

Chorleywood Neighbourhood Plan

14/07/2026

PART I

**Minor Amendments to Chorleywood Neighbourhood Plan
(DoF)**

1 Summary

- 1.1 The Chorleywood Neighbourhood Plan has been updated with minor amendments removing reference to Chorleywood as a village to bring the Neighbourhood Plan in line with Three Rivers' latest Local Plan evidence where the [Settlement Appraisal \(2025\)](#) categorises Chorleywood as a small town in the settlement hierarchy.

2 Recommendation

- 2.1 That:

The council agrees the minor amendments and adopts the updated Chorleywood Neighbourhood Plan in Appendix 2

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3 Details

- 3.1 The Chorleywood Neighbourhood Plan was adopted at Full Council on 25 May 2021, forming part of the Development Plan for the district.
- 3.2 Within the Neighbourhood Plan there are multiple references to Chorleywood as a village. These are all in the supporting text to the document rather than within the Neighbourhood Plan policies themselves. The Parish Council, and many residents refer to Chorleywood colloquially as a village and it is for this reason that the plan contains reference to a Chorleywood being a village.
- 3.3 It is not the role of a Neighbourhood Plan to categorise settlements, this done through the Local Plan and its supporting evidence such as the Settlement Appraisal.
- 3.4 The current adopted Local Plan categorises Chorleywood as a 'Key Centre' in its Settlement Hierarchy. The Settlement Hierarchy clearly differentiates between villages and other levels of settlement within the district with Sarratt and Bedmond being the only villages in the district.
- 3.5 The [Settlement Appraisal \(2025\)](#) provides an updated Settlement Hierarchy in support of the emerging new Local Plan. This places Chorleywood under the hierarchy as a 'small town'. Chorleywood was given a 'Very Good' sustainability score noting it is one of the most sustainable settlements in the district.
- 3.6 The sustainability score is assessed mainly considering access to key services and facilities as well as public transport provision. Within Chorleywood there are multiple primary schools, a secondary school, GP surgeries, local shops, open space, sports/leisure facilities, a library and community halls. It also has a mainline train station / TFL Metropolitan Underground station. This level of

services and facilities are much more characteristic of a town than a village (which would be expected to have a more limited range of services).

- 3.7 On this basis officers reviewed the suggested minor amendments provided by the Parish Council, coming to the conclusion that these amendments were reasonable.
- 3.8 Consideration was given to whether the amendments were all minor amendments. These comprise small, non-material amendments to the Neighbourhood Plan that do not fundamentally alter the plan's policies or objectives. The proposed changes do not make any alterations to the policies themselves, rather only to supporting text. As such, officers are satisfied that these are indeed only minor amendments and therefore no public consultation is required on the changes to the plan as set out in Planning Practice Guidance.
- 3.9 The following minor amendments have been made to the Chorleywood Neighbourhood Plan (actions taken by officers in **red text**):

Introduction: paragraph 1

Throughout this document to refer interchangeably to the Parish area of Chorleywood as "the Parish", "the Village" or "Chorleywood", and Chorleywood Parish Council as "the Parish Council". The different terms are used depending on the context.

Removed reference to "the Village".

The Special Characteristics of Chorleywood: paragraph 2

Designs should reflect the local village vernacular and structural landscaping could bring the countryside into the development, such as providing routes for footpaths and cycle ways.

Removed the word "village".

The Special Characteristics of Chorleywood: paragraph 4

Chorleywood still observes the tradition of Rogation Sunday, when villagers take their children around Chorleywood Common to check on the boundaries.

Changed the word "villagers" to "residents".

What will the Chorleywood NDP do? Bullet 3

Ensures that the Parish is safe, accessible and attractive to all, including the young and very old. People should be able to walk around and access the central areas, village stores and other community facilities including the outdoor areas.

Changed the word "village" to "local".

Policy 1: paragraph 5

As Chorleywood Common lies on one the highest points in the Parish some parts are visible to areas of the village that are outside of the Conservation Area. These areas in turn are visible from parts of the Common

Changed the words "the village" to "Chorleywood".

Policy 2: paragraph 4

In the context of semi-rural villages, this places a requirement upon planners and developers to utilise appropriate timelines for staged growth of interdependent development, namely, housing, school's capacity, employment, community facilities and infrastructure

This is a quote from another document so remains unchanged.

Policy 2: paragraph 6

Chorleywood, with its varied gradients, is particularly known for its leafiness and rural village feel that provides an inspiring setting for its residents.

Deleted the word "village" so that it reads "..... and rural feel that....",

Policy 3: paragraph 2

Availability of 'clear' sites for development are rare in the Village.

Changed "the Village" to "Chorleywood".

Policy 3: paragraph 3

Planning applications should account for: the increase in density of housing, the impact on the Special Characteristics of the Village, the utility and amenity space that such development demands.

