

## Planning

HEAD OF SERVICE: ADRIAN DUFFIELD



Listening Learning Leading

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### **Chinnor 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.

South Oxfordshire District Council considers that the Chinnor Neighbourhood Development Plan (NDP) Review contains significant modifications in relation to the made Chinnor NDP (2017). The most significant modifications relate to the introduction of a development boundary around the built up area of Chinnor, and the allocation of 507 dwellings across 5 sites. These have resulted in the introduction of two new policies, CH H6 and CH H7. There have also been a number of smaller modifications to some of the policies which have remained in the Chinnor NDP Review from the made Chinnor NDP (2017).

The made Chinnor NDP does not include any allocations or development boundaries. The made Chinnor NDP supports infill development within the existing built-up form of Chinnor Village subject to a set of criteria, however it does not identify a physical development boundary. The Plan Review proposes to introduce a development boundary which will be used to define the extent and level of development supported inside and outside this boundary. It will be used to define where infill development will be supported subject to a set of criteria. This development boundary could result in added development pressures on areas within the boundary. The proposed development boundary is believed to constitute a significant change.

The proposed Chinnor NDP Review also intends to allocate 507 dwellings across 5 sites, which were not allocated in the made Chinnor NDP. It should be noted that the allocated sites all currently have extant planning permission.

Whilst some policies have remained unchanged from the made Chinnor NDP (2017), a number of policies have been amended and updated in the Chinnor NDP Review.

These modifications combined significantly change the nature of the made Chinnor NDP (2017). Therefore, in the council's opinion, the plan should undergo an independent examination and, subject to the examiner's recommendations, it should require a local referendum.

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