally.	Typographical error.

AM12	Section 6 Paragraph 6.5	Amend as follows: Healthy place shaping is a strategic priority for both Oxfordshire's Health & Wellbeing Board and the <u>Oxfordshire Leaders Joint Committee – helping Growth Board which is using the Oxfordshire Housing & Growth Deal</u> to embed healthy place shaping in the planning process, especially in light of emerging evidence from local and national experience of Healthy New Towns (including the initiatives at Barton and Bicester Healthy New Towns) and the significant positive impact on health and well-being.	Factual update to reflect the current name of the Oxfordshire Leaders Joint Committee.
AM13	Section 6 Paragraph 6.7	Amend as follows: As part of the <u>previous</u> work on the Oxfordshire Plan 2050 <u>(now no longer being progressed)</u>, a healthy place shaping policy for the county is <u>was in the process of</u> being developed. In due course, this will guide similar policies in local plans and help to establish countywide healthy place shaping standards. It is likely that these standards will be adopted by the Oxfordshire local planning authorities during 2020/21 as a material planning consideration.	To reflect the fact that the Oxfordshire Plan 2050 is no longer being progressed.

AM14	Section 6 Paragraph 6.9	Amend as follows: These best practice principles have been assessed against local health challenges, the Oxfordshire context/good practice and the consultation feedback received, to highlight factors that are especially relevant for Salt Cross. These are set out in Figure 6.1. Each of the principles set out here shows how planning for health is intimately connected with a wide range of other issues and objectives (many of which are addressed elsewhere within the AAP), allowing multiple benefits to be achieved if planned for early in the design and development process. (See, for example, Policy 7 and the requirement to secure health and wellbeing benefits through the delivery of green infrastructure, using Building with Nature.)	To align with the Inspector's Main Modifications MM12 and MM18.
AM15	Section 6 Figure 6.1 - Checklist of 10 Healthy Place Shaping Key Principles at Salt Cross	Amend as follows: 7. Enable healthy food choices Provide opportunities for food growing such as allotments, allotments, community gardens, community orchards, roof gardens and edible landscaping involving fruit and nut trees. Explore wider options to inspire and enable healthy eating through, for example, intergenerational cooking clubs and communal barbeque areas.	Typographical error – duplicate text.

AM16	Section 6 Paragraph 6.13	Amend as follows: An HIA is being undertaken by external consultants in support of the Oxfordshire Plan 2050. As part of the previous work on the Oxfordshire Plan 2050, this process, the consultants are producing <u>produced</u> an HIA toolkit and methodology designed to streamline the HIA process which <u>was approved by the Future Oxfordshire Partnership for use by all six Oxfordshire Local Authorities</u> will be applied to local plans and major developments in the county to achieve a consistent approach. The toolkit will be published later in 2020. In the meantime, for <u>For</u> major development at the Garden Village, an HIA must be undertaken to maximise opportunities for a health enabling environment, in accordance with government advice <u>and the Oxfordshire HIA Toolkit</u>.	To reflect the fact that the Oxfordshire Plan 2050 is no longer being progressed and to align with the Inspector's Main Modification MM7.
AM17	Section 6 Paragraph 6.37	Amend as follows: With a growing body of evidence demonstrating the positive and measurable <u>measurable</u> impacts green infrastructure has on health and wellbeing, it needs to be a fundamental element in the creation of a healthy community. The World Health Organisation state:	Typographical error.

AM18	Section 6 Paragraph 6.42	Amend as follows: As Salt Cross is to be an exemplar development, it is essential that green infrastructure provision is of the highest quality possible. 'Building with Nature'¹ is <u>currently</u> the only green infrastructure accreditation process to measure quality. <u>As such, it provides a useful tool to demonstrate how high quality green infrastructure will be achieved</u> It will be used throughout the planning and implementation stages of the garden village, from policy, design, delivery, through to operation and long-term management and maintenance.	To align with the Inspector's Main Modifications MM12 and MM18.
AM19	Section 6 Paragraph 6.48	Given the particular significance of green infrastructure to the garden community movement, <u>the achievement of high quality needs to be demonstrated. This can be done through the use of the Building with Nature standards, particularly if the objective will be to achieve</u> the highest level of accreditation <u>is awarded, through Building with Nature.</u> The development of Salt Cross will be expected to achieve both the Design Award and the 'Full Award – Excellent'.	To align with the Inspector's Main Modifications MM12 and MM18.
AM20	Section 6 Paragraph 6.60	Amend as follows: Through the careful planning of landscape frameworks, the Park and a series of nature reserves, will be manged <u>managed</u> to protect and enhance a diverse network of meadow, woodland, hedgerow and wetland habitats, and enable people and wildlife to co-exist; in some parts the	Typographical error.

¹ <https://www.buildingwithnature.org.uk/about>

		focus will be on public access and enjoyment, in other more sensitive parts, such as the areas surrounding City Farm and the deserted village of Tilgarsely, the focus will be on biodiversity, tranquillity and minimising disturbance (i.e. the “nature reserve” areas). The Park provides an opportunity to link to West Eynsham and create a green corridor, with walking, cycling and riding routes within the park and into the countryside, further embedding the new community’s sense of place into the rural landscape.	
AM21	Section 6 Paragraph 6.64	Amend as follows: The multiple benefits of green infrastructure are increased where areas are interconnected, both visually and physically, by green corridors. A network of corridors at Salt Cross should be designed to integrate the existing features, including hedgerows and trees, and strengthened them with additional planting. These networks should be walkable to encourage active travel and healthy lifestyles. Connected networks of footways and cycleways in planted corridors will sensitively shape a distinctive character and unique sense of place. These should provide direct and safe routes to key destinations including the community hubs, public open spaces, the science park, educational sites, the Park & Ride, the wider countryside and Eynsham village.	Typographical error.

