



## Cholsey Neighbourhood Plan Review – Modification Statement

24 March 2022

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 Cholsey Neighbourhood Plan (CNP) was made as part of the district council's development plan in Spring 2019. Since the adoption of the Cholsey CNP, the South Oxfordshire Local Plan 2035 was adopted in December 2020. Since the Cholsey NDP was made the National Planning Policy Framework (NPPF) has also been updated, with the latest revision dated 20 July 2021.

The Cholsey CNP Review is seeking to respond to these local and national planning policy changes.

Section 2, The Vision for Cholsey, of the made CNP has been updated. Since the CNP was prepared updates to the NPPF at paragraph 153 set out that plans must take a proactive approach to mitigating and adapting to climate change considering long term implications for flood risk, water supply, biodiversity and landscapes, and the risk of over-heating from rising temperatures.

The CNP STRAT 1 section has be updated. Changes aim to make bullets shorter, clearer and easier to understand.

- A new first bullet refers to the NPPF change at paragraph 153 regarding climate change.
- Original bullet 1 has been split into two bullets 2 and 3 as these are seen as two separate matters, bullet 3 refers to maintaining a compact form as this is the current form of the village.
- Original bullet 2 has been split in two as these are seen as separate matters
- New bullet 7 references change to the NPPF regarding climate change
- Bullet 9 references changes to the NPPF regarding climate change
- Bullet 11 simplified

The following Policy section changes have been made:

- Policy CNP H1: No change.
- Policy CNP H1a: No change.
- Policy CNP H1b: No change.
- Policy CNP H2: Changes to improve clarity and remove duplication.
- Policy CNP H3: No change.
- Policy CNP H4: H4 changed to reflect changes to national policy with the introduction of First Homes and the South Oxfordshire Local Plan 2035.
- Policy CNP H5: Changes reflect changes in national policy and the climate change agenda.
- Policy CNP H6: No change.
- Policy CNP H7: No change.
- Policy CNP E1: No change.
- Policy CNP E2: No change.
- Policy CNP E3: No change.
- Policy CNP E4: Changed to improve clarity.
- Policy CNP I1: No change.
- Policy CNP I2: No change.
- Policy CNP I3: No change.
- Policy CNP I4: No change.
- Policy CNP I5: No change.
- Policy CNP I6: No change.
- Policy CNP I7: No change.
- Policy CNP I8: No change.
- Policy CNP I9: Change for clarity.
- Policy CNP I10: No change.
- Policy CNP T1: No change.
- Policy CNP T2: No change.
- Policy CNP ED1: The primary school and pre-school have now been expanded. These policies are no longer relevant so have been deleted.
- Policy CNP ED2: The primary school and pre-school have now been expanded. These policies are no longer relevant so have been deleted.

There is no change to the Proposals map.

Refer to Appendix 1 for detailed information on changes from the current made CNP.

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 Cholsey Parish Council's opinion 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 CNP policy	Proposed CNP policy Changes highlighted	Reason for change
<p><b>Section 2: The Vision for Cholsey</b></p> <p>54. The vision for Cholsey looks forward over the next 15 years and has been derived from extensive public engagement:</p> <p>55. Our vision is for Cholsey to continue to thrive, meeting the changing needs of the community whilst conserving the distinctive character, landscape, and setting of the village that has evolved over eleven centuries of history.</p>	<p><b>Section 2: The Vision for Cholsey</b></p> <p>58.The vision for Cholsey looks forward over the next 15 years and has been derived from extensive public engagement:</p> <p>59.Our vision is for Cholsey to continue to thrive, meeting the changing needs of the community whilst conserving the distinctive character, landscape, and setting of the village that has evolved over eleven centuries of history, <b>taking full heed of the challenges we face from the effects of Climate Change.</b></p>	<p>Since the CNP was prepared updates to the NPPF at paragraph 153 set out that plans must take a proactive approach to mitigating and adapting to climate change considering long term implications for flood risk, water supply, biodiversity and landscapes, and the risk of over-heating from rising temperatures.</p>
<p><b>CNP STRAT 1</b></p> <p>The <del>overall neighbourhood plan strategy</del> is to:</p> <ul style="list-style-type: none"> <li>• support a locally appropriate level of housing growth in the village, to create a compact village form and to use land efficiently, whilst also restricting inappropriate development in the countryside beyond the village built-up area boundary shown on Map 4 and the Proposals Map</li> <li>• focus well designed development within the built-up area <del>of Cholsey</del> <b>and</b> conserve and enhance the heritage assets and character of the village</li> <li>• ensure all development conserves and enhances the rural setting of the village, the views both leading to and from it, the</li> </ul>	<p><b>CNP STRAT 1</b></p> <p>61.Our local strategy for Cholsey is to:</p> <ul style="list-style-type: none"> <li>• <b>ensure that development reduces greenhouse gas emissions by any means possible, such as through its location, orientation, and design, and identifies suitable areas for renewable and low carbon energy sources</b></li> <li>• support a locally appropriate level of housing growth in the village, to <b>maintain</b> a compact village form and to use land efficiently, whilst also restricting inappropriate development in the countryside beyond the village built-up area boundary</li> <li>• focus well designed development within the built-up area <b>boundary</b></li> <li>• conserve and enhance the heritage assets and character of the village</li> <li>• ensure all development conserves and enhances the rural setting of the village, the views both leading to and from it, the landscape character and biodiversity</li> <li>• <b>ensure all development adheres to maximum energy efficiency regulations and the use of renewable energy sources</b></li> </ul>	<p>Changes aim to make bullets shorter, clearer and easier to understand. A new first bullet makes reference to the NPPF change at paragraph 153 regarding climate change. Original bullet 1 has been split into two bullets 2 and 3 as these are seen as two separate matters, bullet 3 refers to maintaining a compact form as this is the current form of the village.</p>

