

## Policy and Programmes

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### Cholsey Neighbourhood Development Plan Review – Modification Statement

Under Regulation 17(e)(ii) of the Neighbourhood Planning (General) Regulations 2012 (as amended), the local authority must submit to the examiner a statement setting out whether or not the authority consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the authority is of this opinion.

The Cholsey Neighbourhood Development Plan (NDP) was made as part of the district council's development plan on 11 April 2019. Since the adoption of the Cholsey NDP, the South Oxfordshire Local Plan 2035 was adopted in December 2020. In addition, the National Planning Policy Framework (NPPF) has also been updated, with the latest revision dated 20 July 2021.

The South Oxfordshire Local Plan 2035 sets out the housing requirement for Larger Villages. The made Cholsey NP, made in April 2019, included housing allocations to meet the requirements in the Local Plan. The Cholsey NP was made before the adoption of the LP. Table 4f in the South Oxfordshire Local Plan, shown below, reflects this position and identifies there is no outstanding housing requirement to be addressed through the neighbourhood plan review.

Table 4f: Provision of homes at Larger Villages

Larger village	Core Strategy + 15% growth	Completions and commitments*	Outstanding requirement for NDP
<b>Villages without allocations in this Local Plan</b>			
Benson	383	831	0
Chinnor	594	947	0
Cholsey	612	690	0
Crowmarsh Gifford	312	571	0
Goring-on-Thames	329	180	0
Sonning Common	377	281	96
Watlington	262	363	0
Woodcote	225	110	115
<b>Villages with allocations in this Local Plan</b>			
Berinsfield	274	48	0
Chalgrove	248	334	0
Nettlebed	46	19	0
Wheatley	305	138	0

\* Completions and commitments as of 1 April 2020.

The Cholsey NDP Review is seeking to respond to local and national planning policy changes. The review of the Cholsey Neighbourhood Plan proposes the following policy changes:

- Policy CNP H1: No change.
- Policy CNP H1a: No change.
- Policy CNP H1b: No change.
- Policy CNP H2: Changes to improve clarity and remove duplication.
- Policy CNP H3: No change.
- Policy CNP H4: H4 changed to reflect changes to national policy with the introduction of First Homes and the South Oxfordshire Local Plan 2035.
- Policy CNP H5: Changes reflect changes in national policy and the climate change agenda.
- Policy CNP H6: No change.
- Policy CNP H7: No change.
- Policy CNP E1: No change.
- Policy CNP E2: No change.
- Policy CNP E3: No change.
- Policy CNP E4: Changed to improve clarity.
- Policy CNP I1: No change.
- Policy CNP I2: No change.
- Policy CNP I3: No change.
- Policy CNP I4: No change.
- Policy CNP I5: No change.
- Policy CNP I6: No change.
- Policy CNP I7: No change.

- Policy CNP I8: No change.
- Policy CNP I9: Change for clarity.
- Policy CNP I10: No change.
- Policy CNP T1: No change.
- Policy CNP T2: No change.
- Policy CNP ED1: The primary school and pre-school have now been expanded. These policies are no longer relevant so have been deleted.
- Policy CNP ED2: The primary school and pre-school have now been expanded. These policies are no longer relevant so have been deleted.

Whilst a number of policy modifications are being proposed, the most significant modifications relate to Policy H4 in recognition of the introduction of First Homes and the deletion of policies CNP ED1 and ED2, recognising they have served their purpose and are no longer needed.

The Planning Practice Guidance sets out the types of modifications which can be made to the neighbourhood plan. These are:

- *Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.*
- *Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.*
- *Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.*

The council consider the proposed modifications materially affect the policies in the plan. However, although material, the proposed modifications are not considered to be so significant or so substantial as to change the nature of the plan. The goals and objectives of the plan have been updated, but they remain largely unchanged in their nature. Therefore, in the council's opinion, the plan should undergo an independent examination, but it should not require a new referendum.