AM22	Section 6 Paragraph 6.78	Amend as follows: The TCPA recommend that planning policies should set out clear expectations for the quantity and quality of green infrastructure. In term of quality, Building with Nature brings together guidance and good practice on how to achieve high quality green infrastructure. The development of Salt Cross will be expected to achieve 'Full Award – Excellent' (see para 6.47). There is also the requirement for the long term management regime of the site to meet national standards of excellence.	To align with the Inspector's Main Modifications MM12 and MM18.
AM23	Section 6 Paragraph 6.81	Amend as follows: It is important to note however that the minimum standards identified in Table 6.1 only relate to some components of the overall, multi-functional GI network. As such, development proposals will also be expected to support the overall landscape and design-led approach to the provision of green infrastructure, including for example, the requirements in relation to <u>achieving high quality standards</u>, the application of Building with Nature, securing biodiversity net gain and incorporating the key recommendations from the JBA sustainable drainage strategy. In line with the TCPA's proposal for garden communities, 50% of the land total will be expected to be green infrastructure, including private gardens and green roofs.	To align with the Inspector's Main Modifications MM12 and MM18.
	Section 6	Amend column 3 'quality standards' as follows:	To align with the Inspector's Main Modifications MM12 and MM18.

	Table 6.2	Meet WODC's requirements relating to the application of Building with Nature, and any other third-party schemes specified in the AAP (e.g. Green Flag Awards). Also meet Fields in Trust quality guidelines.	
AM24	Section 6 Paragraph 6.85	Amend as follows: The Government's requirements are reflected in the overall approach described in this AAP. A range of tools and techniques will be used in assessing green infrastructure proposals, including, <u>for example</u>: • <u>potential</u> application of Building with Nature, to assess the overall quality of proposals; • using <u>the most up-to-date</u> Biodiversity Metric 2.0, to quantify changes in the ecological value of sites; • weighing qualitative evidence and specialist advice alongside scores derived from specified metrics and methodologies; • minimum quantitative standards, for specified green infrastructure components; and • accessibility standards.	To align with the Inspector's Main Modifications MM12, MM15 and MM18.

AM25	Section 7 Protecting and enhancing environmental assets – ‘At a glance’	Amend as follows: How will we measure success? Indicators to include: • Level of net biodiversity gain achieved • Additional land managed for biodiversity as part of the Nature Recovery Network • Number of off-site farmland birds • Condition survey of Local Nature Reserves <u>Local Wildlife Sites</u> • Number of bird, bat and bug boxes installed • Hectarage of new habitats formed • Benchmarks achieved <u>e.g.</u> through Building with Nature • Number of dwellings achieving a water efficiency standard better than 110 litres per person per day	Factual update and to align with the Inspector’s Main Modifications MM12 and MM18.
AM26	Section 7 Paragraph 7.18	Amend as follows: The Environment <u>Act 2021</u> Bill 2020 introduces new incentives, actions and planning tools to drive further improvements for nature including a mandatory requirement for biodiversity net gain in the planning system. It also lays the foundation for Nature Recovery Networks (NRN) which will be essential not only for providing resilient habitats for species, but also a more	Factual update.

		robust and valued landscape for people, where natural capital and the benefits of ecosystem services are recognised, valued and invested in, over the long term.	
AM27	Section 7 Paragraph 7.27	Amend as follows: A draft Nature Recovery Network (NRN) has been recently mapped in Oxfordshire as part of a collaborative project to inform <u>previous work on</u> the Oxfordshire Plan 2050.	To reflect the fact that the Oxfordshire Plan 2050 is no longer being progressed.
AM28	Section 7 Paragraph 7.35	Amend as follows: Farmland birds are another key feature of the agricultural fields at the site. A specific mitigation and compensation strategy, which <u>A Biodiversity Net Gain Strategy</u> will need to include <u>consider</u> off-site measures for certain species, including skylarks, will be required and this should seek to provide additional habitat within the farmland around the garden village.	To align with the Inspector's Main Modification MM17.
AM29	Section 7 Paragraph 7.36	Amend as follows: A Biodiversity Mitigation, Compensation, Monitoring and Management Framework providing indicative details of all the mitigation, compensation, monitoring and management requirements must be submitted with any outline planning application. This document would then be used to inform the detailed proposals of subsequent reserved matters applications and a detailed biodiversity management plan for the whole of the site. The strategy should also set out details of the proposed mitigation, management and monitoring of the site.	To align with the Inspector's Main Modification MM17.

AM30	Section 7 Paragraph 7.44	Amend as follows: As the garden village already has a rich flora and fauna, we recognise that delivering a significant net gain in biodiversity on site will be challenging. However, the Environment <u>Bill Act</u> advocates a local, bespoke response to environmental issues and challenges driving the potential for innovative approaches and as an exemplar development, Salt Cross provides an excellent opportunity to deliver a 'step-change' in addressing biodiversity, including creating and restoring wildlife-rich habitats to enable wildlife to recover and thrive.	Factual update.
AM31	Section 7 Paragraph 7.48	Amend as follows: In order to effectively measure biodiversity net gain at the garden village and in line with the national approach, we will require the use of the DEFRA Biodiversity Metric (<u>as may be amended and in force at the time of the application</u>) Version 2.0 (or subsequent updated versions) in order to calculate the amount of biodiversity units present on the site before and after development. This provides the basis for measuring the amount of net gain in biodiversity (i.e. number of units after development minus the number of units before development).	To align with the Inspector's Main Modification MM15.

