SYDENHAM PARISH NEIGHBOURHOOD PLAN REVIEW

CONSULTATION STATEMENT

September 2026

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1 Introduction

This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Sydenham Parish Neighbourhood Plan (SPNP). The legal basis of this Statement is provided by Regulation 15(2) of the Neighbourhood Planning (General) Regulations 2012 (as amended), which requires that a consultation statement should:

- Contain details of the persons and bodies that were consulted about the updated Neighbourhood Plan
- Explain how they were consulted
- Summarise the main issues and concerns raised by the persons consulted
- Describe how those issues and concerns have been considered and where relevant addressed in the proposed Neighbourhood Plan

1.1 Neighbourhood Plan Area Designation

Figure 1 below shows the Neighbourhood Area, which was designated by the local planning authority, South Oxfordshire District Council (SODC), on 2 March 2018. This correlates to the Sydenham Parish Boundary.

The Parish Council published the area application as required by regulations and no adverse comments were received.



2 The Consultation Process for the Updated Plan

2.1 Kick Off Events for the Sydenham Parish Neighbourhood Plan Review

2 September 2024
Minuted in the Sydenham Parish Council minutes: The village Neighbourhood Plan team will convene later this month to start the review of Sydenham's Neighbourhood Plan. This will be a full review to gain the best possible protection for the village, including using legal advice already obtained regarding the need to allocate sites. The review process will take at least a year and will include costs for consultation and publications. These costs are already covered by ringfenced monies. A referendum will be required as part of the process.

October 2024
The Neighbourhood Plan page of the village web site was updated to reflect the decision to start the review process.

2.2 Early Consultation

2.2.1 Public Meetings, January 2025

Public meetings were held on Wednesday 22 and Monday 27 January 2025, at two different venues in the village.

The agenda covered:

i. A summary of the current Neighbourhood Plan (NP) and discussion as to why it was felt by the Parish Council NP sub-committee that the current made plan required a review and update.

ii. It was proposed to the meetings that the review should not only cover existing policies, but also potential new policies, including a site allocation policy. This was agreed unanimously by the attendees at both the meetings;

iii. An explanation of how the village community would have its say through the process & why involvement from the community was important; and

iv. General questions.

The meeting was advertised widely using social media, email, posters and flyers posted through every householders' letter box. The meetings were attended by over 60 villagers.

The flyer advertising the meetings is included as Appendix I. The presentation given at both meetings is available on the village web site https://www.sydenhamparishcouncil.gov.uk/neighbourhood-plan-review.

2.2.2 Ongoing Public Engagement

Village Newsletter

Sydenham village has a monthly printed village newsletter, which is delivered to every house in the parish. Significant updates on the NP process as well as information about NP public meetings, have been included in this newsletter in every publication in 2025 and 2026 to date.

Village Parish Council Meetings

Sydenham Village Parish Council meets on the first Thursday of every month, except August. An update on the progress of the NP has been given at each meeting. The minutes of these meetings are available on the village website. https://www.sydenhamparishcouncil.gov.uk/council-meetings

SydMail Email

Four notices relating to the NP were emailed to the village email list of 188 people, between September 2024 and November 2025.

Further emails about the NP were sent on both 15 April & 8 May 2026 regarding the consultation process.

The consultation period was then extended by six weeks to 26 June 2026 because a Modification Statement was added mid-consultation — the extension notice went to all statutory consultees plus a SydMail on 14 May 2026.

Sydenham Village Facebook Page

The Sydenham Village Facebook page has 323 members and had the following notices published on it:
13 January 2025 – Invitation to village meetings on 22 and 27 January 2025

22 January 2025 – Reminder of village meetings

26 January 2025 – Reminder of the village meeting on 27 January 2025

28 March 2025 – Link to Neighbourhood Plan survey

29 April 2025 – Reminder to complete village survey

20 May 2025 – Final reminder to fill in village survey before closing on 26 May 2025

31 March 2026 - Notice of the statutory consultation, how to read the draft updated plan and that the deadline is 14 May 2026

16 April 2026 – Notice of the statutory consultation, how to read the draft updated plan and that the deadline is 14 May 2026

5 May 2026 – Reminder of Annual Parish Meeting, at which the NP and the consultation period was discussed

7 May 2026 – Reminder of comments on the draft NP due by 14 May 2026

Public database of NP Documents - Neighbourhood Plan Committee Meetings 2024-2026

The Neighbourhood Plan Committee held regular meetings throughout the review process:
• **25 September 2024** - Initial meeting to discuss review need and alignment with new national and local planning policies (NPPF December 2023, SODC Local Plan December 2020, Joint Local Plan emerging)
• **11 November 2024** - Discussion of timetable, site allocation process, and preparation for village meetings. Agreed to employ professional for independent site assessment.
• **12 December 2024** - Finalisation of village meeting preparations and site assessment process. Confirmed call for sites to be open 6-8 weeks.
• **8 January 2025** - Review of site assessment criteria and policies to be enhanced.
• **30 April 2025** - Review of survey progress (25 responses at that time) and call for sites documentation shared with SODC.
• **24 June 2025** - Review of completed survey with 47 responses. More than 98% supportive of new policies. 97% do not want to change development boundary. Site assessment criteria being updated.
• **11 August 2025** - Review of site proposals with SODC regarding validity of planning permissions, sequential test, flood plain and highways input. SODC to provide flood risk mapping.
• **2 December 2025** – Site Assessment feedback, plan for remaining drafting of NP documents
• **5 January 2026** – Feedback from SODC on questions; update to drafting remaining; and timetable for remaining stages of work
• **28 January 2026** – Status of actions to complete plan. Awaiting SEA
• **24 February 2026** – Status of actions to complete plan. Organisation for the consultation, including distribution of flyers around the village

The committee also met on to review the responses to the Section 14 statutory consultation and these are documented in section 2.6.

Minutes of each NP Committee meeting and other relevant documents are publicly available via the NP page on the Sydenham Village website:
https://www.sydenhamparishcouncil.gov.uk/neighbourhood-plan-review

Mail drop

Prior to the public village meetings in January 2025 notices about the meetings were hand delivered to every house in the village.

Letters to every household about the Call for Sites and the village survey were posted through every letter box in the week commencing 31 March 2025.

Flyers were posted through every letter box in March 2026 about the Section 14 consultation process.

Villagers were asked to respond "Please send your comments by email to clerk@sydenhamparishcouncil.gov.uk or by hard copy to the Parish Clerk, 12 Park View, Sydenham, OX39 4LQ by 26th June 2026."

2.3 Parish Consultation Survey

The survey was open for eight weeks between 28 March – 26 May 2025. It was a digital survey, with

an offer of hard copies for those that wanted them. A link to the survey was provided to all households within the parish and reminders were sent via the parish email, Facebook group, and parish newsletter. A copy of the questions is in Appendix II.

