

# Policy and Programmes

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## **Chalgrove 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 Chalgrove Neighbourhood Development Plan (NDP) was made as part of the district council's development plan on 20 December 2018. Since the Chalgrove NDP was made the National Planning Policy Framework (NPPF) has been updated, with the latest revision published in February 2025.

The Chalgrove NDP Review is not proposing to allocate any new sites. There are a number of policy changes which include:

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 – Housing Site Allocation – The reference to Option B Land to East of Chalgrove for up to 120 dwellings has been omitted, together with the Map 1a which outlines the site because the site has now been completed.

Policy H1a- the policy wording has been amended to include:

*a) The site consists of 19.7 hectares, of which approx 8.6 hectares of developable land in flood zone 1 is proposed for 200 dwellings (Map 4a overleaf).*

Policy H1b- This policy has been removed as the site has now been completed.

Policy modifications are being proposed, and the most significant modifications relate to the introduction of a new 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, as a guide for the Parish Council when commenting on planning applications and the district council when considering them. 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.*

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 Chalgrove Plan Review are not considered significant.

The introduction of the design code builds upon the objectives and policies set out in the made plan adding additional local detail to the policies and objectives.

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.

*R. Rios*

Ricardo Rios

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