AM32	Section 7 Paragraph 7.52	Amend as follows: A Biodiversity Net Gain Strategy must be submitted with any future <u>replanning applications for major development at for the garden village development</u>. There is a need to ensure an ecologically-meaningful approach to analysing and interpreting the results of the metric (a tool only) and the application of a thorough assessment of how net gain can be delivered both on and off-site. The strategy must therefore justify the application of the principles contained within '<i>Biodiversity Net Gain: Good Practice Principles for Development</i>' (CIEEM, CIRIA and IEMA, 2016) and the subsequent <i>Part A: A Practical Guide</i> (2019).	To align with the Inspector's Main Modification MM17.
AM33	Section 7 Paragraph 7.55	Amend as follows: Beyond these initial recommendations, there are several potential enhancements that are likely to help achieve a net gain in biodiversity on site. Guidance has been produced that identifies key species present, their habitat preferences and the principle <u>principal</u> component plant species for each of these. The key species for the site are great crested newt, hairstreak butterflies, barn owl, bats and reptiles (grass snakes and slow worms), for which the key habitats are ponds, hedgerows, woodlands and grasslands, which provide foraging, sheltering and breeding opportunities. The principle <u>principal</u> plant species list should therefore be used to inform the creation of new habitats. This should be the basis for the GI network and detailed landscaping proposals.	Typographical errors.

AM34	Section 7 Paragraph 7.60	Amend as follows: The creation of native broadleaved woodland should be a priority for the site, as it lies within the Wychwood Project <u>Forest Trust Area</u>. Linear woodlands should form a feature of the site and the aim should be to expand the Eynsham Wood and link up to other woodlands in the wider area, including Vincent Wood to the northwest.	Factual update.
AM35	Section 7 Paragraph 7.66	Amend as follows: The development will result in a loss of biodiversity as some of the site will inevitably become hard or sealed surfaces and low-value habitats (e.g. amenity grassland, formal sports pitches), so there will initially be a reduction in the number of biodiversity units. In order to meet the 25% target, the development will first need to ensure that there is no net loss of biodiversity, i.e. reaching a level of 0%, before it can achieve a positive net gain. This will be established mainly through the implementation of an effective on-site green infrastructure strategy. <u>Whilst the presumption is that net gain will be delivered on-site,</u> the Council therefore acknowledges that there may be a need to consider a proportion of off-site biodiversity net gain through an appropriate financial contribution <u>towards off-site enhancements</u>. Any such provision will be viewed as an opportunity to provide a positive contribution towards the ecological emergency by creating and/or restoring habitats in the local area.	To align with the Inspector's Main Modification MM16.

AM36	Section 7 Paragraph 7.78	Delete as follows and renumber remaining paragraphs: Building with Nature (see Section 6 – Healthy Place Shaping) recognises the relationship between the water environment and development and includes water as a key theme, with a commitment to: improve water quality on site and in the wider area; reduce the risk of flooding; and manage water naturally for maximum benefit.	To align with the Inspector's Main Modifications MM12 and MM18.
AM37	Section 7 Paragraph 7.95	Amend as follows: An exemplar approach to sustainable drainage is a fundamental element of achieving a high quality network of green and blue infrastructure. As such a network is a requirement of the Garden Village (see Section 6 – Healthy Place Shaping), the use of Building with Nature benchmark standards (which is currently the only GI accreditation process in use) is advocated as a way <u>may be used</u> to demonstrate how this will be achieved. The benchmark incorporates CIRIA's four pillars within its assessment.	To align with the Inspector's Main Modifications MM12 and MM18.
AM38	Section 7 Paragraph 7.99	Add footnote reference.	Factual update.

AM39	Section 7 Paragraph 7.107	Amend as follows: '...Developers will need to consider whether detailed air quality modelling would be needed to inform an appropriate assessment.	Typographical error.
AM40	Section 7 Paragraph 7.116	Amend as follows: 'As the majority of the Garden Village site comprises open greenfield land in agricultural use, the geo-environmental risk is considered to be of very low....'	Typographical error.
AM41	Section 7 Paragraph 7.137	Amend as follows: 'In this respect, the site falls within the Wychwood Project <u>Forest Trust</u> Area which aims to restore the landscape character and mix of habitats associated with the ancient Royal Hunting Forest of Wychwood. Once part of the Royal Hunting Forest of Wychwood, much of the area was enclosed during the 18th and 19th century, leaving a legacy of medium sized, often irregular shaped fields, defined by networks of mature hedges....'	Factual update.
AM42	Section 8 Paragraph 8.12	Amend second bullet point as follows: Hanborough Station will be an increasingly important transport hub for commuters, leisure travellers and tourists so it is essential that high quality <u>segregated</u> walking and cycling links to the station are provided.	To align with the Inspector's Main Modification MM24.

AM43	Section 8 Paragraph 8.16	Amend as follows: On this basis, the third option of a new underpass between Old Witney Road and Cuckoo Lane is considered to be the main priority for delivery at the current time (<u>subject to place making objectives and technical feasibility</u>), with the western bridge remaining an aspiration of the District Council to ensure good connectivity with the West Eynsham SDA in the longer-term.	To align with the Inspector's Main Modification MM24.
AM44	Section 8 Paragraph 8.18	Amend as follows: 'To support pedestrian and cycle movements via the underpass, Cuckoo Lane should be prioritised for active and healthy travel. <u>Subject to the necessary orders</u> , T <u>h</u> is will involve restricting access at the southern end of Cuckoo Lane to vehicles whilst ensuring properties here are still accessible.....'	To align with the Inspector's Main Modification MM24.
AM45	Section 8 Paragraph 8.20	Amend as follows: 'It is important to ensure that the active and healthy travel initiatives associated with Salt Cross are effectively integrated with the A40 corridor schemes. As part of the A40 corridor improvements, three new connected signalised crossings are proposed along the A40 within the vicinity of the Garden Village (assuming that the <u>preferred option of an</u> underpass replaces a potential fourth crossing initially proposed, west of Cuckoo Lane)	To align with the Inspector's Main Modification MM24.