Participation and Demographics

In total there were 47 respondents. This represents approximately 13% of the adult population, based on the 2021 Census figure of 364 adults. Participation skewed towards older ages and long-term residents reflecting the current demographics of Sydenham.

- 65 years and over: 31.9%
- 55–64 years: 29.8%

Together, these two groups accounted for over 61% of all responses. Engagement from younger age groups was significantly lower: 18–34 years: 4.3%.

- Long-term residents (>10 years): 72.3%
- Medium-term (6–10 years): 14.9%
- New residents (<5 years): 12.8%

Awareness and Perceptions of the existing Neighbourhood Plan

A majority of respondents are aware of the existing Neighbourhood Plan (87.2%). Additionally, a majority of respondents perceive it as being effective:

- Very effective: 59.6%
- Somewhat effective: 19.1%
- Unsure: 17%
- Not very effective: 4.3%

Housing Needs

Respondents were asked which housing types are most needed in Sydenham. The strongest emphasis was on starter and family homes.

- Starter homes: 34.2%
- Family homes: 27.6%
- Affordable housing: 26.3%

There was low demand for retirement housing (3.9%), council/social housing (2.6%), and executive homes (1.3%). 3.9% opposed any further housing development.

Policies Needing Strengthening

A majority relayed that policies in the existing Neighbourhood Plan should be strengthened:

- Yes: 53.2%
- No: 46.8%

When asked which existing policies needed reinforcement, the most frequently cited were those policies concerned with the Village Boundary & Infill Development, Housing Mix, and the Local Gap.

1. SYD1 – Village boundary & infill development (12 mentions)
2. SYD2 – Housing mix (10)
3. SYD6 – Local gap (10)
4. SYD5 – Local green space (9)
5. SYD7 – Important views (8)
6. SYD4 – Local heritage assets (6)
7. SYD8 – Community facilities (4)
8. SYD3 – Design (4)

Respondents were able to insert free text comments on existing policies. The main themes that emerged were concerned with maintaining the village identity by protecting green fields, agricultural land, and rural separation from neighbouring areas; avoiding large-scale, inappropriate developments; strengthening mapping and policy wording to better reflect important local views; ensuring green spaces are safeguarded, and recognising both village pubs as vital community assets.

Support for New Policies

Respondents were presented with a range of new policies that could be included in the revised Neighbourhood Plan. There was overwhelming support for this with 97.9% responding positively. Only 2.1% opposed the insertion of new policies.

Development Boundary

The current Neighbourhood Plan includes a development boundary within which development is permitted. Respondents were asked their views on extending the boundary. The vast majority (89.4%) oppose any extension.

Emerging Issues

Respondents were asked whether there any new issues or challenges that have emerged since the existing Neighbourhood Plan was adopted that should be addressed. While nearly three-quarters (74.5%) reported no new issues, around one quarter (25.5%) highlighted concerns. These included:

- Pressure from nearby Chinnor's growth — risk of coalescence and loss of green separation.
- Threats from solar farm proposals near parish boundaries.
- Transport and safety issues — potholes and the dangerous bend near the play park.

- National housing policy pressures — fear that central government housing targets could undermine local protections.
- Maintaining harmony and housing balance — concerns that housing mix policies might unintentionally change village social dynamics.

2.4 Call for Sites

Following the public meetings in January 2025, the Neighbourhood Plan Group undertook a Call for Sites process to identify potential locations for housing development within the parish.

The Call for Sites documentation was shared with South Oxfordshire District Council for comment before circulating to landowners. The call was open for 6-8 weeks during Spring 2025.

Four sites were put forward for consideration by landowners. These sites were assessed against criteria developed by the Neighbourhood Plan Group, based on guidance from Locality and examples from other Neighbourhood Plans. The assessment criteria reference both the existing policies in the current Neighbourhood Plan and the redrafted and new policies being proposed in the updated plan.

2.5 Consultation with South Oxfordshire District Council

Throughout the process the steering group has engaged with SODC NP representatives via email, phone and face-to face- meetings to seek advice and guidance.

Key discussions with SODC representatives included: validation of site assessment criteria and methodology; review of proposed sites regarding highways and flooding constraints; guidance on Strategic Environmental Assessment (SEA) screening process; advice on Habitats Regulations Assessment (HRA) requirements; informal review of site assessment before formal submission; confirmation of emerging Joint Local Plan status and adoption timeline (estimated Autumn 2025); and technical support including flood risk mapping. SODC reviewed the call for sites documentation before it was circulated to landowners.

Date	Form	Topic
27/11/2024	Telephone call	Notification of Intention to Update Sydenham Neighbourhood Plan
24/12/2024	Telephone call & email	Identification of sites from SODC HELAA in the Joint Local Plan 2041
06/01/2025	Telephone call	Query as what happens when an allocation is built out during the plan period? Do you still have NPPF 14 cover?
11/02/2025	Telephone call	Query about who needs to be included in the circulation for advertising the "call for sites"
14/02/2025	E mail	Advice on assessment and allocation of sites for development
27/02/2025	E mail	Draft call for sites form shared for comment
22/07/2025	Telephone call	discussion on Parish Boundary amendments and allocations outside village boundaries
07/08/2025	Meeting	Meeting with SODC to discuss issues relating to site allocations, assessment criteria, flooding and parish and village boundaries
29/08/2025	E mail	Sharing of initial site assessment summary and seeking an informal opinion concerning flooding and highways on 2 of the sites
09/12/2025	Telephone call	Query what Local plan should be referenced and do we need SEA for a single 0.06 hectare allocated site
06/01/2025	E mail	Site Allocations
09/01/2025	E mail	SEA
15/01/2025	E mail	Site Allocations
24/02/2025	E mail	General NP Policies
27/02/2025	E mail	Call for Sites
15/04/2025	E mail	General Update
15/07/2025	E mail	Parish Boundary

Date	Form	Topic
13/08/2025	E mail	Flooding
19/08/2025	E mail	Housing Numbers
29/08/2025	E mail	Site Assessment
26/09/2025	E mail	SODC Comments on Draft Plan
03/12/2025	E mail	General Update
02/03/2026	E mail	SEA
06/03/2026	E mail	Site Assessment
13/03/2026	E mail	Site Assessment
24/03/2026	E mail	SEA Screening
03/04/2026	E mail	Regulation 14 Consultation
28/04/2026	E mail	Flooding
15/05/2026	E mail	Modification Statement
08/07/2026	E mail	Submission Checklist

2.6 Pre-Submission Consultation

The full Pre-Submission Neighbourhood Plan document was placed on the parish website and delivered to SODC on 2 April 2026. The date for responses was set for 14 May 2026. This was then extended by six weeks up to the 26th June 2026, due to the addition of a Modification Statement to the consultation documents.

