

SOUTH OXFORDSHIRE DISTRICT COUNCIL

SONNING COMMON NEIGHBOURHOOD PLAN DECISION STATEMENT

1. Summary

- 1.1 Following an independent Examination, South Oxfordshire District Council's Cabinet Member for Planning now confirms that the Sonning Common Neighbourhood Plan will proceed to referendum.

2. Background

- 2.1 Sonning Common Parish Council, as the qualifying body successfully applied for Sonning Common parish, and parts of Kidmore End and Rotherfield Peppard parishes, to be designated as a Neighbourhood Area, under the Neighbourhood Planning (General) Regulations (2012), which came into force on 6 April 2012.
- 2.2 Following the submission of the Sonning Common Neighbourhood Plan Submission Version ('the plan') to the council, the plan was publicised and comments were invited from the public and stakeholders. The consultation period closed on 17 March 2016.
- 2.3 South Oxfordshire District Council appointed an independent examiner, Nigel McGurk, to review whether the plan met the basic conditions required by legislation and should proceed to referendum.
- 2.4 The examiner's report concludes that the plan meets the basic conditions, and that subject to the modifications proposed in the report, the plan should proceed to referendum.

3. Decision and Reasons

- 3.1 The changes to the Sonning Common Neighbourhood Plan Submission Version that are proposed by the examiner are approved.
- 3.2 With the examiner's recommended modifications the plan meets the basic conditions mentioned in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, and is compatible with the Convention rights and complies with provision made by or under Section 38A and B of the Planning and Compulsory Purchase Act 2004.
- 3.3 The changes made to the plan are as follows in the table below. The reasons for making the changes to accept the recommendations of the examiner are explained in the examiner report and are to make the plan consistent with the examiner's recommendations.

Ref.	Page in Submission version	Policy/ Paragraph	Changes
RO1	7	Last sentence	Change last line to "...adopted in 2018."
RO2	22	Line 7	Change to "busy-ness"
RO3	28 and 29	All objectives	Delete all objective numbering (SCDS1, SCDS2 etc)
RO4	43 onwards	Policy section	Delete all "Principles"
RO5	43 onwards	Policy section	Delete all objective numbering
RO6	43 onwards	Policy section	Delete green shading from the boxes containing "Objective"
RO7	36	Table 2.2	Delete table 2.2 and the preceding sentence "The detail for...below."
RO8	38-41	"New Homes" heading	Delete text from "New Homes", part way down p38, until the end of p41. Retain map on p39.
RO9	42	Plan provision	Delete p42
RO10	43	Part Three: Policies, 1st sentence and box	Delete text under the heading including box relating to Objectives
RO11	43	2 nd para	Delete this para ("The green boxes...")
RO12	43	"Development strategy policies" heading and 2	Delete heading and 2 paras below

Ref.	Page in Submission version	Policy/ Paragraph	Changes
		paras below	
RO13	44	Policy DS1	Delete policy DS1
RO14	44-45	Policy DS1	Delete all supporting text on p44 and map 3.1 on p45
RO15	46	Policy H1	SON5 and SON7a delete “up to”
RO16	51	Policy H2	Delete text of policy H2 and replace with “Within allocated sites, support will be afforded to schemes where the majority of dwellings comprise one, two and three bedroomed homes”
RO17	51	Policy H2a	Delete policy H2a
RO18	51	Policy H2b	Replace “would be welcomed” with “are encouraged”
RO19	50	Lines 6-7	Change text to “The conclusions drawn from this information are that <i>the provision of more 1 and 2 bedroom homes, and rented accommodation, would help balance housing provision in Sonning Common.</i> ”
RO20	50	Line 15	Change text to “...ORCC survey have helped to inform table 3.5 below, which sets out an aspirational housing mix.”
RO21	50	Last para and 3 bullet points	Delete last 2 lines of text and 3 bullet points and bottom of page 50.
RO23	51	Para below policy box	Change para to: “Development will be encouraged to contribute towards local needs housing, especially that for older people. The Parish Council is keen for developers to adopt Building to National Optional Technical Standards and to integrate affordable housing with market housing.”
RO24	51	4 bullet points and last para	Delete 4 bullet points and last para