		and two uncontrolled crossings are planned at Cassington.....'	
AM46	Section 8 Paragraph 8.21	Amend as follows: 'Improving active and healthy travel connections to Hanborough Station, in particular a <u>segregated</u> cycle and pedestrian link, presents an opportunity to optimise the outcome from proposed investment in the station and extra rail services whilst encouraging a modal shift from cars, thereby reducing pressure on the surrounding road network.....'	To align with the Inspector's Main Modification MM24.
AM47	Section 8 Paragraph 8.47	Amend as follows: Travel Demand Management (TDM) refers to strategies and initiatives that complement the provision of sustainable transport infrastructure to ensure that people are aware of the transport options available to them and to proactively support their travel choices. <u>Development at Salt Cross must be supported by innovative travel demand measures such as:</u> TDM initiatives that should be provided within Salt Cross include:	To align with the Inspector's Main Modification MM26.
AM48	Section 8 Paragraph 8.54	Amend as follows: '... by <u>By</u> providing routes for buses and cyclists that will take these users out of the general congestion, thereby reducing journey times and improving journey time reliability for them'.	Grammatical error.

AM49	Section 8 Paragraph 8.55	Amend the second bullet point as follows: '£102m from Homes England's Housing Infrastructure Fund (HIF) to forward fund the delivery, ahead of the receipt of Section 106 contributions, of a the westbound bus lane, improved cycling and walking connections, connectivity and capacity improvements at Duke's Cut bridges, and the extension of the existing A40 dualling (between Witney and the new Park & Ride access junction).	Factual update.
AM50	Section 8 Paragraph 8.61	Amend as follows: 'Commercial and delivery vehicles serving the Garden Village must also be effectively managed. Delivery and Servicing Plans (DSPs) will be required for all <u>commercial</u> land uses in order to consolidate and reduce the number of delivery trips, and to influence the timing of deliveries to avoid peak hours...'	To align with the Inspector's Main Modification MM27.
AM51	Section 9 Paragraph 9.7	Amend footnote to update reference to current Use Classes Order.	Factual update.

AM52	Section 9 Paragraph 9.29	Amend as follows: '...The garden village also presents the opportunity for some small clusters of flexible employment floorspace as part of the overall mix of development. This could for example be delivered through courtyards of flexible start-up units (B1) which can easily be adapted to a range of purposes including office, workshop or studio....'	Factual update to reflect changes to Use Class Order.
AM53	Section 9 Paragraph 9.30	Amend as follows: The benefits of home working are significant and well documented and have been brought into sharp focus in light of Covid-19. Home working reduces the need to travel and can help achieve a better work/life balance which can lead to improved health and wellbeing and increased productivity. It can also benefit employers by reducing physical office space requirements. Homeworking can also help to reduce traffic congestion by eliminating the need to commute to work or at least reducing the frequency of travel, thereby reducing pollution and helping to minimise impacts on climate change.	Typographical error.
AM54	Section 9 Paragraph 9.32	Amend as follows: We will therefore require homes within the garden village to be well designed – to be accessible and flexible to meet changing demographic trends as well as being designed with home working in mind. Ultrafast Fibre to the Premises (FttP) broadband should be considered as an essential	To align with the Inspector's Main Modification MM29.

		utility and should be delivered to every property within the garden village, <u>subject to technical feasibility</u> .	
AM55	Section 10 Paragraphs 10.11 and 10.12	Delete paragraph 10.11 and amend paragraph 10.12 as follows and also renumber remaining paragraphs accordingly: 10.11 The Council's commitment to accelerating housing delivery at Salt Cross is reflected in Policy 22 – Housing Delivery. However, this is a sensitive site that warrants a suitably comprehensive and ambitious response which is worthy of its garden village status. 10.12 As such, although <u>Although</u> considerable progress has been made by both the Council and the site promoter since the adoption of the Local Plan in 2018, it is evident that the delivery trajectory set out in the Local Plan (which assumes 220 homes per year from 2021 to 2031) will not be achieved.	To align with the Inspector's Main Modification MM35.
AM56	Section 10 Paragraph 10.13	Amend as follows: Factoring in the remaining time needed to adopt the AAP, determine any outline planning application, negotiate S106 planning obligations, deal with subsequent reserved matters applications and discharge relevant conditions, it is likely that the construction of new homes at Salt Cross will begin from 2024/25 <u>around 2026</u> onwards.	To align with the Inspector's Main Modification MM31.
AM57	Section 10 Paragraph 10.14	Amend as follows: An indicative housing delivery trajectory is shown at Figure 10.1 and assumes that at its peak around 300 <u>210</u>	To align with the Inspector's Main Modification MM31.

		homes could be built each year. This is slightly higher than the pace of delivery seen previously on strategic sites in Witney and Carterton but the factors outlined above and embedded in Policy 22 will help contribute towards achieving this.	
AM58	Section 10 Paragraph 10.15	Amend as follows: The indicative trajectory suggests that overall completion of new homes at Salt Cross would take place around 2033/34 <u>2039</u> which is beyond the current end date of the Local Plan. However, any 'shortfall' in delivery against the overall plan requirement of 15,950 homes to 2031 is likely to be met and most probably exceeded by smaller 'windfall' proposals that continue to come forward across the District in line with past trends (around 125 homes per year).	To align with the Inspector's Main Modification MM31.
AM59	Section 10 Paragraph 10.22	Amend as follows: In accordance with the national and local policy position outlined above and in response to consultation feedback received during the preparation of the AAP, the provision of new homes at Salt Cross will be required to achieve an exemplary standard of creative and distinctive design. This is reflected in Policy 22 – Housing Delivery as well as Policy 29 <u>28</u> – Design Requirements.	To align with the Inspector's Main Modifications MM35 and MM47.

