



Chalgrove Neighbourhood Development Plan Review Modification Statement

12th December 2023

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 why the authority is of this opinion.

The Chalgrove Neighbourhood Development Plan (CNDP) was made as part of the district council's development plan on 20 December 2018. Since the adoption of the CNDP, the South Oxfordshire Local Plan 2035 was adopted in December 2020. Since the CNDP was made the National Planning Policy Framework (NPPF) has also been updated, with the latest revision dated 5 September 2023.

The CNDP Review is seeking to respond to these local and national planning policy changes. The changes are as follows:

Document "01.-Chalgrove-Neighbourhood-Development-Plan" has been updated to include a revision level and date in the footer to enable more robust revision level control.

The final paragraph of the Introduction has been changed to reflect that the CNDP is now made.

Section 2.2 has been updated to show that the current Local Plan is the Adopted Local Plan 2035

Section 2.7 has been updated to show that the CNDP is now made.

The Basic Conditions Statement has been updated to reflect the policies within the CNDP that meet the current Adopted Local Plan 2035

The following Policy section changes have been made:

Policy C1 – no change

Policy C2 – Updated to add a reference to the new Design Guidance and Codes document which now forms part of the CNDP. The specific update is the addition of item j) - All planning proposals should adhere to the Chalgrove Design Guidance and Codes document to ensure coherence with, and enhancement of, the character of the area

Policy H1 – no change

Policy H2 – no change

Policy H3 – no change

Policy H4 – no change

Policy H5 – no change

Policy CF1 – no change

Policy CF2 – no change

Policy CF3 – no change

A new Core Document has been produced – the Design Guidance and Codes document. This document sets out design guidance and codes based on the existing features of Chalgrove. The Design Guidance and Codes are intended to sit alongside the CNDP to provide guidance for applicants preparing proposals in the area and as a guide for the Neighbourhood Development Plan Steering Group and South Oxfordshire District Council when considering planning applications. It sets out the expectations for proposals and ensures that they will reflect on Chalgrove's key defining features.

There are no other changes to the CNDP core documents, supporting documents or appendices.

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.*

In the opinion of Chalgrove Parish Council, 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.

Appendix 1: Detailed Table of Changes

Made CNDP Policy	Proposed CNDP Policy Changes	Reason for Change
N/A	Addition of revision number and date	Ability to track revision changes
<p>Introduction:</p> <p>Once the Plan has been made (following a successful referendum) the CNDP will form part of South Oxfordshire District Council's Development Plan. This means that the Neighbourhood Plan will have material weight in deciding where any development should take place and the type and character of the development.</p>	<p>The Chalgrove Neighbourhood Development Plan (CNDP) was made as part of the District Council's development plan on 20 December 2018. CNDP now forms part of South Oxfordshire District Council's Development Plan. This means that the Neighbourhood Plan will have material weight in deciding where any development should take place and the type and character of the development.</p>	<p>The plan has been made, so the update reflects the current status of the CNDP</p>
<p>2.2 How the Chalgrove Neighbourhood Plan fits into the Planning System</p> <p>The CNDP must be in general conformity with the strategic policies contained in the development plan for the area. South Oxfordshire District Council is preparing a new Local Plan referred to as the Local Plan 2033, which is scheduled to be adopted in 2018. Currently the development plan in South Oxfordshire consists of:</p> <ul style="list-style-type: none"> • South Oxfordshire Core Strategy (2012) • Saved policies of the Local Plan 2011 (2006) 	<p>The CNDP must be in general conformity with the strategic policies contained in the development plan for the area. South Oxfordshire District Council has adopted a new Local Plan referred to as the Local Plan 2035. Currently the development plan in South Oxfordshire consists of:</p> <ul style="list-style-type: none"> • South Oxfordshire Core Strategy (2012) • Adopted Local Plan 2035 	<p>Updated to reflect that the Adopted South Oxfordshire Local Plan is the South Oxfordshire Local Plan 2035</p>
2.7 Submission and		

<p>examination</p> <p>This document is the final Chalgrove Neighbourhood Plan to be submitted to the District Council together with a Sustainability Appraisal Report, which includes an Environmental Report.</p> <p>The District Council will consult on the plan for six weeks and then submit it to an independent examiner together with other Plan documents – Basic Conditions Statement, Character Assessment and Consultation Statement. The examiner will examine the Plan and the supporting evidence and assess whether it meets the ‘Basic Conditions’ and all other statutory requirements for a Neighbourhood Plan and whether it should go forward to a referendum.</p> <p>The examiner’s recommendations will be published in the examiner’s report. The District Council will consider each of the examiners recommendations and determine what action to take in response to them.</p> <p>In the event that the examiner recommends modifications to be made to the CNDP in order for it to proceed to referendum, the District Council will work with Chalgrove Parish Council and NDP</p>	<p>This document was the final Chalgrove Neighbourhood Plan submitted to the District Council together with a Sustainability Appraisal Report, which includes an Environmental Report.</p> <p>The District Council consulted on the plan for six weeks and then submitted it to an independent examiner together with other Plan documents – Basic Conditions Statement, Character Assessment and Consultation Statement. The examiner assessed the Plan and the supporting evidence and confirmed that it met the ‘Basic Conditions’ and all other statutory requirements for a Neighbourhood Plan and that it should go forward to a referendum.</p> <p>The examiner’s recommendations were published in the examiner’s report. The District Council considered each of the examiners recommendations and determined what action to take in response to them.</p> <p>The recommended modifications were made to the CNDP in order for it to proceed to referendum.</p>	<p>Updated to show that the activity has taken place, and that the CNDP is now made, and the South Oxfordshire District Plan 2035 has been adopted.</p>
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<p>steering group to amend the Plan accordingly before being put forward to a parish referendum.</p> <p>At the local referendum, voters in the parish of Chalgrove will be asked whether they want South Oxfordshire District Council to use the Neighbourhood Plan to help it decide planning applications in the Plan area.</p> <p>If the Plan is supported by a majority vote at the referendum, the Plan will be 'made' or adopted by the District Council as part of the planning policy used to assess development proposals in the Chalgrove Neighbourhood Plan area, so long as the plan doesn't breach EU Regulations.</p> <p>Together with the Local Plan, the Neighbourhood Plan will be used for deciding planning applications in Chalgrove within the Plan period from when it is 'made' to 2033. This Plan will apply to any and all development in the Neighbourhood Plan Area.</p>	<p>At the local referendum, voters in the parish of Chalgrove were asked whether they want South Oxfordshire District Council to use the Neighbourhood Plan to help it decide planning applications in the Plan area.</p> <p>The Plan was supported by a majority vote in the referendum, and the Plan was made by the District Council on 20th December 2018.</p> <p>Together with the Local Plan, the Neighbourhood Plan will be used for deciding planning applications in Chalgrove within the Plan period from when it was made to 2035. This Plan will apply to any and all development in the Neighbourhood Plan Area.</p>	
Policy C2	<p>Addition of clause j)</p> <p>All planning proposals should adhere to the Chalgrove Design Guidance and Codes document to ensure coherence with, and enhancement of, the character of the area</p>	Added clause to refer to the introduction of the new Design Guidance and Codes document which forms part of the core documents of the CNDP
Design Guidance and Codes	New core document	