Made CNP policy	Proposed CNP policy Changes highlighted	Reason for change
<p>landscape character and biodiversity</p> <ul style="list-style-type: none"> <li>recognise the importance of community networks in Cholesey. To protect and enhance the social and economic facilities, and activity hubs of the village, with new and expanded community and leisure facilities, which are important to the social fabric of the Parish</li> <li>improve the health and wellbeing of the community</li> <li>support the local village economy by allowing suitable conversions or new buildings for business and/or tourism uses</li> <li>minimise <del>the adverse effects of</del> car travel, particularly congestion at peak times, discourteous parking and speeding, which makes our roads less attractive for other users by: <ul style="list-style-type: none"> <li>making walking, cycling and public transport more attractive options for local journeys and ensuring new developments mitigate their impact by contributing to the network of routes available both by adding new routes <del>where practical</del> and by making existing routes more attractive and practical. <del>to use,</del> This may include new junction arrangements and pedestrian crossing facilities</li> <li>ensuring that new developments <del>do not significantly worsen</del> air pollution, traffic congestion and speeding on village roads through appropriately sited access arrangements and traffic calming measures</li> </ul> </li> <li>improve the level of facilities and services the</li> </ul>	<ul style="list-style-type: none"> <li>recognise the importance of community networks in Cholesey. To protect and enhance the social and economic facilities and activity hubs of the village, with new and expanded community and leisure facilities, which are important to the social fabric of the Parish</li> <li>improve the health and wellbeing of the community <b>including minimising vulnerability and improving resilience, particularly in the face of global threats</b></li> <li>support the local village economy by allowing suitable conversions or new buildings for business and/or tourism uses</li> <li>minimise car travel, particularly congestion at peak times, discourteous parking, and speeding, which makes our roads less attractive for other users by: <ul style="list-style-type: none"> <li>making walking, cycling and public transport more attractive options for local journeys and ensuring new developments mitigate their impact by contributing to the network of routes available both by adding new routes and making existing routes more attractive and practical. This may include new junction arrangements and pedestrian crossing facilities.</li> <li>ensuring that new developments <b>reduce</b> air pollution, traffic congestion and speeding on village roads by providing electric vehicle charging points, appropriately sited access arrangements and traffic calming measures</li> </ul> </li> <li>improve the level of facilities and services the community enjoy</li> <li>ensure the primary school and pre-school capacity meets the needs of the village, to eliminate the need for local young children to travel outside the village to school</li> <li>secure village-based health facilities to eliminate the need for elderly residents and those with young families to travel outside the village to access health services</li> <li>ensure that development does not worsen the extent and frequency of flooding events in the village by siting new development away from areas liable to flood, and to work with infrastructure providers to ensure essential infrastructure is upgraded when necessary</li> </ul>	<p>Original bullet 2 has been split in two as these are seen as separate matters</p> <p>New bullet 7 references changes to the NPPF regarding climate change</p> <p>Bullet 9 references changes to the NPPF regarding climate change</p> <p>Bullet 11 simplified</p>