AM60	Section 10 Paragraph 10.45	Amend as follows: To ensure an appropriate balance, the District Council remains in discussions with Oxford City Council with a view to ensuring that any new affordable homes provided at the garden village are able to be offered to a mixture of those on the West Oxfordshire housing register and those on the Oxford City Council housing register. It is anticipated that this will be achieved through a combination of new-build affordable properties at Salt Cross and re-letting a proportion of existing affordable stock in the Eynsham / Woodstock sub area to residents of Oxford City. A memorandum of understanding is in the process of being prepared. <u>has been prepared to this effect.</u>	Factual update.
AM61	Section 10 Paragraph 10.55	Amend as follows: Any build to rent proposals that come forward at Salt Cross will be required to include a proportion of 'affordable housing'. The default benchmark position nationally is that this should take the form of 'affordable private rent' - a class of affordable housing specifically designed for build to rent schemes. Affordable private rent should be set at a level that is at least 20% less than the private market rent (inclusive of service charges) for the same or equivalent property.	To align with the Inspector's Main Modification MM38.

AM62	Section 10 Paragraph 10.65	Amend as follows: Assuming the provision of 2,200 homes in line with Policy 22, this would equate to 110 serviced plots for custom and self-build housing. However, the Council has ambitious plans to maximise the delivery of such opportunities at Salt Cross and the Council will work with the site promoter to explore opportunities for an increase over and above the 5% requirement having regard to viability. 5% should therefore be seen as a minimum requirement of the AAP.	To align with the Inspector's Main Modification MM39.
AM63	Section 10 Paragraph 10.71	Amend as follows: The Council expects that <u>will encourage</u> custom and self-build plots will to be delivered as an element of each phase of Salt Cross to ensure a phased supply of serviced plots comes forward to address both current and future demands. The proportion and mix of such plots and the broad locations for each phase will be agreed at the outset having regard to demand.	To align with the Inspector's Main Modification MM40.
AM64	Section 10 Paragraph 10.77	Amend as follows: It is anticipated that a range of development models and delivery mechanisms are likely to be adopted at Salt Cross, with delivery being phased throughout the period of the development and <u>encouraged to be located</u> within clusters of potentially 10-15 or more plots/homes, depending on demand.	To align with the Inspector's Main Modification MM40.

AM65	Section 10 Paragraph 10.82	Amend as follows: The AAP housing strategy considers a number of specialist housing needs including older persons, persons with disabilities, families and younger people including student/graduate and employment linked housing as well as communal housing. The findings and recommendations are briefly outlined below and reflected in Policy 28 <u>26</u> .	Consequential update to ensure alignment with Inspector's Main Modification MM47.
AM66	Section 10 Paragraph 10.88	Amend as follows: The basic starting point presented by the Local Plan is that at least 25% of new homes at Salt Cross should meet accessible and adaptable homes standards, with at least 5% being wheelchair adaptable. However, in light of forecast demographic, health and mobility problems and the relatively modest cost increases associated with achieving this standard, all new homes at Salt Cross will be expected to achieve it unless it can be shown to be demonstrably impractical (e.g. where level access cannot be achieved). This approach is consistent with the new London Plan Policy D5 — Accessible Housing.	To align with the Inspector's Main Modification MM45.
AM67	Section 11 Building a strong, vibrant and sustainable community – 'At a glance'	Amend text as follows: <i>What are our policies?</i> Policy 27 — Key development principles Policy 28 <u>27</u> – Land uses and layout – the spatial framework	Consequential update to ensure alignment with Inspector's Main Modification MM47.

		Policy 29 <u>28</u> – Design requirements Policy 30 <u>29</u> – Provision of supporting infrastructure Policy 34 <u>30</u> – Long-term maintenance and stewardship	
AM68	Section 11 Paragraph 11.5	Amend as follows: This final, thematic section of the AAP seeks to pull together the previous themes and consolidate them into an overall framework for the future development of Salt Cross. This includes a series of key development principles, an illustrative spatial framework, overall design requirements and policies dealing with the provision of supporting infrastructure and long-term maintenance and stewardship.	To align with the Inspector's Main Modification MM47.
AM70	Section 11 Paragraphs 11.6 and 11.7	Delete as follows and renumber remaining paragraphs accordingly: 11.6 In order to ensure a consistency of approach and to help deliver our vision and core objectives for Salt Cross, it is helpful to set out a series of key development principles that all future proposals will be expected to meet, irrespective of scale and type — effectively setting the bar in terms of the standards required of development at Salt Cross as a sustainable garden community for the 21st century. 11.7 Drawing on the evidence and analysis that sits underneath the AAP as well as the Eynsham Neighbourhood Plan and consultation responses received during the preparation of the AAP, Policy 27 below sets	To align with the Inspector's Main Modification MM47.

		out a series of key principles that all future development proposals at Salt Cross will be expected to meet.	
AM71	Section 11 Policy 28 - Land Uses and Layout – The Spatial Framework	Amend policy numbering from Policy 28 to 27.	To align with the Inspector's Main Modification MM47.
AM72	Section 11 Figure 11.12	Amend reference to Policy 29 – Design Requirements to Policy 28 – Design Requirements.	To align with the Inspector's Main Modification MM47.
AM73	Section 11 Policy 29 – Design Requirements	Amend policy numbering from Policy 29 to 28.	To align with the Inspector's Main Modification MM47.
AM74	Section 11 Paragraph 11.74	Amend as follows: The Eynsham Area IDP provides a valuable starting point for identifying the infrastructure improvements needed to support the development of Salt Cross. It is expected that any outline planning application will be accompanied by its own site-specific Infrastructure Delivery Plan (IDP) drawing on and reflecting <u>which includes consideration of the requirements identified in the Eynsham Area IDP, as appropriate. A phasing plan covering the lifetime of the development will also be required.</u>	To align with the Inspector's Main Modification MM52.
AM75	Section 11 Paragraph 11.75	Amend as follows:	To align with the Inspector's Main Modification MM52.

