

# Policy and Programmes

HEAD OF SERVICE: TIM ORUYE



## CONTACT OFFICER: ROBYN TOBUTT

Robyn.Tobutt@southoxon.gov.uk

Tel: 01235 422422

Textphone: 18001 01235 422422

Abbey House, Abbey Close, Abingdon,  
OXON, OX14 3JE

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## Wallingford 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 Wallingford Neighbourhood Development Plan (NDP) was made as part of the district council's development plan on 20 May 2021. Since the Wallingford NDP was made the National Planning Policy Framework (NPPF) has been updated, with the latest revision December 2023.

The South Oxfordshire Local Plan 2035 sets out the housing requirements for the towns of Henley-on-Thames, Thame and Wallingford. The Local Plan proposes the provision of 15% growth in the market towns, set out in Policy H3: Housing in the Towns of Henley-on-Thames, Thame and Wallingford. In the case of Wallingford, it is acknowledged in Table 4d in the Local Plan that completions and commitments mean that the minimum outstanding requirement for the NDP is 0. This position is unchanged for the review NDP. The made Wallingford NDP responds to the Local Plan requirements, and the review NDP continues to do so.

The Wallingford NDP Review is not proposing to allocate any new sites, with the allocation carried forward from the made plan. There are a number of policy changes and supporting text changes proposed, including:

- Policy WS1: The Local Strategy for Wallingford – Policy carried forward with additional wording added to WS1.1(b).

- Policy WS2: The Land Allocation for Housing in Wallingford – Policy carried forward with additional policy wording relating to the delivery of a centre on site.
- Policy WS3: Development within the Built-Up Area – Policy carried forward with the addition of a built-up area boundary.
- Policy WS4: Affordable Housing & Housing Mix – Policy moved.
- Policy HD1: Design – Policy carried forward with minor wording amendments.
- Policy HD3: Avoidance of Light Pollution - Policy carried forward with minor wording amendments.
- Policy HA3: Views and Vistas – No change to policy wording but additional view identified on Map 5.
- Policy EV1: Green Spaces and Green Corridors - Policy carried forward with minor wording amendments.
- Policy EE1: Safeguard Existing Local Employment Sites - Policy carried forward with minor wording amendments.
- Policy TC3: Regal Site – Policy carried forward with amended text to reflect current situation.
- Policy MC1: Impact of Development Proposals on the Public Highway Network and Parking Provision – Policy carried over with title change and minor wording amendments.
- Policy MC2: Access to Public Transport - Policy carried forward with minor wording amendments.
- Policy MC3: Cycling - Policy carried over with title change and minor wording amendments.
- Policy MC4: Safe Active Travel – Policy carried forward with minor wording amendments.
- Policy CF1: Support for New Formal and Informal Sport and Community Facilities - Policy carried over with title change and minor wording amendments.
- Policy CF3: Wallingford's Riverside – Policy carried forward with minor wording amendments.

Policies which have not changed, or which have not been carried forward from the made Wallingford Neighbourhood Plan, have not been included on the list.

Policy modifications are being proposed and the most significant modifications relate to the introduction of a settlement boundary around the built-up area of Wallingford and the amendment of the allocation policy WS2.

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 that the proposed modifications materially affect the policies in the plan. However, the visions and objectives of the plan remains largely unaltered.

The modifications proposed in the Wallingford Review Plan are not considered significant. Whilst there has been an amendment to the allocation policy WS2 to include provision of a medical centre, the council does not consider that this modification would change the nature of the plan.

The introduction of settlement boundaries for Wallingford does not significantly change the policy considerations of the settlement but add a local level of detail and clarity regarding how planning applications within these locations should be considered.

Therefore, although material, the proposed modifications are not considered to be so significant or so substantial as to change the nature of the plan. In the council's opinion, the plan review, with material modifications which do not change the nature of the plan, should undergo an independent examination, but it should not require a new referendum.