Made CNP policy	Proposed CNP policy Changes highlighted	Reason for change
<p>community enjoy particularly:</p> <ul style="list-style-type: none"> <li>- <del>to secure the expansion of the primary school and pre-school facilities as some children have had to attend schools elsewhere</del></li> <li>- <del>to secure local health facilities as elderly residents and those with young families have difficulty in accessing services</del></li> </ul> <ul style="list-style-type: none"> <li>• ensure that development does not worsen the extent and frequency of flooding events in the village by siting new development away from areas liable to flood, and to work with infrastructure providers to ensure essential facilities <del>can be upgraded</del></li> </ul>		
<p><b>Policy CNP H1</b></p> <p>94. Land is allocated to provide around 189 new homes on sites shown on the Proposals Map on the following three sites:</p> <ul style="list-style-type: none"> <li>- East End Farm (CHOL1 together with land west of Wallingford Road (part of CHOL7) around 165 homes</li> <li>- Boshers Yard corner of A329 and Papist Way (CHOL9) around 10 homes</li> <li>- Fairmile (CHOL10) 14 homes</li> </ul>	<p><b>Policy CNP H1</b></p> <p>95.Land is allocated to provide around 189 new homes on sites shown on the Proposals Map on the following three sites:</p> <ul style="list-style-type: none"> <li>• East End Farm (CHOL1) together with land west of Wallingford Road (part of CHOL7) around 165 homes</li> <li>• Boshers Yard corner of A329 and Papist Way (CHOL9) around 10 homes</li> <li>• Fairmile (CHOL10) 14 homes</li> </ul>	No change
<p>Policy CNP H1a</p> <p>95. Proposals on the adjoining sites CHOL1 and CHOL7 shall be in general accordance with the Masterplan (MAP 5) and shall provide or ensure that:</p> <ul style="list-style-type: none"> <li>• access via an improved junction at the East End Farm CHOL1 access to the Wallingford Road</li> </ul>	<p><b>Policy CNP H1a</b></p> <p>96.Proposals on the adjoining sites CHOL1 and CHOL7 will be in general accordance with the Masterplan (MAP 5) and will provide or ensure that:</p> <ul style="list-style-type: none"> <li>• access via an improved junction at the East End Farm CHOL1 access to the Wallingford Road to include a 15m separation between Goldfinch Lane and the improved East End Farm access</li> <li>• footpath and cycle links through the site linking Wallingford Road to Caps Lane and Ilges Lane</li> <li>• traffic calming on the Wallingford Road</li> <li>• substantial buffer planting and green infrastructure around the northern, eastern, and southwestern boundaries of the site including a</li> </ul>	No change

Made CNP policy	Proposed CNP policy Changes highlighted	Reason for change
<p>to include a 15m separation between Goldfinch Lane and the improved East End Farm access</p> <ul style="list-style-type: none"> <li>• footpath and cycle links through the site linking Wallingford Road to Caps Lane and Ilges Lane</li> <li>• traffic calming on the Wallingford Road</li> <li>• substantial buffer planting and green infrastructure around the northern, eastern and south western boundaries of the site including a green corridor between the houses along the Wallingford Road and the new development and an area of community woodland as shown on the masterplan</li> <li>• new fencing and at least 5m of buffer planting between all homes in Rothwells Close and the new development</li> <li>• the design, layout, orientation and massing of the new houses has regard to the character and appearance of the dwellings to the north-west and south of the site and to the setting of the village within the</li> </ul>	<p>green corridor between the houses along the Wallingford Road and the new development, and an area of community woodland as shown on the masterplan</p> <ul style="list-style-type: none"> <li>• new fencing and at least 5m of buffer planting between all homes in Rothwells Close and the new development</li> <li>• the design, layout, orientation, and massing of the new houses has regard to the character and appearance of the dwellings to the north-west and south of the site and to the setting of the village within the wider rural landscape</li> <li>• a range and mix of new homes to meet the housing needs set out in the Neighbourhood Plan Housing Mix Strategy</li> <li>• an appropriate setting for listed buildings in the vicinity of the site</li> <li>• contributions to community buildings and education to include a preschool</li> <li>• new allotments together with appropriate parking facilities</li> <li>• recreation facilities for young children and for teenagers</li> <li>• appropriate contributions to public transport provision, and for bus stop improvements</li> </ul>	

Made CNP policy	Proposed CNP policy Changes highlighted	Reason for change
<p>wider rural landscape</p> <ul style="list-style-type: none"> <li>• a range and mix of new homes to meet the housing needs set out in the Neighbourhood Plan Housing Mix Strategy</li> <li>• an appropriate setting for listed buildings in the vicinity of the site</li> <li>• contributions to community buildings and education to include a preschool</li> <li>• new allotments together with appropriate parking facilities</li> <li>• recreation facilities for young children and for teenagers</li> <li>• appropriate contributions to public transport provision, and for bus stop improvements</li> </ul>		
<p><b>Policy CNP H1b</b></p> <p>96. New development should make effective use of natural resources as applicable and as required by the development plan except that densities on sites with more than 10 homes should be at least 25 dwellings per ha taking account of local character and circumstances. Densities on sites with less than 10 homes should take account of local character and circumstances and need not meet any minimum density requirement.</p>	<p><b>Policy CNP H1b</b></p> <p>97. New development should make effective use of natural resources as applicable and as required by the development plan except that densities on sites with more than 10 homes should be at least 25 dwellings per ha taking account of local character and circumstances. Densities on sites with less than 10 homes should take account of local character and circumstances and need not meet any minimum density requirement.</p>	<p>No change</p>