		Having regard to the Eynsham Area IDP, and any the site-specific IDP and phasing plan, prepared in support of an outline planning application, the Council will work in partnership with the site promoter, Oxfordshire County Council and the local community through Eynsham Parish Council to discuss and agree an appropriate and viable infrastructure package for Salt Cross.	
AM76	Section 11 Policy 30 – Provision of Supporting Infrastructure	Amend policy numbering from Policy 30 to 29.	To align with the Inspector's Main Modification MM47.
AM77	Section 11 Paragraph 11.91	Amend as follows: As discussions on the subject of stewardship and maintenance remain ongoing at the present time, the approach taken in the AAP and reflected in Policy 34 <u>30</u> is to require proposals at Salt Cross to be supported by a Community Management and Maintenance Plan (CMMP) or equivalent. This would be required to specifically address the long-term maintenance and stewardship of community facilities, key infrastructure, green infrastructure (including areas for biodiversity), public open space and public realm across the whole site.	To align with the Inspector's Main Modification MM47.
AM78	Section 11 Policy 31 - Long-term maintenance and stewardship	Amend policy numbering from Policy 31 to 30.	To align with the Inspector's Main Modification MM47.

AM79	Section 12 Paragraph 12.3	Amend as follows: This final section of the AAP comprises a delivery and monitoring framework which considers each of the 34 <u>30</u> policies within the AAP and how they link to the garden village principles, the core objectives of the AAP as well as other relevant policies from the West Oxfordshire Local Plan and Eynsham Neighbourhood Plan.	To align with the Inspector's Main Modification MM47.
AM80	Delivery and Monitoring Framework Policy 3 - Towards 'zero-waste' through the circular economy	Amend as follows: At any outline planning stage and for any major reserved matters or other detailed applications, a waste strategy <u>Development</u> will be required to demonstrate how the core components of the circular economy have been taken into account through appropriate design and construction solutions and opportunities to effectively manage waste on or near site.	To align with the Inspector's Main Modification MM5.
AM81	Delivery and Monitoring Framework Policy 4 - Adopting healthy place shaping principles	Amend as follows: A rapid health impact assessment (HIA) will be required as part of the outline planning application and for major developments.	To align with the Inspector's Main Modification MM7.
AM82	Delivery and Monitoring Framework Policy 5 - Social Integration, Interaction and Inclusion	Amend as follows: A Community Development Officer will be appointed early in the village's development, secured and funded <u>as appropriate, proportionate to the needs of the</u>	To align with the Inspector's Main Modification MM8.

		<u>development as they evolve over time.</u> through a planning condition or legal agreement.	
AM83	Delivery and Monitoring Framework Policy 6 - Providing opportunities for healthy active play, leisure and lifestyles	Amend as follows: Evidence will need to be provided by the developers to show how the 10 Active Design Principles and 10 Play Design Principles have been successfully addressed <u>considered</u> and how good quality multi-purpose provision made available to meet an up to date assessment of local needs.	To align with the Inspector's Main Modification MM9.
AM84	Delivery and Monitoring Framework Policy 7 – Green Infrastructure	Amend as follows: A Green Infrastructure (GI) Strategy will be required to accompany the outline planning application in order to provide an overarching framework that sets out how the existing GI will be protected and enhanced and how new elements will be created. This will need to be long term but flexible enough to accommodate change over the many years it will take to create. <u>The Green Infrastructure Strategy should be prepared in the context of the overall site-specific Infrastructure Delivery Plan (IDP) required under Policy 29 – Provision of Supporting Infrastructure.</u> The GI Strategy will also need to set out a governance framework. A single multi-functional network will be created rather than a set of disparate single-purpose elements.	To align with the Inspector's Main Modifications MM10 and MM11.

		A holistic approach to management and long-term stewardship will be required. The GI Strategy will also need to address the funding of the initial provision of GI with a 30-year management and maintenance programme.	
AM85	Delivery and Monitoring Framework Policy 7 – Green Infrastructure	Amend as follows: Quality of GI on-site, <u>for example</u> through the <u>use of Building with Nature, Design Award (outline application) and Full Award – Excellent (reserved matters and final, as built, accreditation).</u>	To align with the Inspector's Main Modification MM12.
AM86	Delivery and Monitoring Framework Policy 8 - Enabling healthy local food choices	Amend as follows: A food strategy will be required to accompany the outline planning application, setting out the approach to food growing and consumption at Salt Cross, including the provision of community growing space, e.g. allotments, community farm/orchards, fruit and nut trees and edible plants and flowers within the public realm.	To align with the Inspector's Main Modification MM14.
AM87	Delivery and Monitoring Framework Policy 9 – Biodiversity Net Gain	Amend as follows: The policy requires a Biodiversity Mitigation, Compensation, Monitoring and Management Framework and a Biodiversity Net Gain (BNG) Strategy to be submitted as part of any outline planning application. <u>for any major development.</u>	To align with the Inspector's Main Modification MM15.

		Defra Biodiversity Metric 2.0 (or subsequent revised version) — BNG calculations on and off-site to ensure required number of units are provided. <u>This will be measured using the DEFRA Biodiversity Metric (as may be amended and in force at the time of the application).</u>	
AM88	Delivery and Monitoring Framework Policy 9 – Biodiversity Net Gain	Amend as follows: Building with Nature — accreditation achieved. <u>Quality standards achieved e.g. Building with Nature</u> Condition survey of Local Nature Reserves (and Local Wildlife Sites).	Factual update and to align with the Inspector's Main Modification MM12.
AM89	Delivery and Monitoring Framework Policy 10 - Water environment	Amend as follows: The outline planning application will need to be accompanied by a <u>A comprehensive SuDS strategy and a focused local strategy addressing wastewater and water quality will be required.</u> Building with Nature — accreditation achieved. <u>Quality standards achieved e.g. Building with Nature.</u>	To align with the Inspector's Main Modifications MM12 and MM21.
AM90	Delivery and Monitoring Framework Policy 11 - Environmental Assets	Amend as follows: The outline planning application(s) <u>Applications for major development</u> to be accompanied by: • An air quality assessment • Sufficient information for a Habitat Regulations Assessment to be carried out	To align with the Inspector's Main Modification MM22.

