

SOUTH OXFORDSHIRE DISTRICT COUNCIL

SYDENHAM NEIGHBOURHOOD DEVELOPMENT PLAN: MODIFICATION STATEMENT

DATE OF PUBLICATION – 11 November 2021

1. Modification Statement

- 1.1 Regulation 30 of the Neighbourhood Planning (General) Regulations 2012 (as amended) (“the Regulations”) allows the Council to modify a neighbourhood development plan to correct errors with the permission of the Qualifying Body.
- 1.2 The Council brought the Sydenham Neighbourhood Plan into legal force under Section 38A(4) of the Planning and Compulsory Purchase Act 2004 (as amended) on 20 May 2021; and Delegated to the Head of Planning, in consultation with the appropriate Cabinet Member and in agreement with the Qualifying Body, the correction of any spelling, grammatical, typographical or factual errors together with any improvements from a presentational perspective.
- 1.3 The Qualifying Body – Sydenham Parish Council - asked the Council to make the following modifications:

Section	Proposed Change	Reason/Justification
Footers	Replace ‘Sydenham Neighbourhood Plan 2019’ with ‘Sydenham Neighbourhood Plan 2034’	Factual correction
Page 1 – Title page	Replace ‘2019’ with ‘2034’ Replace ‘JANUARY 2020’ with ‘Plan Made – May 2021’	Factual corrections.

Page 2 – contents page	<p>Replace ‘2019’ with ‘2034’</p> <p>Replace ‘JANUARY 2020’ with ‘Plan Made – May 2021’</p>	Factual corrections.
Page 12 – para 2.7	Change to ‘20 th century’	Typographical correction.
Page 13 – para 2.10	Change to ‘19 th century’	Typographical correction.
Page 15- para 2.12	Change it’s’ to ‘its’	Typographical correction.
Page 16 – para 3.3	<p>Replace ‘which currently comprises’ with ‘During the preparation of the Sydenham Neighbourhood Plan, the Development Plan in force comprised,’</p> <p>Replace ‘are considered’ with ‘were considered’</p> <p>Replace ‘The District Council is presently’ with ‘The District Council was’</p> <p>Replace ‘which it is anticipated’ with ‘which was expected to’</p>	Factual corrections.
Page 17 – para 3.4	<p>Replace ‘The South Oxfordshire Core Strategy includes’ with ‘The South Oxfordshire Core Strategy included’</p> <p>Replace ‘It has significant’ with ‘It had significant’</p>	Factual corrections.

<p>Page 18 – para 3.6</p>	<p>Replace ‘There are some other policies in the Core Strategy that are relevant to various degrees’</p> <p>With ‘Other relevant policies in the Core Strategy included:’</p>	<p>Factual corrections.</p>
<p>Page 18- para 3.7</p>	<p>Replace ‘The District Council has also saved a number of older policies from the Local Plan 2006. Those that are considered to be especially relevant to the Neighbourhood Plan are:’ with</p> <p>The District Council had a number of older policies saved from the Local Plan 2006. Those considered to be especially relevant to the Neighbourhood Plan included:’</p>	<p>Factual corrections.</p>
<p>Page 19 – para 3.8</p>	<p>Replace ‘The new Local Plan will replace both the Core Strategy and the saved Local Plan Policies. The Local Plan has now been submitted by SODC for its examination, though this will not be completed before the Neighbourhood Plan examination is completed. In which case, the Neighbourhood Plan will be judged against’</p> <p>With</p> <p>‘During the preparation of the Sydenham Neighbourhood Plan, South Oxfordshire District Council was preparing a new Local Plan to replace both the Core Strategy and the saved Local Plan Policies. The Sydenham Neighbourhood Plan</p>	<p>Factual corrections.</p>

	<p>was examined before the adoption of the new South Oxfordshire Local Plan in December 2020 and as such, the Neighbourhood Plan was judged against'</p>	
<p>Page 19 – para 3.9</p>	<p>Add ' Under the emerging South Oxfordshire Local Plan 2034,' before Sydenham West and Sydenham East. Replace 'remain' with 'remained'.</p> <p>Replace 'As currently drafted, the rural housing policies in the emerging Local Plan have a significant'</p> <p>With 'As drafted, the rural housing policies in the emerging Local Plan had a significant'</p> <p>Replace 'Policy H8 now states'</p> <p>With 'Policy H8 stated'</p> <p>Replace 'Sydenham East - remains' with 'Sydenham East – remained'</p> <p>Replace 'infill development policy is H16 and is essentially'</p> <p>With 'infill development policy was emerging policy H16 which was essentially'</p>	<p>Factual corrections.</p>