Made CNP policy	Proposed CNP policy Changes highlighted	Reason for change
<p>Policy CNP H2</p> <p>108. The village Built-up Area Boundary is defined on the Proposals Map. Permission will be supported for new homes on infill sites which lie within the village Built-up Area Boundary provided that:</p> <ul style="list-style-type: none"> <li>the proposal does not have an unacceptable impact on an important open space of value to the community nor a space of environmental or ecological value, nor an important public view as set out in document - Cholsey Views Assessment</li> <li><del>an important open space of public, environmental or ecological value is not unacceptably harmed, nor an important public view as set out in document – Cholsey Views Assessment unacceptably harmed, and</del></li> <li>the proposal would not produce an unacceptable impact on noise, privacy and access, for example by creating a narrow side access in the neighbourhood area to the rear, and would not extend the built limits of the settlement</li> <li>maintains the general character and appearance of the area</li> </ul> <p>109. Proposals for development outside the built-up area <del>will only be</del> supported if they are appropriate to a countryside location and are otherwise consistent with development plan policies.</p>	<p><b>Policy CNP H2</b></p> <p>109.The village Built-up Area Boundary is defined on the Proposals Map. Permission will be supported for new homes on infill (IoE Ref 10) sites which lie within the village Built-up Area Boundary provided that:</p> <ul style="list-style-type: none"> <li>the proposal does not have an unacceptable impact on an important open space of value to the community nor a space of environmental or ecological value, nor an important public view as set out in document - Cholsey Views Assessment (IoE Ref 53)</li> <li>the proposal would not produce an unacceptable impact on noise, privacy, and access, for example by creating a narrow side access in the neighbourhood area to the rear, and would not extend the built limits of the settlement</li> <li>maintains the general character and appearance of the area</li> </ul> <p>110.Proposals for development outside the built-up area <b>will not be</b> supported <b>unless</b> they are appropriate to a countryside location and are otherwise consistent with development plan policies <b>and national policy.</b></p>	<p>Changes to improve clarity and remove duplication</p>

Made CNP policy	Proposed CNP policy Changes highlighted	Reason for change
<p><b>Policy CNP H3</b></p> <p>118. Proposals for self-build and custom build homes within Cholsey will be supported where they meet policies in the development plan.</p> <p><b>Policy CNP H4</b></p> <p>130. Affordable housing and Starter Homes shall be provided in new housing developments as required by <del>the South Oxfordshire development plan.18</del></p>	<p><b>Policy CNP H3</b></p> <p>125.Proposals for self-build and custom build homes within Cholsey will be supported where they meet policies in the development plan.</p> <p><b>Policy CNP H4</b></p> <p>137.Affordable housing will be provided in new housing developments as required <b>by NPPF and the South Oxfordshire Local Plan 2035.</b></p>	<p>H4 changed to reflect changes to national policy with the introduction of First Homes and the South Oxfordshire Local Plan 2035</p>
<p><b>Policy CNP H5</b></p> <p>146. As appropriate to the site context and scale of development proposed proposals for new housing in Cholsey must:</p> <ul style="list-style-type: none"> <li>• ensure that the new housing is well and safely connected with the village and surrounding countryside for pedestrians and cyclists</li> <li>• have good access to effective public transport services</li> <li>• minimise traffic through the village</li> <li>• ensure all types of housing are well integrated</li> <li>• provide good quality, well designed homes</li> <li>• provide an attractive environment maintaining Cholsey’s distinctiveness</li> <li>• make provision for green infrastructure</li> <li>• meet the objectives in the South Oxfordshire Design Guide</li> <li>• provide a neighbourly environment for all residents</li> <li>• provide for residents’ wellbeing and ensure they are not subject to unacceptable levels of</li> </ul>	<p><b>Policy CNP H5</b></p> <p>155.As appropriate to the site context and scale of development proposed proposals for new housing in Cholsey must:</p> <ul style="list-style-type: none"> <li>• ensure that the new housing is well and safely connected with the village and surrounding countryside for pedestrians and cyclists</li> <li>• have good access to effective public transport services</li> <li>• minimise traffic through the village</li> <li>• ensure all types of housing are well integrated</li> <li>• provide good quality, well designed homes</li> <li>• provide an attractive environment maintaining Cholsey’s distinctiveness</li> <li>• make provision for green infrastructure <b>and at least a 10% net gain in biodiversity</b></li> <li>• meet the objectives in the South Oxfordshire Design Guide</li> <li>• provide a neighbourly environment for all residents</li> <li>• provide for residents’ wellbeing and ensure they are not subject to unacceptable levels of noise or odour</li> <li>• provide facilities and infrastructure demonstrated to be required</li> <li>• meet the challenge of climate change and flooding</li> <li>• ensure new housing is in keeping with local character, materials, and colour palette</li> <li>• provide for enough landscaping to soften the impact of the buildings and of the village in the wider landscape</li> <li>• contribute to improving provision for recreation</li> <li>• make provision for access to fast broadband</li> </ul>	<p>Changes reflect changes in national policy and the climate change agenda.</p>