		• A lighting strategy • A detailed noise assessment report • A ground investigation strategy, Preliminary Risk assessment, conceptual site modelling and intrusive investigations • A soil management strategy	
AM91	Delivery and Monitoring Framework Policy 16 - Reducing the Overall Need to Travel including by Car	Amend as follows: All land uses will be required to provide Delivery Servicing Plans and Construction Logistics Plans <u>with commercial uses to be supported by a Delivery and Servicing Plan.</u>	To align with the Inspector's Main Modification MM27.

AM92	Delivery and Monitoring Framework Policy 17 – Road Connectivity and Access	Delete text as follows: First occupation of Salt Cross will not be permitted until completion of the A40 bus lanes and junction improvements at Pear Tree roundabout.	To align with the Inspector's Main Modification MM27.
AM93	Delivery and Monitoring Framework Policy 21 - Employment, skills and training	Amend text as follows: It is anticipated that the key requirements of this policy will be met through the submission of a Community Employment Plan (CEP) which will need to be submitted as part of any outline planning application or subsequent application for major development at Salt Cross.	To align with the Inspector's Main Modification MM30.
AM94	Delivery and Monitoring Framework Policy 22 - Housing Delivery	Delete and amend text as follows: The policy also sets the expectation that there will be an appropriate mix of housing types, sizes, tenures and styles delivered to meet identified needs, and that various approaches must be drawn upon to accelerate delivery. The policy also seeks to ensure exemplary design standards in new residential development. It is anticipated that the key requirements of the policy will be met through <u>masterplanning including the preparation of a site-specific Infrastructure Delivery Plan in accordance with Policy 29 – Provision of Supporting Infrastructure.</u> the submission of a housing delivery statement (or equivalent) outlining the approaches that will be taken to accelerate housing delivery.	To align with the Inspector's Main Modification MM35.

		Such mechanisms will then be secured as appropriate e.g. through a planning condition or obligation as well as masterplanning (e.g. the integration of affordable homes within development phases). There is an inter-relationship with Policy 30 – Provision of Supporting Infrastructure and the Eynsham Area Infrastructure Delivery Plan (IDP) which will help to ensure that new homes are phased alongside supporting infrastructure again through the use of planning conditions and/or obligations as appropriate.	
AM95	Delivery and Monitoring Framework Policy 23 – Housing Mix	Amend text as follows: A Housing Delivery Statement / Affordable Housing Scheme submitted as part of the outline planning application, and subsequent reserved matters applications for each phase, <u>Applications</u> will be expected to demonstrate how the proposed housing mix is appropriate, following the indicative guidelines as set out in the AAP. Assessment through the planning approval process, of proposed housing mixes submitted through Housing Delivery Statements / Affordable Housing Schemes and detailed site plans.	To align with the Inspector's Main Modification MM35.
AM96	Delivery and Monitoring Framework Policy 24 – Build to Rent	Amend text as follows: Assessment through the planning approval process, of proposed housing mixes submitted through Housing	To align with the Inspector's Main Modification MM35.

		Delivery Statements / Affordable Housing Schemes and detailed site plans.	
AM97	Delivery and Monitoring Framework Policy 25 - Custom and Self-Build Housing	Amend text as follows: To ensure a minimum of 5% of the total number of homes at Salt Cross will be made available for self or custom build, in accordance with Policy H5 of the WOLP 2031. The plot sizes need to be varied to reflect the housing mix and are expected <u>encouraged</u> to be provided in clusters of 10 or more in each phase of the development. Number <u>and distribution</u> of self and custom build units delivered across the site.	For improved consistency and to align with the Inspector's Main Modifications MM39 and MM40.
AM98	Delivery and Monitoring Framework Policy 26 - Meeting Specialist Housing Needs	Amend text as follows: To ensure provision of new housing at Salt Cross that meets identified needs including, but not limited to, older people and persons with disabilities. Also to provide opportunities for communal living and housing linked to key employers and educational institutions <u>as well as accommodation for travelling communities.</u> Percentage of new homes that meet accessible and adaptable standards Percentage of new homes that are wheelchair adaptable. Number of homes delivered as part of a communal living scheme.	To align with the Inspector's Main Modification MM46.

		Number of homes delivered to accommodate a household linked to a key employer or educational institution. <u>Accommodation provided to meet the needs of travelling communities.</u>	
AM99	Delivery and Monitoring Framework Policy 27 – Key Development Principles	Delete text relating to Policy 27 in its entirety.	To align with the Inspector's Main Modification MM47.
AM100	Delivery and Monitoring Framework Policy 28 – Land uses and layout – the spatial framework	Amend text as follows: Policy 28 <u>27</u> – Land uses and layout – the spatial framework It is anticipated that <u>a comprehensive</u> an outline planning application with detailed Masterplan will demonstrate how the required mix and quantum on land uses at Salt Cross will be delivered.	To align with the Inspector's Main Modifications MM47 and MM49.
AM101	Delivery and Monitoring Framework Policy 29 – Design Requirements	Amend and delete text as follows: Policy 29 <u>28</u> – Design requirements Compliance of residential development proposals with Building for a Healthy Life standard.	To align with the Inspector's Main Modifications MM47 and MM51.
AM102	Delivery and Monitoring Framework	Amend text as follows: Policy 30 <u>29</u> – Provision of supporting infrastructure	To align with the Inspector's Main Modifications MM47 and MM52.