Ref.	Page in Submission version	Policy/ Paragraph	Changes
RO25	53	Policy H3	Delete policy H3
RO26	53	Policy H3a	Change policy title to “H3” and add text to first sentence of policy: “... on infill sites (<i>the infilling of a small gap within an otherwise built-up frontage or group of houses</i>) will be...”
RO27	53	First sentence	Delete opening sentence above policy
RO28	53 and 28	Objective	Remove “and backland” from wording
RO29	53	First sentence below policy box	Change text to: “Assessment <i>provides additional relevant background to policy H3.</i> ”
RO30	53	2 bullet points and preceding sentence	Delete the last 2 bullet points and preceding sentence at bottom of page.
RO31	54	Policy H4 and supporting text	Move “Housing for local people” section to “Actions for the Parish Council” section. Change policy H4 to Action H4. Reword as “The Parish Council will seek to work with other bodies to encourage 20% of all new...”
RO32	55	Policy D1	First line, delete “...and plotland character.”
RO33	55	Policy D1	Third sentence, change text to: “ <i>The development of residential allocations should use...</i> ”
RO34	55	Policy D1	Forth sentence, line 7 delete “... in the front of properties.” (Also delete this reference in the bullet point on p56)
RO35	55	Policy D1a	Change 2 nd sentence to: “ <i>Such a justification will need to include evidence to demonstrate how the proposal addresses local character and residential amenity.</i> ”
RO36	55	Policy D1b	Change opening sentence to: “ <i>Proposals to develop infill sites and the sites allocated in this plan must be accompanied...</i> ”
RO37	56	4 bullet points and preceding sentence above Village centre	Delete the 4 bullet points and preceding sentence.

Ref.	Page in Submission version	Policy/ Paragraph	Changes
		policies	
RO38	58	Policy VC1	Delete 2 nd and 3 rd bullet points
RO39	58	Policy VC1	Delete last sentence of policy
RO40	58	Para below policy	Delete para of supporting text below policy box
RO41	59	Policy VC2	Change 2 nd sentence to “ <i>Support will be given to proposals to improve disabled access and make more efficient use of car parking spaces.</i> ”
RO42	59	Policy VC2	Change title of policy to “ <i>VC2: Parking</i> ”
RO43	59	Para below policy	Delete para of supporting text below policy box
RO44	60	School parking text	Delete “School Parking” heading and 4 paras of text below
RO45	60	Economic and employment policies section	Change title to “ <i>Economic and employment policy</i> ”
RO46	62	Policy EE2	Change title to policy “ <i>EE1</i> ”
RO47	62	Policy EE2	First sentence – change text to “...extend the use of this site, <i>into the yellow area highlighted on map 3.4</i> , will be supported.”
RO48	60	Supporting text to policy EE2	First sentence – add “... evidence of a high...”
RO49	62	Last line of 4 th para	Change “is” to “its”
RO50	62	Actions box	Move grey actions box to “Actions for the parish council” section
RO51	64	Policy CSH1	2 nd line – delete “... <i>and/or applications that would support the enhancement and/or refurbishment of these schools...</i> ”

Ref.	Page in Submission version	Policy/ Paragraph	Changes
RO52	64	CSH1a	Move policy CSH1a to “Actions for parish council” section, remove from policy box
RO53	63	“Community library” heading and 2 paras below	Move this heading the 2 paras below to the “Actions for parish council” section
RO54	64	CSH1c	Delete policy CSH1c
RO55	64-65	Supporting text at bottom of p64 and text on p65	Delete the last para on p64 and all text on p65
RO56	67	Policy CSH2	Delete and reword as “ <i>The provision of land to address the identified shortfalls in sports pitches and recreational facilities, as set out in the NDP, will be supported.</i> ”
RO57	68	2 nd para	Delete 2 nd para on p68 (final para of supporting text to policy CSH2).
RO58	69 and 71	Policy MRP2 and MRP3	Change policy titles to “MRP1” and “MRP2”
RO59	71	Policy MRP3	Delete policy MRP3 and all supporting text (p69-72)
RO60	75	Policy ENV1	Delete policy ENV1. Reword as “ <i>New development in the Chilterns AONB must demonstrate how it conserves and enhances landscape and scenic beauty. Major development in the AONB will not be supported except in exceptional circumstances and where it can be demonstrated to be in the public interest.</i> ”
RO61	75	1st para under policy box	Delete para of supporting text under policy box
RO62	76	Policy ENV2	Delete second sentence of policy ENV2
RO63	76	Policy ENV2a	2 nd sentence, change to: “ <i>amenity value should be provided on site.</i> ”

Ref.	Page in Submission version	Policy/ Paragraph	Changes
RO64	76	Policy ENV2b	Change to “ <i>As part of new developments the planting of additional trees and hedging, in keeping with local character, will be supported. Applications for major development (as defined by the Town and Country Planning Act) should be accompanied by an indicative planting scheme to demonstrate that a suitable level of sustainable planting can be achieved.</i> ”
RO65	76	Policy ENV2c	Delete policy ENV2c and sentence of supporting text below policy box.
RO66	79	Policy ENV3	Reword as: “ <i>The conservation and enhancement of ecological networks will be supported. Where appropriate, development proposals should seek to connect existing wildlife corridors and provide new ones, to enhance biodiversity and provide for freedom of movement for species through the site.</i> ”
RO67	79	Policy HER1	Delete policy HER1 and all supporting text.
RO68	80	Policy DE1	Line one – add “ <i>applicants bringing forward a significant development proposal are encouraged...</i> ”
RO69	80	Policy DE1	Delete final sentence of the policy.
RO70	84	Part 4:Site allocations and designations	Delete grey box
RO71	84	“Key considerations for each of the sites” section	Delete this section on p84 including 3 bullet points
RO72	86 onwards	Concept plans	Delete title on p86 underneath the concept plan. Delete all headings underneath all of the concept plans.
RO73	84	Concept plans	Add new heading to p84 headed “ <i>Concept plans</i> ”. Add new para below heading: “ <i>There are a number of plans in this section, entitled “Concept Statement”. These do not form part of any Policies and are indicative only. They do not comprise masterplans requirements, but are intended as a guide only.</i> ”
RO74	94 onwards	Each housing policy in this section	Replace the number against the “ <i>Affordable homes</i> ” heading at the top of the policy box with “ <i>40%</i> ”
RO75	87	SON1	Add a policy box with the following text: “ <i>Policy SON1: Local Green Space. Site SON1 is designated as</i>