Changed "the Village" to "Chorleywood".

Policy 6: paragraph 2

The range of retail outlets in the Village is relatively small, the majority are public houses followed by coffee shops and charity shops in close second and third respectively.

Changed "the Village" to "Chorleywood".

Policy 6: paragraph 3

It is hoped that a greater variety of retail outlets would attract more visitors and dissuade residents from venturing outside the Village for their shopping trip or social occasion.

Changed "Village" to "community".

Policy 10: Objective bullet 1

To provide the option of travelling to neighbouring villages by bike and ensure public transport is available, encouraging a good transport network.

No change necessary as it does not refer to Chorleywood itself.

Policy 11: paragraph 1

The Village is also host to privately-run exercise classes and team sports held at the Council-owned Village Halls, Chorleywood House Estate, on the Common and in other privately-run facilities such as at the local schools.

Changed "The Village" to "Chorleywood" and delete the reference to "Village" in "Village

Halls” so that it reads “Council-owned Halls”.

Policy 11: paragraph 4

Local Green Spaces may be designated where those spaces are demonstrably special to the local community, whether in a village or in a neighbourhood in a town or city.

No change necessary as it does not refer to Chorleywood specifically.

Policy 12: paragraph 4

During the early 1990s the Village was twice affected by serious flooding, primarily along Lotor Road and Chorleywood Bottom. As a result, Chorleywood Parish Council carried out remedial work to minimise water ‘run off’ from the Common, which is higher than the parts of the Village nearby. Thames Water also carried out significant improvements to the rainwater drainage system in that part of the Village, including installing a large tank under the lotost part of the Common where excess water could be collected.

Changed references to “the Village” to “Chorleywood”.

Policy 15: paragraph 2

This policy seeks to preserve such characteristics, as toll as the amenity value of the public access that the footpaths provide to the community both within the Village and surrounding landscape.

Changed “the Village” to “Chorleywood”.

Policy 16: paragraph 1

*They all contribute to the **Special Characteristics of Chorleywood** and enhance the Village and all it has to offer both its residents and those of neighbouring Parishes and beyond.*

Changed “Village” to “Parish”.

4 Options and Reasons for Recommendations

- 4.1 The council is proposing to update the Chorleywood Neighbourhood Plan with minor amendments to bring it in line with the Local Plan. Failing to make these changes will leave the Neighbourhood Plan unaligned with the Local Plan.

5 Policy/Budget Reference and Implications

- 5.1 The recommendations in this report are within the Council’s agreed policy and budgets.

Financial, Legal, Equal Opportunities, Staffing, Environmental, Community Safety, Public Health, Customer Services Centre, Communications & Website, Risk Management and Health & Safety Implications

None specific.

6 Risk and Health & Safety Implications

- 6.1 The Council has agreed its risk management strategy which can be found on the website at <http://www.threerivers.gov.uk>. In addition, the risks of the proposals in the report have also been assessed against the Council's duties under Health and Safety legislation relating to employees, visitors and persons affected by our operations. The risk management implications of this report are detailed below.
- 6.2 The subject of this report is covered by the Planning Policy & Conservation service plan. Any risks resulting from this report will be included in the risk register and, if necessary, managed within this plan.

Nature of Risk	Consequence	Suggested Control Measures	Response (tolerate, treat, terminate, transfer)	Risk Rating (combination of likelihood and impact)
Neighbourhood Plan could be perceived to not be in accordance with the Local Plan	Plan could have reduced weight in planning decisions	Adopt plan	Tolerate	4

- 6.3 The above risks are scored using the matrix below. The Council has determined its aversion to risk and is prepared to tolerate risks where the combination of impact and likelihood scores 6 or less.

Very Likely ----- Likelihood ----- Remote	Low 4	High 8	Very High 12	Very High 16
	Low 3	Medium 6	High 9	Very High 12
	Low 2	Low 4	Medium 6	High 8
	Low 1	Low 2	Low 3	Low 4
Impact Low -----> Unacceptable				

Impact Score

- 4 (Catastrophic)
- 3 (Critical)
- 2 (Significant)
- 1 (Marginal)

Likelihood Score

- 4 (Very Likely (≥80%))
- 3 (Likely (21-79%))
- 2 (Unlikely (6-20%))
- 1 (Remote (≤5%))

- 6.4 In the officers' opinion none of the new risks above, were they to come about, would seriously prejudice the achievement of the Strategic Plan and are therefore operational risks. The effectiveness of the management of operational risks is reviewed by the Audit Committee annually.

Background Papers

Planning Practice Guidance
Three Rivers Settlement Appraisal (2025)
Three Rivers Core Strategy (2011)

APPENDICES

Appendix 1 Chorleywood Neighbourhood Plan Referendum Version (2021)
Appendix 2 Updated Chorleywood Neighbourhood Plan (2026)