The consultation therefore ran from 2 April 2026 to 26 June 2026, a period of approximately twelve weeks. This exceeds the minimum of six weeks required by Regulation 14(a)(iv) of the Neighbourhood Planning (General) Regulations 2012.

Villagers were informed to submit feedback on the Pre-Submission Plan by:

- flyers posted through every door in the village,
- posts on the village facebook page; and
- SydMail reminders.

Land owners whose land was specifically mentioned in the Pre-Submission Plan, as well as statutory bodies, were individually written to.

How to make representations. Regulation 14(a)(iii) requires the details of how to make representations to be publicised. The publicity described above gave those details as follows: Please send your comments by email to clerk@sydenhamparishcouncil.gov.uk or by hard copy to the Parish Clerk, 12 Park View, Sydenham, OX39 4LQ by 26th June 2026. The Facebook notices of 31 March and 16 April 2026 also explained how to read the draft updated plan and gave the deadline for comments, and further emails about the consultation process were sent through SydMail on 15 April, 8 May and 14 May 2026.

Statutory consultees. The consultation bodies whose interests the Parish Council considered might be affected were written to individually by email, using the list and contact details supplied by South Oxfordshire District Council,. They were sent the extension notice on 14 May 2026. Appendix V sets out each body consulted, its category and whether it responded.

Landowners. The Parish Council's approach to landowners was as follows.

- Site 1, allocated by Policy SYD9: the owner put the site forward in response to the Call for Sites in spring 2025 and so knew of the proposal to allocate it.
- The other three sites put forward in the Call for Sites: these sites are not allocated in the Plan.
- The field designated as Local Green Space by Policy SYD5: the land designated is the same land that was designated in the made 2021 Neighbourhood Plan, following the full consultation carried out for that plan, and no additional land is designated by this update. The 2026 review added policy wording on 'very special circumstances' (see comment DC7 in Appendix IV), which restates the protection that national policy already gives to Local Green Space. Because the designation is unchanged, the Parish Council did not carry out a separate consultation on it for this update.

Residents and businesses: the flyer delivered to every household, the Facebook notices, the SydMail emails and the Parish Council website (described above) were intended to bring the proposals to the attention of everyone who lives, works or carries on business in the Parish.

The results of the consultation and actions taken are included in Appendix IV.

Updates after the Regulation 14 consultation. The Plan was submitted to the District Council on 4 September 2026. Following the District Council's validation of the submission, the Basic Conditions Statement, the Modification Statement and the references in the supporting text of the Plan were updated to take account of (a) the National Planning Policy Framework published on 17 August 2026 and (b) sections 98 and 99 of the Levelling-up and Regeneration Act 2023 (in force from 25 March 2026). Those updates correct references and record legal requirements. They do not change any policy of the Plan, and they were not themselves the subject of further public consultation.

3. Pre-Submission Feedback Summary

3.1 Feedback from local landowners and villagers

The full analysis of feedback from local landowners and villagers is shown in Appendix IV.

3.2 Feedback from Statutory Bodies

A list of all statutory bodies consulted, with details of how each was consulted and whether it responded, is in Appendix V and their feedback is in Appendix IV.

Appendix I: Village Meetings, January 2025

Poster advertising meeting

The Sydenham Neighbourhood Plan is being updated

Have your say on housing development in the village

A public meeting will be held at:

7.30pm, Wednesday 22 January 2025 at the Old School Room

If you are unable to attend the main meeting, a summary meeting with be held at:

7.30pm, Monday 27 January at the Inn at Emmington

The Sydenham Neighbourhood plan was adopted in May 2021 and has been used successfully with South Oxfordshire District Council's Local Plan to inform and determine planning application decisions in the village.

With a changing development environment, the Parish Council has agreed that the plan needs to be updated to be as robust as possible for the future.

The Sydenham Neighbourhood Plan Group will be hosting two public meetings in January to explain how the plan needs to be updated, and the type of changes that will be made.

Crucially, this will include the identification of sites in Sydenham for potential development - something that is not included in the current plan.

The meetings are an important opportunity for all village residents to have their say on the production of the updated plan. We encourage fellow villagers to attend one of the meetings. In the meantime, for further information please email: sydenhamnpg@outlook.com

APPENDIX II: Village Survey Questions

1. What is your age group?
o 18-24 years
o 25 - 34 years
o 35 - 44 years
o 45 - 55 years
o 55 - 64 years
o 65+

2. How long have you lived in the parish of Sydenham?
o Less than 1 year
o 1-5 years
o 6-10 years
o More than 10 years

3. Are you aware of the existing Sydenham Neighbourhood Plan adopted in 2021?
o Yes
o No
o Unsure

4. How effective do you think the current Neighbourhood Plan has been in guiding development in Sydenham?
o Very effective
o Somewhat effective
o Not very effective
o Not at all effective
o Unsure

5. What types of housing do you think are most needed in Sydenham over the next 5-10 years? (Select up to 3)
o Affordable housing
o Starter homes
o Family homes
o Retirement housing
o Other (please specify)

6. Do any of the existing policies in the Sydenham Neighbourhood plan need strengthening? Details of policies can be viewed here: https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2021/11/Sydenham-Neighbourhood-Plan-amended-Aug-2021-with-maps.pdf (Select up to 3)
SYD1: Village Boundary and Infill Development
SYD2: Housing Mix
SYD3: Design
SYD4: Local Heritage Assets
SYD5: Local Green Space
SYD6: Local Gap
SYD7: Important Views
SYD8: Community Facilities
No

7. If you think that any of the existing policies need strengthening, please provide your reason here.

8. Do you agree that the following suggested new policies are included in the updated Sydenham Neighbourhood Plan?

- Local Landscape Character and Setting - e.g. maintaining the visual relationship between the settlement and its rural surroundings, including views of the Chilterns.
- Protection of Natural Features and Environmental Assets - e.g. the importance maintaining hedgerows & trees within the village.
- Rural Roads & Traffic Management - e.g. maintenance of rural road character, off-road parking.
- Dark Skies - e.g. minimise external lighting levels, maintain rural character & tranquillity.
- Rooflines - e.g. preserve Sydenham's distinctive character and protect views of St Mary's Church spire.
- Development Size and Form - e.g. maintain Sydenham's rural character and prevent suburban-style overdevelopment

9. If you answered no to the previous question, please provide your reasons for the new policies not being included in the updated Sydenham Neighbourhood Plan.

10. Should the current extent of the development boundary be extended?
A map of the development boundary can be viewed on page 51 of the current Sydenham Neighbourhood Plan: https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2021/11/Sydenham-Neighbourhood-Plan-amended-Aug-2021-with-maps.pdf

11. Are there any new issues or challenges that have emerged since the existing Neighbourhood Plan was adopted that should be addressed?