Made CNP policy	Proposed CNP policy Changes highlighted	Reason for change																					
<p>noise or odour</p> <ul style="list-style-type: none"> <li>• provide facilities and infrastructure demonstrated to be required</li> <li>• meet the challenge of climate change and flooding</li> <li>• ensure new housing is in keeping with local character, materials and colour palette</li> <li>• provide for sufficient landscaping to soften the impact of the buildings and of the village in the wider landscape</li> <li>• contribute to improving provision for recreation <del>for teenagers</del></li> <li>• make provision for access to fast broadband</li> </ul> <p>Please note some of the justification for the criteria in this policy is in the Infrastructure section.</p>	<ul style="list-style-type: none"> <li>• have electric vehicle charge point(s)</li> </ul> <p>Please note some of the justification for the criteria in this policy is in the Infrastructure and Services section.</p>																						
<p><b>Policy CNP H6</b></p> <p>152. New housing proposals should meet the requirements in Oxfordshire County Council’s Residential Parking Provision Policy<sup>27</sup> except that parking should be provided in new residential developments, including extensions to existing homes, in accordance with the following minimum standards:</p> <p>See table</p> <p>153. On sites of 10 or more homes parking spaces must be provided at least in accordance with the above requirements, on smaller sites and/or where parking is being provided on the house site the requirement should be rounded up to a whole number</p>	<p><b>Policy CNP H6</b></p> <p>160. New housing proposals should meet the requirements in Oxfordshire County Council’s Residential Parking Provision Policy<sup>27</sup> except that parking should be provided in new residential developments, including extensions to existing homes, in accordance with the following minimum standards:</p> <table border="1" data-bbox="544 1435 1182 2007"> <thead> <tr> <th data-bbox="544 1435 743 1738">Number of bedrooms</th> <th data-bbox="743 1435 959 1738">Number of off-road parking spaces (1 allocated and remainder unallocated )</th> <th data-bbox="959 1435 1182 1738">Number of off-road parking spaces (2 allocated and remainder unallocated)</th> </tr> </thead> <tbody> <tr> <td data-bbox="544 1738 743 1776">1</td> <td data-bbox="743 1738 959 1776">1.4</td> <td data-bbox="959 1738 1182 1776"></td> </tr> <tr> <td data-bbox="544 1776 743 1814">2</td> <td data-bbox="743 1776 959 1814"></td> <td data-bbox="959 1776 1182 1814">2.3</td> </tr> <tr> <td data-bbox="544 1814 743 1852">3</td> <td data-bbox="743 1814 959 1852"></td> <td data-bbox="959 1814 1182 1852">2.4</td> </tr> <tr> <td data-bbox="544 1852 743 1890">3 / 4</td> <td data-bbox="743 1852 959 1890"></td> <td data-bbox="959 1852 1182 1890">2.5</td> </tr> <tr> <td data-bbox="544 1890 743 1928">4</td> <td data-bbox="743 1890 959 1928"></td> <td data-bbox="959 1890 1182 1928">3</td> </tr> <tr> <td data-bbox="544 1928 743 2007">5+</td> <td data-bbox="743 1928 959 2007"></td> <td data-bbox="959 1928 1182 2007">3.5</td> </tr> </tbody> </table>	Number of bedrooms	Number of off-road parking spaces (1 allocated and remainder unallocated )	Number of off-road parking spaces (2 allocated and remainder unallocated)	1	1.4		2		2.3	3		2.4	3 / 4		2.5	4		3	5+		3.5	No change
Number of bedrooms	Number of off-road parking spaces (1 allocated and remainder unallocated )	Number of off-road parking spaces (2 allocated and remainder unallocated)																					
1	1.4																						
2		2.3																					
3		2.4																					
3 / 4		2.5																					
4		3																					
5+		3.5																					

