

Sydenham Neighbourhood Development Plan

Examiner's Clarification Note

This Note sets out my initial comments on the submitted Plan. It also sets out areas where it would be helpful to have some further clarification. For the avoidance of any doubt matters of clarification are entirely normal at this early stage of the examination process.

Initial Comments

The Plan provides a clear and concise vision for the neighbourhood area.

The presentation of the Plan is very good. The difference between the policies and the supporting text is very clear. The Plan makes good use of photographs.

Points for Clarification

I have read the submitted documents and the representations made to the Plan. I have also visited the neighbourhood area. I am now in a position to raise issues for clarification with the Parish Council. There is also a specific question for the District Council.

The comments made on the points in this Note will be used to assist in the preparation of my report and in recommending any modifications that may be necessary to the Plan to ensure that it meets the basic conditions.

I set out specific policy clarification points below in the order in which they appear in the submitted Plan.

Questions for the Parish Council

Policy SYD1

Are the two settlements in the neighbourhood area of a sufficient size to warrant a village boundary approach in the Plan?

Policy SYD2

I can see the analysis in paragraph 5.14. Nevertheless, is the approach on 2- or 3-bedroom houses too prescriptive? In any event how would that approach relate to the probable size and location of infill development which will arise in the Plan period?

Policy SYD3

Am I correct to assume that the inconsistencies in the design principles relate to rogue bullet points which have affected the natural flow of sentences/principles?

Policy SYD6

I understand the intended purpose of the policy. I saw first-hand the scale and nature of the existing gap.

However, given the contents of paragraph 5.22 is the designation of a local gap necessary?

I looked carefully at the NW and SE boundaries of the proposed Local Gap and noticed the way that they cut artificially through field boundaries.

Was this approach intentional?

Will these boundaries be capable of being applied consistently through the development management process?

Policy SYD7

By what means were the views identified?

To what extent are the views to the north and south of the proposed Local Gap specific to their identified locations (rather than typical of the views available in this part of the village)?

Questions for the District Council

What is the current position with the emerging South Oxfordshire Local Plan?

Representations

Does the Parish Council wish to comment on any of the representations made to the Plan?

In particular does it wish to comment on the representations from:

- Mrs Sears (Response 3);
- Mr A Tew (Response 6);
- JPC (Response 9); and
- Oxfordshire County Council (Response 10).

Protocol for responses

I would be grateful for responses and the information requested by 18 December 2019. Please let me know if this timetable may be challenging to achieve. It is intended to maintain the momentum of the examination.

In the event that certain responses are available before others I am happy to receive the information on a piecemeal basis. Irrespective of how the information is assembled please could it come to me directly from the District Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

Sydenham Neighbourhood Development Plan.

2 December 2019