APPENDIX III: Screening Statement on the determination of the need for a Strategic Environmental Assessment (SEA)

Screening Statement on the determination of the need for a Strategic Environmental Assessment (SEA) in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended) for the Sydenham Neighbourhood Development Plan 2026-2041
https://www.southandvale.gov.uk/app/uploads/sites/2/2026/03/26.03.26.Sydenham-Review-SEA-Screening-Statement-TO.pdf

APPENDIX IV: Responses to Pre-Submission Neighbourhood Plan Document

Ref	Consultee	Plan ref.	Summary of comment	Suggested committee response / proposed change
DC1	South Oxon & Vale DC	General	Many new policies are short with detail held in supporting text; where policy and text conflict, the policy wording prevails. Review policies and pull key detail up into them.	See changes to relevant policies
DC2	South Oxon & Vale DC	p.8, para 1.5	The basic-conditions list is out of date; LURA (in force 25 Mar 2026) amended the conditions. Adopt the updated wording.	Accept. Replaced the basic-conditions list with the post-LURA wording supplied; mirror the change in the Basic Conditions Statement at submission.
DC3	South Oxon & Vale DC	p.16, paras 3.3–3.4	LURA replaced the 'general conformity' test with a 'does not prevent housing development proposed in the development plan' test. Revise 3.3/3.4 to match.	Accept: Updated wording.
DC4	South Oxon & Vale DC	p.29, SYD1 Village Boundary & Infill	SYD1 is missing from the review version. The Modification Statement retains it with updated refs to Local Plan H8/H16 — reinsert it. Also add a link to the Appendix D policies map.	Accept — modified SYD1 and added the Appendix D cross-reference.
DC5	South Oxon & Vale DC	p.34, SYD3 Design	Unclear whether the views referenced match the Important Views maps/Appendix E; identify which numbered views apply. No mention of the Joint Design Guide — add a direct reference.	Accept. Cross-referenced Appendix E, Important Views. Inserted the Joint Design Guide reference using DC's suggested wording.
DC6	South Oxon & Vale DC	p.37, SYD4 Local Heritage Assets	Reframe to NPPF para 216 (significance + balanced judgement) rather than 'architectural/historic interest'; current 2nd paragraph reads as a validation requirement (out of scope). Add assets to the policies map.	Accept – policy SYD 4 rewritten. No generic policies map to add assets to.
DC7	South Oxon &	p.39, SYD5 Local Green	The added 'very special circumstances' paragraph duplicates the NPPF and reads as supporting text.	Decline — Text reinforces the importance of the protection of local green space, retain as is.

Ref	Consultee	Plan ref.	Summary of comment	Suggested committee response / proposed change
	Vale DC	Space	Move it out of the policy.	
DC8	South Oxon & Vale DC	p.44, SYD7 Important Views	Blanket visual-impact-assessment requirement considered overly restrictive/onerous; align with Binfield Heath & Wallingford NPs. Fix Appendix D→E. Replace view arrows with view cones. Views 9 & 10 originate outside the area — amend to originate inside, or delete.	Accept - Views 9 & 10 redrawn to originate inside the neighbourhood area. Accept updated wording. Correct Appendix D→E; View cones not possible with available skills. Change policy wording to correct Appendix title
DC9	South Oxon & Vale DC	p.46, SYD8 Community Facilities	The 12-month marketing test and the community-ownership requirement are 'unduly onerous'; align with Local Plan CF1 and move detail to supporting text. Suggests pursuing Assets of Community Value (Localism Act 2011) instead.	Decline - Only seven Community Facilities therefore not considered onerous. Pursuing ACV designation is unduly onerous for a small village team, for the listed facilities (Crown, Inn at Emmington, St Mary's, Village Hall/Old School Room, recreation & play area, allotments, Munday's Charity field). It has been investigated. Confirmed that the asset list is complete and correctly described.
DC10	South Oxon & Vale DC	p.49, SYD9 Housing	Site is in Flood Zone 1 now, but climate change could extend FZ2; require a high-level Flood Risk Assessment (EA product 4 data) + evacuation plan at application stage. Bring detail from paras 5.36–5.37 into the policy. Clarify dwelling mix.	The climate-change FRA requirement is too far reaching as site confirmed in FZ1. Moved criteria from 5.36 into SYD9 Updated wording to 'one detached dwelling or two semi-detached dwellings (maximum 2 properties).'
DC11	South Oxon & Vale DC	p.52, SYD10 Dark Skies	Thin policy; bring detail from para 5.41 into it; reference the District lighting guidance, ILP and CIE 150:2017. Replace the CPRE map with the council's 2024 mapping (Sydenham is in the darkest zone, E1).	Accept. Adopted the restructured policy, reference the District lighting guidance, and swap in the council's 2024 dark-skies map.
DC12	South Oxon & Vale DC	p.53, para 5.45	Update to the current 'Chilterns National Landscape Management Plan 2025–2030' and correct the dark-skies policy reference (DP8 →	Accept — updated the management-plan title and policy reference.

Ref	Consultee	Plan ref.	Summary of comment	Suggested committee response / proposed change
			DP11).	
DC13	South Oxon & Vale DC	p.56, para 5.51	Chilterns naming again; DP1/DP2 apply only within the National Landscape (Sydenham is not within it). Only DP4 (setting) should be cited.	Accept **-** updated
DC14	South Oxon & Vale DC	p.56, para 5.52	Reference Landscape & Visual Assessment (LVA) as well as LVIA, since smaller proposals may not need a full LVIA.	Accept — add LVA alongside LVIA, proportionate to scale.
DC15	South Oxon & Vale DC	p.57, SYD12 Developme nt Size & Form	Final element is negatively worded; NPPF (paras 13/30) wants positive framing and no under-provision. Remove 'suburban-style'; reference the May 2019 character assessment.	Accept - add the character-assessment reference. “Rural, non-suburban character” Retain the 'loose-knit rural settlement pattern' language so local distinctiveness survives the rewording Add ref to character assessment
DC16	South Oxon & Vale DC	p.59, SYD13 Rural Roads & Traffic	Negatively worded; 'inappropriate urbanisation' is unclear. Reword positively (Binfield Heath model) and add clarity.	Accept the positive reframe in the policy No opportunities for sustainable travel due to the nature of the narrow lanes
DC17	South Oxon & Vale DC	p.60, para 5.63	Supporting text shouldn't introduce policy requirements; a Transport Statement isn't always the right mechanism. Reword to require proportionate evidence.	Accept — reworded so now in policy.
DC18	South Oxon & Vale DC	p.61, SYD14 Residential Parking	Thin policy; bring detail from 5.67–5.71 in. Bespoke Sydenham parking standard is unjustified and conflicts with OCC standards — align with OCC.	**Decline -** Bespoke standard is required due to already congested roads. OCC standard is not suitable for the nature and size of the village and its roads. Dependency on cars is much greater in a rural village
DC19	South Oxon &	p.63, SYD15	Thin; rigid ridge-height cap 'unduly onerous'; 'compromise views' vague; duplicates SYD7;	Accept – made the structural fixes (detail into