	Policy 30 – Provision of supporting infrastructure	Outline planning application Development to be accompanied by its own a site specific IDP which includes consideration drawing on and reflecting the requirements of the Eynsham Area IDP, as appropriate. Financial contributions secured through legal agreements will be monitored by all parties to the respective agreement to ensure their timely receipt and appropriate expenditure in accordance with the Eynsham Area IDP and any approved site specific IDP.	
AM103	Delivery and Monitoring Framework Policy 31 – Long-term maintenance and stewardship	Amend and delete text as follows: Policy 34 <u>30</u> – Long-term maintenance and stewardship Establishes the requirement for <u>ensuring</u> robust & transparent maintenance & stewardship arrangements, in the form of a ‘Salt Cross Garden Village Trust’. Establishment of a new Salt Cross Garden Village Trust. Approval of a Community Management and Maintenance Plan or equivalent. Monitoring of the objectives set out in the approved CMMP and periodic reviewing and updating of the plan as appropriate. <u>Quality standards achieved e.g. Building with Nature, —</u> accreditation achieved.	To align with the Inspector’s Main Modifications MM12, MM47 and MM55.
AM104	Glossary	Amend text as follows:	Factual update.

		<u>A previously emerging draft strategic plan for Oxfordshire prepared Aas part of the Housing & Growth Deal secured by the Oxfordshire Growth Board. No longer being progressed., the Oxfordshire Plan 2050 is a strategic planning document that aims to set out how to achieve this by listening to residents about what is important to them and their aspirations, and setting out how and where is best to deliver these for a better quality of life for all.</u>	
AM105	Appendix 3 – Garden Village Key Principles and how the AAP has responded to these	Amend text as follows: 1. Land value capture for the benefit of the community The approach to long term stewardship and maintenance encapsulated in Policy 34 <u>30</u> purposefully adopts a ‘community first’ approach with further engagement with the local community to be undertaken in order to determine the most appropriate arrangements to be put in place for the longer-term. 2. Strong vision, leadership and community engagement The approach to long term stewardship and maintenance encapsulated in Policy 34 <u>30</u> purposefully adopts a ‘community first’ approach with further engagement with the local community to be undertaken in order to determine the most appropriate arrangements to be put in place for the longer-term. 3. Community ownership of land and long-term stewardship of assets	To ensure consistency and align with the Inspector’s Main Modifications MM12, MM24, MM35, MM37, MM39, MM47 and MM55.

		The expectation through the establishment of the Salt Cross Garden Village Trust in the longer term is that there will be community 'ownership' of key assets within the garden village, based on a sound and financially sustainable model. 4. Mixed-tenure homes and housing types that are genuinely affordable The AAP aims to ensure that of the 2,200 new homes to be provided at Salt Cross, that these comprise a good, balanced mix of different types, sizes and tenures including 50% affordable housing with an emphasis on genuine affordability, with reference to living rents and realistic affordable purchase prices for the local area. The AAP also supports the provision of 'non-mainstream' forms of housing including at least 5% self/custom build as well as opportunities for various forms of specialist forms of accommodation in accessible locations. 6. Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food The AAP is clear that whilst the acceleration of delivery of new homes will be sought <u>encouraged</u>, this will not be at the expense of quality. The AAP places a key emphasis on the need for high quality, innovative and imaginative design, with Policy 29 <u>28</u> establishing a set of design requirements to guide masterplanning and further detailed	
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		design code work underpinned by ongoing community engagement. The illustrative <u>spatial</u> framework plan purposefully seeks to combine ‘town and country’ exploiting the site’s attractive rural setting and ensuring that this is reflected in a landscape-led approach to development, using the natural assets and opportunities of the site to full effect. One of the core themes of the AAP is healthy place shaping with Policy 8 focusing on the creation of various opportunities for growing and consuming food locally. 7. Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience A key element of the AAP vision for Salt Cross is that it will be known for its emphasis on the environment – the perfect setting for wildlife and people to flourish together. Policy 7 requires the provision of an extensive multi-functional Green Infrastructure Network, to achieve ‘Building with Nature’ full award accreditation excellent with an emphasis on effective long-term management and maintenance of the GI network for a period of at least 30 years to national standards of excellence. 9. Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport	
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		A core element of the proposals for Salt Cross is the sustainable transport hub with integrated, high quality and convenient public transport choices to be centred around this key asset and providing bus priority in and out of nearby Oxford. The proximity of Salt Cross to Hanborough Station provides a valuable asset which will be exploited through the provision of new and enhanced linkages including a <u>segregated</u> pedestrian/cycle route along Lower Road.	
AM106	Appendix 4 – Key Considerations and Opportunities Housing Affordability	Amend text as follows: Key opportunities include: • Provision of a diverse mix of dwelling types, sizes and tenures • Use of innovative design solutions with a move away from ‘standard’ house types and designs with good product diversity and use of modern methods of construction • Delivering genuine affordability with reference to Local Housing Allowance (LHA) limits and typical affordable purchase prices • Delivery of a pilot ‘build to rent’ scheme • Provision of at least 5% self/custom-build housing including a proportion of affordable units • Provision for specialist housing needs including housing for older people, people with disabilities and housing linked to education and employment <u>as well as accommodation for travelling communities</u> • Creation of areas of community-led and/or communal housing	To align with the Inspector’s Main Modifications MM39 and MM46.

AM107	Appendix 4 – Key Considerations and Opportunities Community engagement, ownership and stewardship	Delete text as follows: Utilising the skills and experience of an existing organisation to act as an ‘incubator’ until such time as a new Salt Cross Garden Village Trust can be established	To align with the Inspector’s Main Modification MM55.
AM108	General	Missing footpath to be added where omitted from any maps	Factual update.