



WALLINGFORD NEIGHBOURHOOD DEVELOPMENT PLAN 2021

Draft 2024 update

Modifications Statement describing changes
to update the existing
Neighbourhood Development Plan
January 2024

This statement has been prepared to respond to Regulation 17(e)(ii) of the Neighbourhood Planning (General) Regulations 2012 (as amended) and describes the extent of the changes proposed to the Wallingford Neighbourhood Development Plan. We believe these changes are material modifications that do not change the nature of the Wallingford Neighbourhood Development Plan, which was formally 'made' by South Oxfordshire District Council in June 2021 following a referendum in May 2021. Since then it has formed part of SODC's Local Plan 2035.

Wallingford Town Council's WNP Working Group has prepared a Review document as an update to the Plan, which is the now submitted for Reg 14 consultation.

The overall Vision and Objectives for Wallingford are unchanged. Several policies have been changed, some removed because they have been fulfilled, and new ones added. These are outlined below.

There are many detailed wording changes in the body of the WNP that respond to the latest NPPF and the SODC Local Plan 2035. While these do not change the objectives significantly, they do require edits to reference correct policy numbers and statements/publications.

WNP 2021 Policies not changed in the 2024 Review.

Chapter One Wallingford No policies

Chapter Two

Chapter Three Design & Character Assessment

Policy HD1 Design

Policy HD2 Sustainable Design

Policy HD5 Avoidance of Light Pollution

Chapter Four Historic environment & archaeology

Policy HA1 The historic environment

Policy HA2 Effects of development on Historic and Heritage Assets

Policy HA3 Views and Vistas

Chapter Five Natural Environment

Policy EV2 Protecting existing amenity spaces and Wallingford Green Network

Chapter Six Employment & Economy

Chapter Seven Town Centre, Retail & Tourism

Policy TC1 Primary Shopping Area

Policy TC2 New uses for buildings within the primary shopping area

Policy TC4 Improve the visitor economy

Policy TC5 Public and private car parks

Policy TC7 Preservation of visitor accommodation

Chapter Eight Movement & Connectivity

Policy MC3 Cycling

Policy MC6 Cholsey and Wallingford Railway Corridor

Policy MC7 Provision of EV charging points

Chapter Nine Community Facilities & Infrastructure

Policy CF1 Protecting existing facilities

Policy CF5 Local amenity provision

Policy CF6 Health and wellbeing service provision

Chapter Ten Community Aspirations No policies

WNP 2021 Policies changed in the 2024 Review.

Chapter Two Strategy for Wallingford

Policy WS1 The local strategy for Wallingford. Added information to support sustainable development to meet net zero targets.

Policy WS2 The land allocation for housing in Wallingford. Addition to this policy to allocate land on Site E (Winterbrook Meadows) for a medical centre, and the precise nature of the care facility.

Policy WS3 Development within the built-up area. Added Built-up Area Boundary to this policy, and to Map 2, Proposals Map.

Policy WS4 Affordable housing and housing mix. Policy moved from Chapter Three into Chapter Two.

Chapter Three Design & Character Assessment

Policy HD3 Shop-fronts and signs. New policy added to strengthen the town centre shop-front policy.

Policy HD5 Avoidance of Light Pollution. Policy moved from Chapter Five into Chapter Three.

Chapter Five Natural Environment

Policy EV1 Minor changes to include Natural Recovery Networks.

Chapter Six Employment & Economy

Policy EE1 Allocation of employment land. Removed because it is satisfied by the development of Site C, Verda Park.

Policy EE2 Safeguard existing local employment sites. This becomes Policy EE1, with minor changes.

Chapter Seven Town Centre, Retail & Tourism

Policy TC3 Regal Site. New text to update the current situation.

Policy TC6 Provision of coach parking. Removed, no longer necessary.

Chapter Eight Movement & Connectivity

Policy MC1 Impact of development proposals on the public highway network. Policy title changed and text includes Oxfordshire County Council Active Travel information.

Policy MC2 Access to public transport. Minor changes to wording.

Policy MC4 Safe Active Travel. New text to strengthen support for developers to improve connectivity and active travel.

Policy MC5 Vehicle parking. Additional text refers to no pavement parking except where permitted.

Chapter Nine Community Facilities & Infrastructure

Policy CF2 Support for New Formal and Informal Sport and Community Facilities. Minor changes to include new sports played at the Sports Park.

Policy CF4 Wallingford Riverside. Minor changes to wording.

Maps changes:

- **Map 2 in Chapter 2.** Remove Site C arrow and policy, rename this Verda Park. Add the Built-up Area Boundary. Add the location of the 2.2ha site on Site E, Policy WS2.3 proposal for medical centre.
- **Map 3 in Chapter 2.** Remove this map.
- **Add new Map 3 in Chapter 2.** Built-up Area Boundary.
- **Map 5 Views and Vistas in Chapter 4.** Add line of the view from the Motte south to the Berkshire Downs. Remove tracked changes text.
- **Map 7 Green Spaces Green Network in Chapter 5.** Remove small green rectangle on the western side of Reading Road at the southern end, close to junction with A4130, because this has been built on. Add all the green spaces, allotments, sports pitch and SUDS on Highcroft (Site B).

Conclusion

The changes proposed do not change the nature of the Wallingford Neighbourhood Development Plan. The Vision for Wallingford and Objectives remain unchanged and the Policies remain broadly the same, with updated references to reflect new legislation.

The additions in Chapter Two are the site allocation of the medical centre on Site E (Policy WS2.3) and defining the Built-up Area Boundary to the town (Policy WS3).

We therefore consider that the changes proposed constitute material modifications that do not change the nature of the Wallingford Neighbourhood Development Plan, and would require examination but not a referendum.

Prepared by WNP Working Group on behalf of Wallingford Town Council, January 2024.