Ref	Consultee	Plan ref.	Summary of comment	Suggested committee response / proposed change
	Vale DC	Historic Roofline	blanket material/VIA requirements disproportionate.	policy, remove SYD7 duplication) Added text suggested except that relating to materials as this is part of design not roof line
DC20	South Oxon & Vale DC	p.65, SYD16 Climate Change	Thin policy; bring detail from 5.78–5.79 into it.	Accept — criteria put into the policy.
DC21	South Oxon & Vale DC	p.69, Appendix A	Well produced; add a photograph of each asset and re-provide the spatial location map from the made plan.	Accept — photo added for each non-designated heritage asset.
DC22	South Oxon & Vale DC	p.81, Appendix E	Photos of Important Views lack justification text (unlike Appendix A). Add justification for each view.	Accept — added justification for each view's inclusion. Mainly: View demonstrating the rural nature of the village View of historic church & relevance to maintain the view of the spire
DC23	South Oxon & Vale DC	p.92, Appendix F	Spelling error in the title — 'sute' should be 'site'.	Accept — corrected the typo.
DC24	South Oxon & Vale DC	General (Equalities)	Encourage explicit guidance on protected characteristics and accessibility — e.g. a design principle in SYD3, plus play areas and wayfinding.	Declined - Not considered relevant for the village as no plans to change the community facilities, however one of the team will be in touch with the SODC Equalities Team
DC25	South Oxon & Vale DC	General (Trees)	Senior Tree Officer fully supports the plan (compliant with BS:5837, NPPF, Local Plan ENV1/DES1/DES2, Joint Design Guide).	Noted — supportive; no action.
DC26	South Oxon & Vale DC	General (Climate)	SYD16 is vague and overlaps SYD3; consider a more ambitious policy. A Climate Impact Assessment Tool is provided.	Suggestion considered but decided to retain plan with changes as per DC20

Ref	Consultee	Plan ref.	Summary of comment	Suggested committee response / proposed change
OCC1	Oxfordshire County Council	Overall view	Welcomes a detailed plan. Suggests referencing OCC Parking Standards, the Local Transport & Connectivity Plan (LTCP) and the Local Nature Recovery Strategy (LNRS); climate policy could be strengthened.	Declined - OCC parking standards are not adequate for the constraints in this small village with narrow and already congested roads. Rural villages are very dependent on cars
OCC2	OCC — Transport Planner	SYD14 / SYD13 / para 6.4	Parking should follow OCC standards. Some 'urbanisation' may be unavoidable where committed development needs mitigation. Any S106/CIL works affecting the highway need OCC permission — revised para 6.4 wording offered.	Accept - add liaising with OCC as highway authority. OCC parking standards are inadequate for the already congested village roads
OCC3	OCC — Transport Policy & Strategy	General; SYD13; SYD14; 5.60/5.61/5.67	Add page numbers. Reference LTCP, the emerging Watlington LCWIP and the Thame/Watlington MAP Plan. SYD13 to reference LTCP active-travel policies, OCC Active Travel Strategy and RoW Management Plan. 5.60 = transport user hierarchy (LTCP Policy 1); 5.61 = LTCP policies 12 & 54. SYD14/5.67 to follow OCC parking standards table 4(b); give cycle parking more weight.	Decline - Not appropriate for a small village the size of Sydenham
OCC4	OCC — Archaeology	SYD4 / new policy	SYD4 covers only built heritage. NPPF para 203 expects a positive historic-environment strategy including below-ground archaeology (note the medieval shrunken earthworks in Appendix A). A model 'Historic Environment' policy is provided.	Accept **-** Expanded SYD4 using OCC's wording.
OCC5	OCC — Landscape & Nature Recovery	Biodiversity	Include the LNRS and an ecological baseline; reference the mitigation hierarchy and a measurable net gain. A 20% biodiversity net gain would be supported.	Decline - No resources to create an ecological baseline.
OCC6	OCC — Climate Action	SYD16 / vision	Embed climate in the vision/objectives; add a section on resilient homes and retrofit after SYD16; consider a community renewable-energy policy	Accept - added to policy

Ref	Consultee	Plan ref.	Summary of comment	Suggested committee response / proposed change
			(sample wording provided); direct CIL towards climate projects.	
OCC7	OCC — Flood Risk Management	Flood risk	No recorded incidents (but records aren't exhaustive). Reference LLFA Section 19 reports / Oxfordshire Flood Toolkit and the SFRA; address groundwater flood risk; reference national/local SuDS standards; consider including flood-risk maps.	Decline - Not proportionate with respect to the scale of development proposed
OCC8	OCC — Waste Management	Waste	Waste reduction/recycling not fully considered. Ensure new dwellings have adequate, convenient bin storage (refuse, mixed recycling, food). Consider community waste assets (fridges, repair/share, refill, food growing).	Decline - Not appropriate for a village the size of Sydenham
OCC9	OCC — Public Health	Vision; SYD5; SYD8; SYD16	Add 'healthy' to the vision. SYD5: move beyond protection to accessibility/age-friendly green space (ageing demographic). SYD8: provide for teenagers/recreation. Address access to services in Chinnor/Thame and sustainable transport. SYD16: note human-health benefits.	Decline - Over-reaching for a small village with narrow lanes with no public transport. Existing green space and community facilities address this.
NH1	National Highways	Whole plan	Concerned only with the M40 / strategic road network. Reviewed the plan and Modification Statement — 'No Comments.'	Noted — no comments. Route future consultations to planningse@nationalhighways.co.uk.
NG1	National Gas Transmission (Avison Young)	Whole plan	No National Gas Transmission assets recorded within the Sydenham plan area; no action required. Asks to be kept on the consultation database; signposts LSBUD for any future works.	Noted — no assets; no action. Add National Gas (c/o Avison Young) to the consultation database for future stages.
LR1	Local Resident	Whole Plan	Clarification on no of dwellings	Policy has been reworded
LR2	Local	Whole Plan	Agrees with Site 1	Can not retrospectively effect parking issues