Ref.	Page in Submission version	Policy/ Paragraph	Changes
			<i>Local Green Space, where no development will take place other than in very special circumstances.</i>
RO76	87	SON1	Add a new plan entitled "Local Green Space SON1"
RO77	88	Last para	Delete the last para
RO78	94	Policy H1	First line – change to "SON 2/3 comprises 7.7 hectares. The land shaded blue on map 4.3 is allocated for 50 houses. The land shaded green on map 4.3 is allocated for public recreation. Circa 0.9 hectares...developers."
RO79	94	Policy H1	Add new 2 nd para to policy box: "The recreational area will be laid out and provided, together with suitable public access, prior to the sale of the first market house on site SON2/3."
RO80	95	1 st para under policy box	Change 1 st sentence to: "In addition to ensuring the provision of a public recreation area, the long term aim for the recreation space is to have a community..."
RO81	94 onwards	2 nd para of each land allocation policy	Delete the final sentence of 2 nd para: "The brief should include the requirements set out at Policy..."
RO82	105	Map 4.7	Replace map with a clear red line plan
RO83	104	Policy HS3	2 nd bullet point under "Landscape" heading – delete "15 metres in depth.."
RO84	104	Policy HS3	3 rd bullet point under "Landscape" heading – delete "(of some 5 metres)"
RO85	114	Policy HS5	Remove "up to" from first sentence of policy
RO86	119	Policy HS6	Delete 3 rd para under "Phase 2" heading – "Extra care....in Essex Way."
RO87	120	Policy HS6	Delete 1 st and 5 th bullet points
RO88	133	Phasing and traffic management	Delete "Phasing and" from section heading
RO89	133	Policy HP1	Add text: "... applicants seeking to develop any of the allocated sites will be required..."
RO90	133	2 nd para	Change text: "...proposed that a traffic management..."
RO91	133	Grey box	Delete grey box including text
RO92	134	Policy HR1	Remove titles "HR1a, HR1b, HR1c and HR1d"

Ref.	Page in Submission version	Policy/ Paragraph	Changes
RO93	134	Policy HR1	Delete 1 st line of policy
RO94	134	Policy HR1	Change text: "If in the event that a Plan allocation lapses Reserve sites SON 7 and 7a will be released for development to make up the shortfall <i>in the number of homes</i> , in accordance with Site policy HS5. Once released, this site will continue to be allocated for the remainder of the Plan period"
RO95	134	Policy HR1	Change text: "If Reserve sites SON 7 and SON 7a cannot <i>make up the shortfall in the number of homes</i> then Reserve site SON 8 (Phase 1) will be released in accordance with Site policy HS6. Once released, this site will continue to be allocated for the remainder of the Plan period."
RO96	134	Policy HR1	Change text: "In the event that SON 8 (Phase 2) conditions are met and if there is still a shortfall in the number of homes then Reserve site SON 8 (Phase 2) will be released in accordance with Site policy HS6. Once released, this site will continue to be allocated for the remainder of the Plan period."
RO97	134	Table 5.4	Delete table 5.4
RO98	135	Policy DE2	Delete policy DE2 and replace with an "Action for the Parish Council"
RO99	81	Actions for Parish Council	Delete "Principles, Objectives and Action Numbers"
RO100	81	Actions for Parish Council	Add introductory sentence to this section
RO101	61	Map 3.4	Include the former Natwest bank as part of the retail sites

- 3.4 The area for the referendum is confirmed as that originally designated as the Sonning Common Neighbourhood Area, and covers the parishes of Sonning Common and parts of Kidmore End and Rotherfield Peppard.
- 3.5 To meet the requirements of the Localism Act 2011 a referendum which poses the question: 'Do you want South Oxfordshire District Council to use the Neighbourhood Plan for the Sonning Common Area to help it decide planning applications in the neighbourhood area' will be held in the parish of Sonning Common.
- 3.6 The Returning Officer will be requested to hold a referendum that is likely to take place on 29 September 2016.

John Cotton
South Oxfordshire District Council Cabinet Member with Portfolio for Planning
Date: 29th July 2016