

Policy and Programmes

HEAD OF SERVICE: TIM ORUYE



Listening Learning Leading

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Warborough & Shillingford Neighbourhood Development Plan Review – Modification Significance 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 Warborough & Shillingford Neighbourhood Development Plan (NDP) was made as part of the district council's development plan on 4 October 2018. Since the Warborough & Shillingford NDP was made the National Planning Policy Framework (NPPF) has been updated, with the latest revision February 2025.

The Warborough & Shillingford NDP Review is not proposing to allocate any new sites, with the allocation made in the made plan having been approved and built out. There are a number of policy changes and supporting text changes proposed, including:

- Policy VC1: Development principles and character of the village – previously called Village Character – Policy carried forward with title change and additional policy wording relating to the updated Character Appraisal and the new Design Code, and an additional section on the 'Shillingford Special Character Area'.
- Policy VC2: Landscape & Green Gaps – New policy and evidence.
- Policy VC3: Important Local Views – New policy and additional views identified, although made plan did include local views as part of Policy VC1.
- Policy VC4: Dark Night Skies – New policy and evidence.

- Policy H1: Housing Mix – Policy carried forward with additional reference to delivery of small housing units and independent elderly homes.
- Policy H2: Infill Development – Policy carried forward with minor wording amendments.
- Policy H3: Active Travel - Policy carried forward with title change and additional policy wording relating to pedestrian and cycle linkages and traffic evidence.
- Policy H4: Parking Provision – Policy carried forward with additional detail on car parking and inclusion of reference to cycle parking and impact of motor vehicles.
- Policy H5: Safeguarding Affordable Housing – Policy carried forward with minor wording amendments.
- Policy C1: Community Infrastructure – Policy carried forward with additional reference to infrastructure provision.
- Policy C2: Improvements to Community Assets Housing – Policy carried forward with minor wording amendments.
- Policy C3: Local Green Spaces – Policy carried forward with new Local Green Spaces added
- Policy ENV1: Protecting and Enhancing Biodiversity – New policy.
- Policy ENV2: Flood Risk Mitigation & Management – New policy.
- Policy ENV3: The Energy Hierarchy – New policy.

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

Policy modifications are being proposed and the most significant modifications relate to the introduction of an environmental section with new policies on biodiversity, flood risk and climate change, as well as policies on dark skies and green gaps within the village character section. In addition the plan introduces a design code.

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 Warborough & Shillingford Plan Review are not considered significant.

The introduction of the environmental policies build upon the objectives and policies set out in the made plans 'Community assets, services and facilities' section. With the design code adding additional local detail to the policies and objectives within the original 'Village and rural character and design' section.

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.

A handwritten signature in blue ink that reads "R. Rios".

Ricardo Rios

Planning Policy Team Leader (Neighbourhood Planning)