Ref	Consultee	Plan ref.	Summary of comment	Suggested committee response / proposed change
	Resident		Issue with existing on road parking Requests instance on alternative energy solutions	SYD16 (Climate Change) already covers water/energy efficiency; a stronger community renewable-energy policy was considered at OCC6
TW1	Thames Water	Wastewater Infrastructure Text	Suggest wording re infrastructure Thames Water flag that under 5-year Asset Management Plan (AMP) cycles, not all water/wastewater needs can be identified over a 15-year plan period. They provide standard wording tying occupation to delivery of any necessary off-site upgrades via planning condition.	Accept **-** Added to SYD 3 Design Poilcy
TW2	Thames Water	Water Efficiency	Support the water-efficiency reference in SYD16 but consider it should be strengthened. The Thames Water region is designated seriously water stressed. They recommend a mandatory maximum of 105 litres/head/day (plus a 5 l/day external allowance = 110 l/h/d total), via the Fittings Approach in Table 2.2 of Part G of the Building Regulations, secured by planning condition on all new residential development - suggested policy wording provided.	Decline **-** Already included in Local Plan and BREEM is not relevant to housing
TW3	Thames Water	SuDS	Recommend a specific SuDS policy following the national drainage hierarchy (store/re-use, infiltrate at source, attenuate in green infrastructure, discharge to watercourse, then surface water sewer, then combined sewer - never to foul sewer). Thames Water confirm no concerns for water/wastewater capacity at this 1-2 dwelling scale, and recommend the developer use their free pre-planning capacity-check service.	Decline **-** Already included in SYD3

APPENDIX V: Statutory Body Consultees of the Pre-Submission Neighbourhood Plan Document (List and relevant email addresses provided by SODC)

Principal Local Authorities:
Oxfordshire County Council
South Oxfordshire District Council
Vale of White Horse District Council

Environmental Bodies:
Natural England
Environment Agency
Historic England

Health Bodies:
NHS England
Oxfordshire Clinical Commissioning Group
BOB Integrated Care Board (Buckinghamshire, Oxfordshire and Berkshire West)

Transport and Infrastructure:
National Highways (formerly Highways England)
Network Rail
Marine Management Organisation

Utilities - Energy:
Scottish and Southern Energy Power
Avison Young (on behalf of National Grid)
National Grid
UK Power Networks

Utilities - Water and Other:
Thames Water - Developer Services
Thames Water – Planning Policy

Utilities - Telecommunications:
BT
EE
EMF Enquiries - Vodafone & O2
Three

Other Statutory Bodies:
Homes England

Consultation record

All of the bodies listed above were consulted by email using the list and addresses supplied by South Oxfordshire District Council, and were sent the extension notice on 14 May 2026. The table records the response received at Regulation 14; the responses themselves and the Parish Council's replies are in Appendix IV.

Consultee	Category	Response at Regulation 14
Oxfordshire County Council	Principal local authority	Yes - OCC1 to OCC9
South Oxfordshire District Council	Principal local authority (local planning authority)	Yes - DC1 to DC26
Vale of White Horse District Council	Principal local authority	Consulted jointly with South Oxfordshire District Council (shared planning policy contact); no separate response
Natural England	Environmental body	No response at Regulation 14 (Natural England responded to the SEA/HRA screening consultation - Appendix III)
Environment Agency	Environmental body	No response at Regulation 14 (no comment on the SEA/HRA screening - Appendix III)
Historic England	Environmental body	No response at Regulation 14 (Historic England responded to the SEA/HRA screening consultation - Appendix III)
NHS England	Health body	No response
Oxfordshire Clinical Commissioning Group	Health body (Clinical Commissioning Groups were replaced by Integrated Care Boards in July 2022)	No response
BOB Integrated Care Board	Health body	No response
National Highways	Transport and infrastructure	Yes - NH1
Network Rail	Transport and infrastructure	No response
Marine Management Organisation	Transport and infrastructure	No response
Scottish and Southern Energy Power	Utilities - energy	No response
Avison Young (on behalf of National Gas Transmission)	Utilities - energy	Response received from National Gas Transmission - NG1
National Grid	Utilities - energy	No separate response
UK Power Networks	Utilities - energy	No response

Consultee	Category	Response at Regulation 14
Thames Water - Developer Services	Utilities - water	See Thames Water - Planning Policy
Thames Water - Planning Policy	Utilities - water	Yes - TW1 to TW3
BT	Utilities - telecommunications	No response
EE	Utilities - telecommunications	No response
EMF Enquiries - Vodafone and O2	Utilities - telecommunications	No response
Three	Utilities - telecommunications	No response
Homes England	Other statutory body	No response

APPENDIX VI: Publicity for the Pre-Submission Consultation

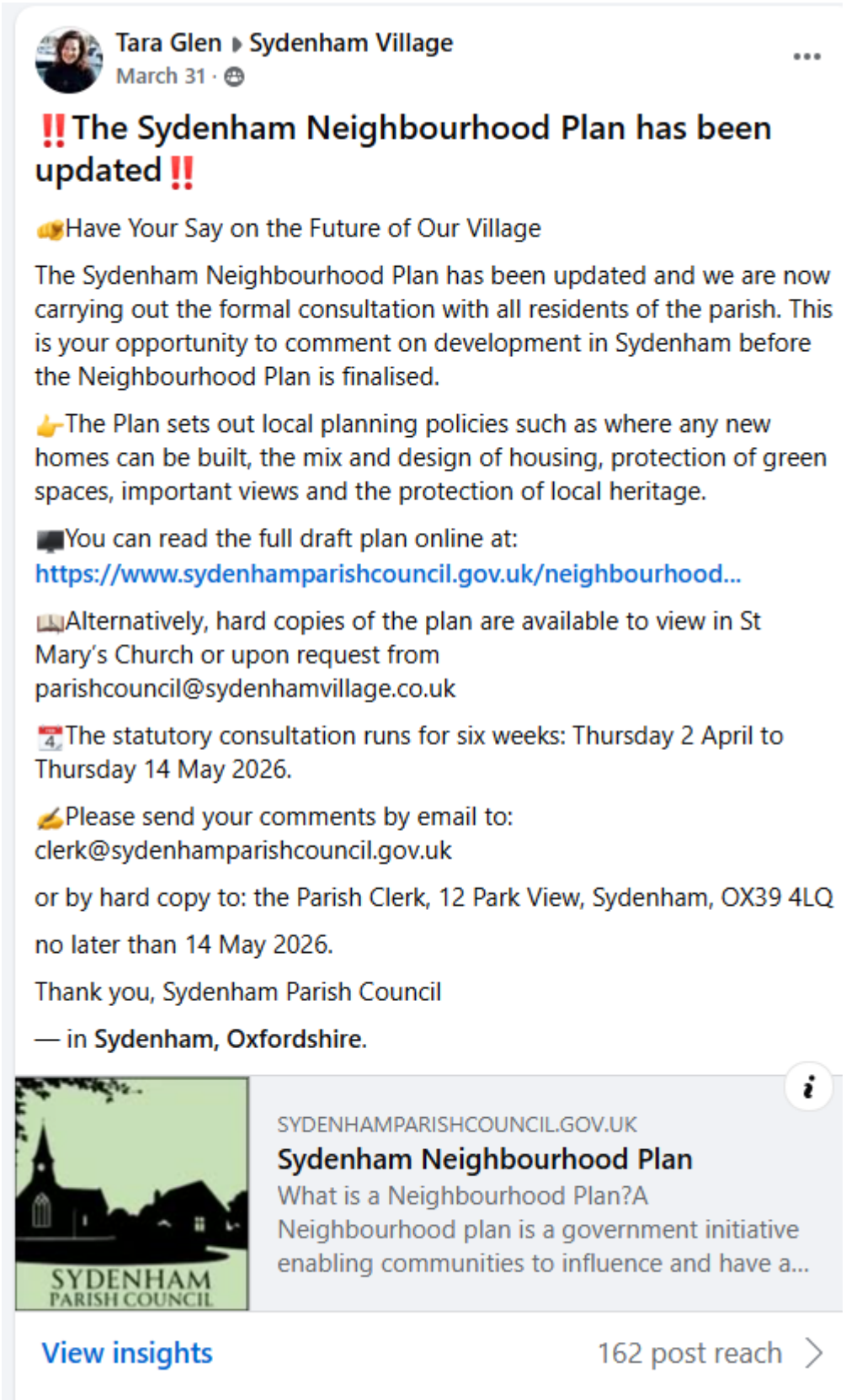
The Sydenham Neighbourhood Plan has been updated
Have Your Say on the Future of Our Village