Made CNP policy	Proposed CNP policy Changes highlighted	Reason for change
	<p>161. On sites of 10 or more homes parking spaces must be provided at least in accordance with the above requirements, on smaller sites and/or where parking is being provided on the housing site the requirement should be rounded up to a whole number</p>	
<p><b>Policy CNP H7</b></p> <p>156. Extensions to existing homes will be supported where they meet the following criteria:</p> <ul style="list-style-type: none"> <li>• the scale, height and form fit unobtrusively with the existing building and the character of the street scene</li> <li>• spacing between buildings respects the character of the street scene</li> <li>• gaps which provide for important landscaping or views out of the village to surrounding countryside are maintained</li> <li>• materials are in keeping with the materials of the existing building</li> <li>• the traditional boundary treatment of an area is retained and, where feasible, reinforced and the privacy, daylight and sunlight of adjoining residents are safeguarded</li> </ul>	<p><b>Policy CNP H7</b></p> <p>164. Extensions to existing homes will be supported where they meet the following criteria:</p> <ul style="list-style-type: none"> <li>• the scale, height and form fit unobtrusively with the existing building and the character of the street scene</li> <li>• spacing between buildings respects the character of the street scene</li> <li>• gaps which provide for important landscaping or views out of the village to surrounding countryside are maintained</li> <li>• materials are in keeping with the materials of the existing building</li> <li>• the traditional boundary treatment of an area is retained and, where feasible, reinforced and the privacy, daylight and sunlight of adjoining residents are safeguarded</li> </ul>	No change
<p><b>Policy CNP E1</b></p> <p>178. Cholsey's landscape, countryside and rural areas will be protected against inappropriate development and where possible enhanced.</p> <p>179. Within the AONB (as shown on Map 2) great weight will be given to conserving landscape and scenic beauty. Development proposals for</p>	<p><b>Policy CNP E1</b></p> <p>191. Cholsey's landscape, countryside and rural areas will be protected against inappropriate development and where possible enhanced.</p> <p>192. Within the AONB (as shown on Map 2) great weight will be given to conserving landscape and scenic beauty. Development proposals for major development will not be supported in this area except in exceptional circumstances and where they can be demonstrated to be in the public interest.</p> <p>193. Elsewhere in the neighbourhood area development proposals will only be supported where it would promote</p>	No change

Made CNP policy	Proposed CNP policy Changes highlighted	Reason for change
<p>major development will not be supported in this area except in exceptional circumstances and where they can be demonstrated to be in the public interest.</p> <p>180. Elsewhere in the neighbourhood area development proposals will only be supported where it would promote small scale economic growth which promotes the conservation and enhancement of the countryside.</p>	<p>small scale economic growth which promotes the conservation and enhancement of the countryside.</p>	
<p><b>Policy CNP E2</b></p> <p>197. Proposals which improve opportunities for residents and visitors to informally enjoy Cholsey's riverside location, or which improve facilities for river based sport or recreation, and are compatible with CNP E1 and CNP E3 will be supported.</p>	<p><b>Policy CNP E2</b></p> <p>208. Proposals which improve opportunities for residents and visitors to informally enjoy Cholsey's riverside location, or which improve facilities for river-based sport or recreation and are compatible with CNP E1 and CNP E3 will be supported.</p>	No change
<p><b>Policy CNP E3</b></p> <p>198. Development proposals should respect the landscape, waterscape, cultural heritage and user enjoyment of the River Thames, its tributaries, floodplains, the Rideway and the Thames Path. Insofar as planning permission is required proposals for mooring stages, posts, earthworks or river facing banks with piles and planking outside the built-up area boundary will not be supported.</p>	<p><b>Policy CNP E3</b></p> <p>209. Development proposals should respect the landscape, waterscape, cultural heritage and user enjoyment of the River Thames, its tributaries, floodplains, the Ridgeway, and the Thames Path. Insofar as planning permission is required proposals for mooring stages, posts, earthworks, or river facing banks with piles and planking outside the built-up area boundary will not be supported.</p>	No change
<p><b>Policy CNP E4</b></p> <p>211. Proposals <del>within the Cholsey Conservation Area or its setting and those affecting a listed building, registered historic park or garden, archaeological remains or its/their setting</del></p>	<p><b>Policy CNP E4</b></p> <p>222. Proposals <b>affecting any of Cholsey's heritage assets or their settings</b> should identify the special interest, character, appearance, importance and significance of the asset and contribution to those of the setting. Proposals should be well designed to conserve, or enhance and respect those attributes, particularly those features of the</p>	Changed to improve clarity