Page 21 – para 3.10	Add ‘emerging’ and replace ‘are’ with ‘were’	Factual corrections.
Page 21 – para 3.11	<p>Replace ‘ As currently drafted, there are other policies in the emerging Local Plan that may be relevant, including’</p> <p>With</p> <p>‘Other relevant policies in the emerging Local Plan included:’</p>	Factual corrections.
Page 21 – title above para 3.12	<p>Add title</p> <p>‘Adopted South Oxfordshire Local Plan 2035.’</p>	Factual corrections.
Page 21 –	<p>Add ' The South Oxfordshire Local Plan 2035 was adopted in December 2020. The adopted South Oxfordshire Local Plan 2035 incorporates all the Main Modifications set out in the Inspector’s Report, as well as additional Minor Modifications agreed by the Council. The adopted South Oxfordshire Local Plan 2035 replaces the South Oxfordshire Core Strategy 2012 and saved policies from the South Oxfordshire Local Plan 2011.</p> <p>3.13 The adopted Local Plan 2035 Appendix 7 has the same settlement hierarchy status for Sydenham West and Sydenham East as the South Oxfordshire Core Strategy 2012. Sydenham West and Sydenham East continue to be classified as “smaller” and “other” villages respectively.</p>	Factual correction.

3.14 The adopted Local Plan 2035 policy H8 states relative to “smaller” villages “ level of growth they are planning for is commensurate to the scale and character of their village, and this is expected to be around a 5% to 10% increase in dwellings above the number of dwellings in the village in the 2011 census (minus any completions since 1 April 2011)”

And for “other” villages the Local Plan 2035 states:

“It is not generally expected that those settlements will provide a significant source of housing supply, However, it is possible that some development proposals may come forward over the plan period in these villages, such as single dwellings, infilling and conversions from other uses.”

3.15 The settlement backland and infill development Policy H16 states that:

“Within Smaller Villages and Other Villages, development should be limited to infill and the redevelopment of previously developed land or buildings.”

“Infill development is defined as the filling of a small gap in an otherwise continuous built-up frontage or on other sites within settlements where the site is closely surrounded by buildings. The scale of infill should be appropriate to its location.”

	“Where a proposal encompasses residential development of land behind an existing frontage or placing of further dwelling/s behind existing dwelling/s within the existing site, the proposals should demonstrate that: i) the privacy of existing and future residents will be protected; ii) means of access can be appropriately secured; and iii) development would not extend the built limits of the settlement”.’	
Page 27- para 5.1	Replace ‘2033’ with ‘2034’	Factual correction.
Page 29 – para 5.7	Remove the word ‘and’ before the word ‘status’. Add new sentence to the end of the paragraph ‘Sydenham West and Sydenham East continue to be classified as “smaller” and “other” villages respectively.’	Factual corrections.
Page 33- para 5.14	Replace ‘2033’ with ‘2034’	Factual correction.

- 1.4 The Council accepts the modifications proposed by Sydenham Parish Council for the purposes of correcting minor spelling, grammatical and typographical or factual errors. These modifications have been incorporated into the made version of the Sydenham Neighbourhood Development Plan.
- 1.5 This Modification Statement and the made Sydenham Neighbourhood Plan can be inspected at:

Reception South Oxfordshire District Council 135 Eastern Avenue, Milton Park, Milton, OX14 4SB	We currently have Covid-19 safety procedures in place at the council offices that mean public visits are by appointment only, so if you would like to view these documents at the council offices, please contact us on 01235 422600 or email planning.policy@southandvale.gov.uk
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1.6 This Modification Statement and the made Sydenham Neighbourhood Plan has been sent to:

- The qualifying body, namely Sydenham Council
- The persons the council previously notified of the making of the plan

Signed:



Date: 05/11/2021

Ricardo Rios

Planning Policy Team Leader (Neighbourhood)