The Sydenham Neighbourhood Plan has been updated and we are now carrying out the formal consultation with all residents of the parish. This is your opportunity to comment on development in Sydenham before the Neighbourhood Plan is finalised.

The Plan sets out local planning policies such as where any new homes can be built, the mix and design of housing, protection of green spaces, important views and the protection of local heritage.

- You can read the full draft plan online at: www.sydenhamparishcouncil.gov.uk/sydenham-neighbourhood-plan
- Alternatively, hard copies of the plan are available to view in St Mary's Church or upon request from clerk@sydenhamparishcouncil.gov.uk
- The statutory consultation runs for six weeks: **Thursday 2 April to Thursday 14 May 2026**.
- Please send your comments by email to clerk@sydenhamparishcouncil.gov.uk or by hard copy to the Parish Clerk, 12 Park View, Sydenham, OX39 4LQ **no later than 14 May 2026**.

Thank you, Sydenham Parish Council



Tara Glen ▸ Sydenham Village
March 31 ·

‼️The Sydenham Neighbourhood Plan has been updated ‼️

🫵Have Your Say on the Future of Our Village

The Sydenham Neighbourhood Plan has been updated and we are now carrying out the formal consultation with all residents of the parish. This is your opportunity to comment on development in Sydenham before the Neighbourhood Plan is finalised.

👉The Plan sets out local planning policies such as where any new homes can be built, the mix and design of housing, protection of green spaces, important views and the protection of local heritage.

🖥️You can read the full draft plan online at:
https://www.sydenhamparishcouncil.gov.uk/neighbourhood...

📖Alternatively, hard copies of the plan are available to view in St Mary's Church or upon request from parishcouncil@sydenhamvillage.co.uk

📆The statutory consultation runs for six weeks: Thursday 2 April to Thursday 14 May 2026.

✍️Please send your comments by email to: clerk@sydenhamparishcouncil.gov.uk

or by hard copy to: the Parish Clerk, 12 Park View, Sydenham, OX39 4LQ

no later than 14 May 2026.

Thank you, Sydenham Parish Council

— in **Sydenham, Oxfordshire**.

SYDENHAMPARISHCOUNCIL.GOV.UK
Sydenham Neighbourhood Plan
What is a Neighbourhood Plan?A Neighbourhood plan is a government initiative enabling communities to influence and have a...

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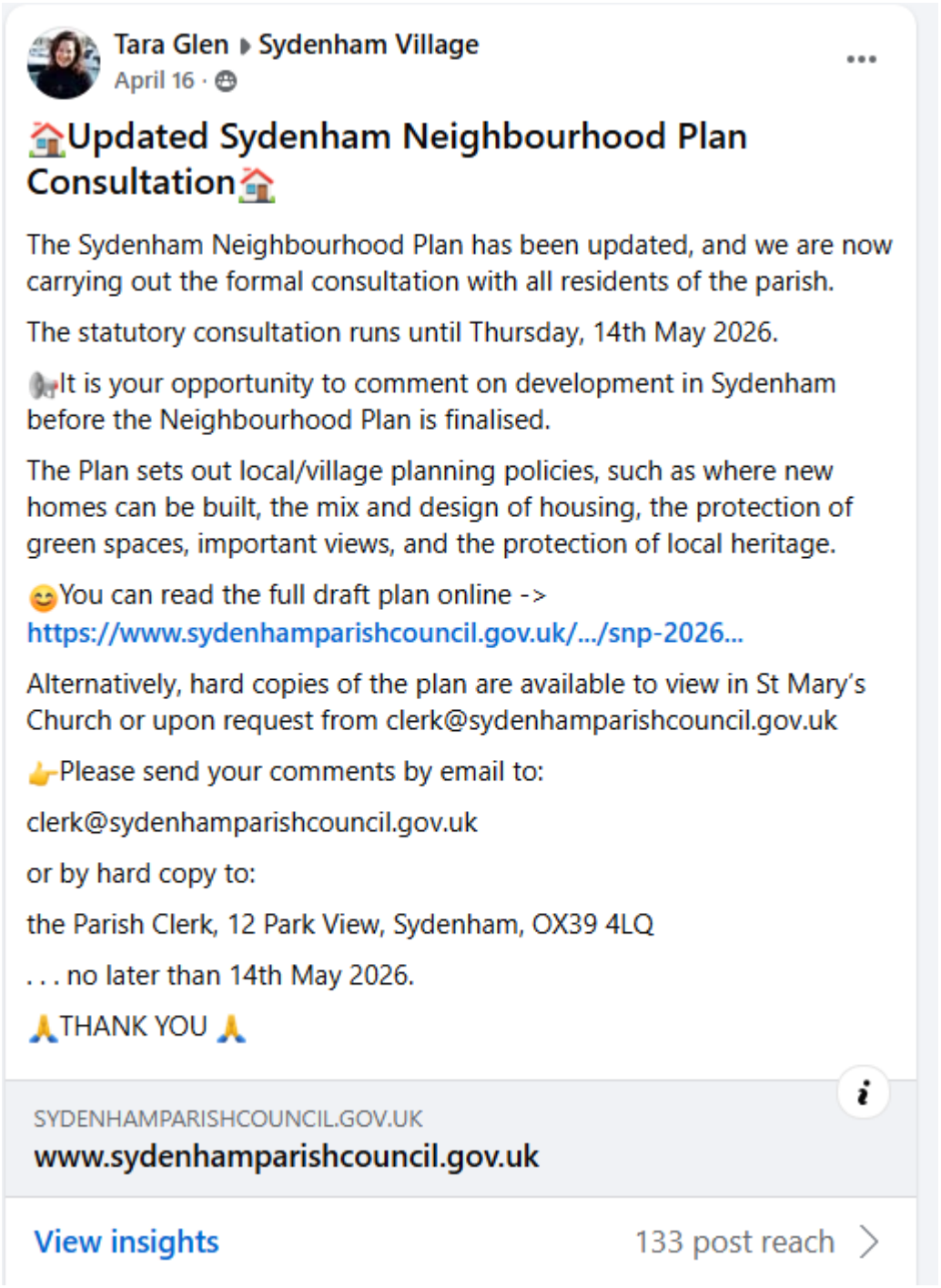

Tara Glen ▸ Sydenham Village
April 16 ·

🏠Updated Sydenham Neighbourhood Plan Consultation🏠

The Sydenham Neighbourhood Plan has been updated, and we are now carrying out the formal consultation with all residents of the parish.