<b>Made CNP policy</b>	<b>Proposed CNP policy Changes highlighted</b>	<b>Reason for change</b>
<p>should identify the special interest, character, appearance, importance and significance of the heritage asset and contribution to those of the setting. Proposals should be well designed to conserve, or enhance and respect those attributes, particularly those features of the historic environment identified in this Plan, and ensure the continued enjoyment of the historic context and character of Cholsey's important historic environment. If harm to archaeological remains is unavoidable and justified in accordance with the NPPF, the remains must be recorded, and the recording deposited in a public archive.</p>	<p>historic environment identified in this Plan and ensure the continued enjoyment of the historic context and character of Cholsey's important historic environment. If harm to archaeological remains is unavoidable and justified in accordance with the NPPF, the remains must be recorded, and the recording deposited in a public archive.</p>	
<p><b>Policy CNP 11</b></p> <p>216. Where appropriate new housing developments should provide or contribute towards facilities, including the enhancement of existing facilities, for formal and informal sport and recreation to meet adopted standards for the increased population generated by the development. This must include provision for toilets, changing facilities, maintenance and parking as well as increased pitches and other facilities. On larger developments the provision of open space, sport, recreation and play is expected to be delivered on site. On smaller developments (less than 75 houses), developers should contribute to enhancing</p>	<p><b>Policy CNP 11</b></p> <p>231. Where appropriate new housing developments should provide or contribute towards facilities, including the enhancement of existing facilities, for formal and informal sport and recreation to meet adopted standards for the increased population generated by the development. This must include provision for toilets, changing facilities, maintenance, and parking as well as increased pitches and other facilities. On larger developments the provision of open space, sport, recreation, and play is expected to be delivered on site. On smaller developments (less than 75 houses), developers should contribute to enhancing existing facilities in the village.</p>	<p>No change</p>

<b>Made CNP policy</b>	<b>Proposed CNP policy Changes highlighted</b>	<b>Reason for change</b>
existing facilities in the village.		
<p><b>Policy CNP 12</b></p> <p>223. Proposals for a doctor's surgery in the village will be supported, provided the proposals can demonstrate the site is suited to this purpose in terms of access, car parking and design, and will not lead to a loss of amenity for local residents.</p>	<p><b>Policy CNP 12</b></p> <p>239. Proposals for a doctor's surgery in the village will be supported, provided the proposals can demonstrate the site is suited to this purpose in terms of access, car parking and design, and will not lead to a loss of amenity for residents.</p>	No change
<p><b>Policy CNP 13</b></p> <p>238. All proposals for new housing should demonstrate that they will not exacerbate surface and groundwater drainage and flooding problems. Sustainable Drainage Systems (SuDS) should be incorporated into development proposals where possible.</p> <p>239. New developments must provide appropriate facilities for water supply and sewage disposal. New developments should also be designed in a way which will neither exacerbate existing water supply or wastewater issues nor create water supply or disposal issues for properties elsewhere in the neighbourhood area.</p> <p>240. All new developments shall be designed to Building Regulations water consumption standard for water scarce areas (110 litres per person per day)</p>	<p><b>Policy CNP 13</b></p> <p>253. All proposals for new housing should demonstrate that they will not exacerbate surface and groundwater drainage and flooding problems. Sustainable Drainage Systems (SuDS) should be incorporated into development proposals where possible.</p> <p>254. New developments must provide appropriate facilities for water supply and sewage disposal. New developments should also be designed in a way which will neither exacerbate existing water supply or wastewater issues nor create water supply or disposal issues for properties elsewhere in the neighbourhood area.</p> <p>255. All new developments will be designed to Building Regulations water consumption standard for water scarce areas (110 litres per person per day)</p>	No change
<p><b>Policy CNP 14</b></p> <p>243. Proposals which improve parking, delivery and operational arrangements for shops</p>	<p><b>Policy CNP 14</b></p> <p>274. Proposals which improve parking, delivery, and operational arrangements for shops around The Forty will be supported.</p>	No change