The statutory consultation runs until Thursday, 14th May 2026.

📣It is your opportunity to comment on development in Sydenham before the Neighbourhood Plan is finalised.

The Plan sets out local/village planning policies, such as where new homes can be built, the mix and design of housing, the protection of green spaces, important views, and the protection of local heritage.

😊You can read the full draft plan online -> https://www.sydenhamparishcouncil.gov.uk/.../snp-2026...

Alternatively, hard copies of the plan are available to view in St Mary's Church or upon request from clerk@sydenhamparishcouncil.gov.uk

👉Please send your comments by email to:

clerk@sydenhamparishcouncil.gov.uk

or by hard copy to:

the Parish Clerk, 12 Park View, Sydenham, OX39 4LQ

. . . no later than 14th May 2026.

🙏THANK YOU 🙏

SYDENHAMPARISHCOUNCIL.GOV.UK
www.sydenhamparishcouncil.gov.uk

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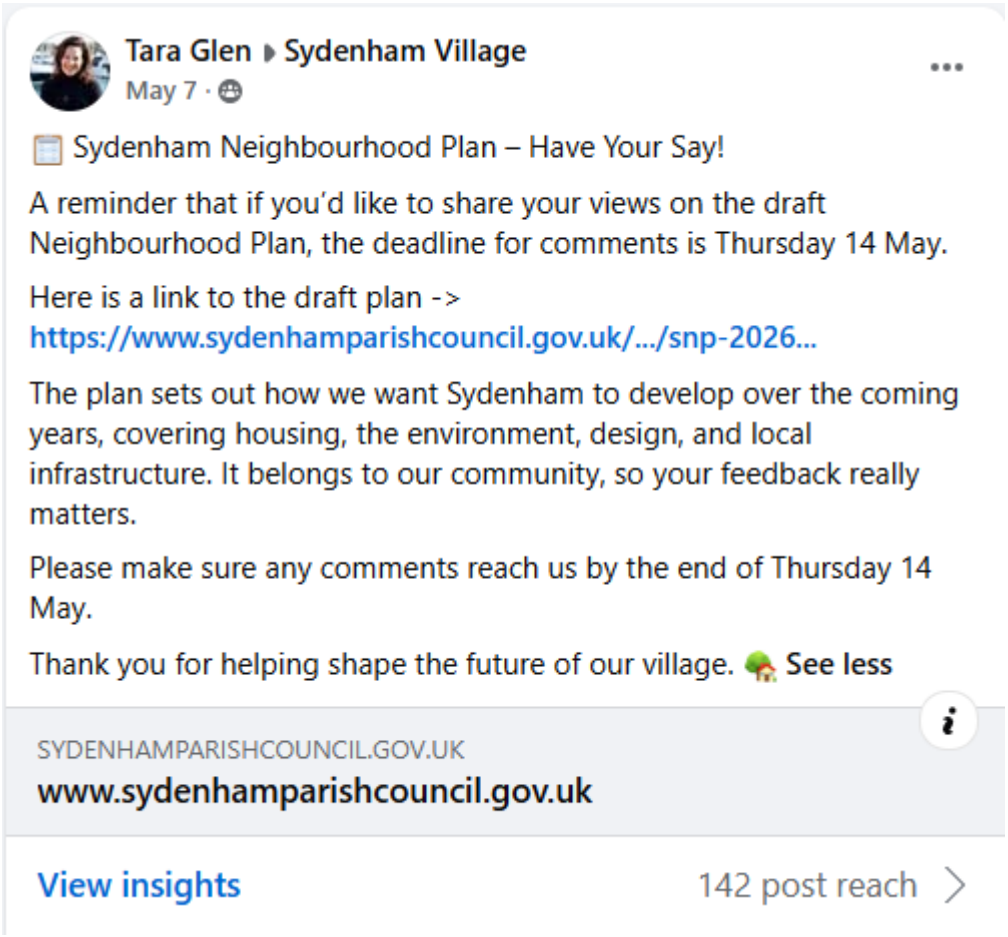
Tara Glen ▸ Sydenham Village
May 7 ·
Sydenham Neighbourhood Plan – Have Your Say!
A reminder that if you'd like to share your views on the draft Neighbourhood Plan, the deadline for comments is Thursday 14 May.
Here is a link to the draft plan ->
https://www.sydenhamparishcouncil.gov.uk/.../snp-2026...
The plan sets out how we want Sydenham to develop over the coming years, covering housing, the environment, design, and local infrastructure. It belongs to our community, so your feedback really matters.
Please make sure any comments reach us by the end of Thursday 14 May.
Thank you for helping shape the future of our village. See less
SYDENHAMPARISHCOUNCIL.GOV.UK
www.sydenhamparishcouncil.gov.uk
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142 post reach


Sydenham Neighbourhood Plan 2026-2041 pre-submission consultation (Regulation 14)
Summarise
Reply
Reply All
Forward
M
michael.may@sydenhamparishcouncil.gov.uk
To 'enquiries@homesengland.gov.uk'; 'enquiries@homesengland.gov.uk'; 'e-seast@HistoricEngland.org.uk'; 'e-seast@HistoricEngland.org.uk'; 'info@nationalhighways.co.uk'; 'consultations.mmo@marinemanagement.org.uk'; 'public.affairs1@bt.com'; 'EMF.Enquiries@ctil.co.uk'; 'bobicb.planning@nhs.net'; 'reception.jubileehouse@property.nhs.uk'; 'nationalgas.uk@avisonyoung.com'; 'ConsentsEnquiries@ukpowernetworks.co.uk'; +2 others
Fri 03/04/2026 11:54
Dear Sir / Madam
We are notifying you of the commencement of the pre-submission consultation (Regulation 14) for the draft Sydenham Neighbourhood Plan 2026-2041.
Neighbourhood Plan Review | Sydenham Parish Council
Regards
Sydenham Parish Council