Made CNP policy	Proposed CNP policy Changes highlighted	Reason for change
around The Forty will be supported		
<p><b>Policy CNP 15</b></p> <p>244. Proposals that result in the loss of an essential community facility or service <del>,including those in Graphic 1,</del> through change of use or redevelopment, will not be supported unless:</p> <p>I. it would lead to the significant improvement of an existing facility or the replacement of an existing facility equally convenient to the local community it serves and with equivalent or improved facilities; or</p> <p>II. it has been determined that the community facility is no longer needed; or</p> <p>III. in the case of commercial services, it is not economically viable</p> <p><b>Policy CNP 16</b></p> <p>249. Proposals which improve facilities at the recreation ground will be supported.</p>	<p><b>Policy CNP 15</b></p> <p>275. Proposals that result in the loss of an essential community facility or service through change of use or redevelopment, will not be supported unless:</p> <ul style="list-style-type: none"> <li>• it would lead to the significant improvement of an existing facility or the replacement of an existing facility equally convenient to the local community it serves and with equivalent or improved facilities; or</li> <li>• it has been determined that the community facility is no longer needed; or</li> <li>• in the case of commercial services, it is not economically viable.</li> </ul> <p><b>Policy CNP 16</b></p> <p>281. Proposals which improve facilities at the Recreational Ground will be supported.</p>	No change
<p><b>Policy CNP 17</b></p> <p>256. Insofar as planning permission is required proposals that enable residents to work from home without detriment to neighbouring properties will be supported.</p>	<p><b>Policy CNP 17</b></p> <p>288. Where planning permission is required, proposals that enable residents to work from home without detriment to neighbouring properties will be supported.</p>	No change
<p><b>Policy CNP 18</b></p> <p>257. Proposals for business uses in or adjacent to the village which respect the scale of the village and its wider landscape setting will be supported where they meet other policies in the Development Plan.</p>	<p><b>Policy CNP 18</b></p> <p>289. Proposals for business uses in or adjacent to the village which respect the scale of the village and its wider landscape setting will be supported where they meet other policies in the Development Plan.</p>	No change
<p><b>Policy CNP 19</b></p>	<p><b>Policy CNP 19</b></p>	Change for clarity



<b>Made CNP policy</b>	<b>Proposed CNP policy Changes highlighted</b>	<b>Reason for change</b>
<p>261. Proposals which would involve the loss of the existing allotments or cemetery will not be supported. The existing allotments and cemetery shall be safeguarded for the benefit of all residents. New allotments shall be provided on any major housing scheme over 50 units to a standard of 20 allotments per 1000 population.</p>	<p>293. Proposals which would involve the loss of the existing allotments or cemetery <b>space</b> will not be supported. The existing allotments and cemetery will be safeguarded for the benefit of all residents. New allotments will be provided on any major housing scheme over 50 units to a standard of 20 allotments per 1000 population.</p>	
<p><b>Policy CNP I10</b></p> <p>266. Small scale proposals for local tourism will be supported, provided they are also in accordance with the relevant policies in the Development Plan. The provision of appropriate signage and a permanent display to enhance The Dame Agatha Christie Trail and to direct visitors to village facilities will be particularly supported.</p>	<p><b>Policy CNP I10</b></p> <p>298. Small scale proposals for local tourism will be supported, provided they are also in accordance with the relevant policies in the Development Plan. The provision of appropriate signage and a permanent display to enhance The Dame Agatha Christie Trail and to direct visitors to village facilities will be particularly supported.</p>	No change
<p><b>Policy CNP T1</b></p> <p>281. Where appropriate new developments should connect to, and where possible, improve Cholsey's walking and cycling network. Where appropriate traffic calming, new junction arrangements and dedicated cycle and pedestrian paths should be provided.</p>	<p><b>Policy CNP T1</b></p> <p>311. Where appropriate, new developments should connect to and where possible improve Cholsey's walking and cycling network. Where appropriate, traffic calming, new junction arrangements and dedicated cycle and pedestrian paths should be provided.</p>	No change
<p><b>Policy CNP T2</b></p> <p>295. Proposals which improve public transport facilities, increase disabled provision and secure off-road car and cycle parking provision for rail users at Cholsey Station will be supported and encouraged. Where appropriate</p>	<p><b>Policy CNP T2</b></p> <p>324. Proposals which improve public transport facilities, increase disabled provision and secure off-road car and cycle parking provision for rail users at Cholsey Station will be supported and encouraged. Where appropriate proposals should be designed to minimise their impact on the AONB.</p>	No change

Made CNP policy	Proposed CNP policy Changes highlighted	Reason for change
proposals should be designed to minimise their impact on the AONB.		
<p><del>Policy CNP-ED1</del>  328. Proposals for the expansion and/or consolidation of the existing educational facilities on the Cholsey Primary School site will be supported subject to the following criteria:</p> <ul style="list-style-type: none"> <li>• they provide appropriate levels of staff car parking; and</li> <li>• they meet the minimum requirements for playing fields and outdoor play space</li> </ul>		The primary school and pre-school have now been expanded. These policies are no longer relevant so have been deleted.
<p><del>Policy CNP-ED2</del>  329. An expanded Pre-school will be supported on the school site.</p>		
Proposals map	Proposals Map	No change