

## Schedule of Modifications

Sonning Common Parish Council submitted a proposal to review their neighbourhood plan to South Oxfordshire District Council in December 2021. South Oxfordshire District Council carried out a consultation in January 2022 and submitted the Neighbourhood Plan Review for an independent examination.

The examination of the Plan considered the documents as initially submitted together with the responses to the consultation process. The independent examiner, Andrew Ashcroft, issued an [Examiner's Note](#) on 16 August 2022.

In response to the examiner's note, Sonning Common Parish Council has undertaken further work on the Plan. Table 1 of this schedule of modifications highlights substantive changes made to the Neighbourhood Plan Review originally submitted in December 2021. The purpose of this document is to help those involved in the consultation identify where substantive changes have been made.

In Table 1, changes are shown as follows:

- Deleted text is shown in ~~strikethrough~~
- Additions to the text are shown in **bold underline**

Please note that page numbers refer to the page numbers in the revised Neighbourhood Plan Review document (September 2022).

The revised Neighbourhood Review is accompanied by an updated Basic Conditions Statement. Table 2 identifies the nature of the changes made to this document.

**Table 1 - Changes to Sonning Common Neighbourhood Plan:**

Section	Modification				
Page 13/14	<p>Addition of new paragraph:</p> <p><b><u>On 3 February 2020 representatives from Inspired Villages gave a presentation in the village hall of their plans for a retirement village on SON 24, known as Little Sparrows. This site had been assessed along with all others submitted to the parish council but was strongly opposed and was not taken forward by the working party as an allocated site at that time. A planning application (P19/S4576/O) from Inspired Villages to build 133 units at a continuing care retirement community care village was made. The application was refused by the district council by notice dated 30 June 2020. This decision was appealed, with the appeal allowed and planning permission granted on 25 June 2021. The District Council did attempt to challenge the planning appeal decision, but this was unsuccessful. Therefore, although the proposal was opposed by residents and by the working party, the granting of planning permission means that the site is deliverable and is considered to contribute to the overall housing requirement for Sonning Common.</u></b></p>				
Page 14	<p>Addition of new locations on table:</p> <table><tr><td><b><u>SON24</u></b></td><td><b><u>Little Sparrows</u></b></td><td><b><u>The site is allocated as a continuing care retirement community care village (Use</u></b></td><td><b><u>133</u></b></td></tr></table>	<b><u>SON24</u></b>	<b><u>Little Sparrows</u></b>	<b><u>The site is allocated as a continuing care retirement community care village (Use</u></b>	<b><u>133</u></b>
<b><u>SON24</u></b>	<b><u>Little Sparrows</u></b>	<b><u>The site is allocated as a continuing care retirement community care village (Use</u></b>	<b><u>133</u></b>		

	<p><b><u>Class C2) of up to 133 units with ancillary communal and care facilities and green space</u></b></p> <p><b><u>SON8     Kennyland     Reserve site – assisted</u></b>  <b><u>Gymnastics     living/extra care apartments</u></b></p> <p><b><u>SON23     Johnson     Reserve site – development</u></b>  <b><u>Matthey car park     of smaller houses</u></b></p>
Page 14	<p>Deletion of paragraph:</p> <p><del>The remainder to be comprised of assisted living / extra care apartments on Kennylands Gymnastics (SON 8), a development of smaller houses on the Johnson Matthey car park (SON 23) and an allowance for continuing infill. In the event, the granting of planning permission for 133 extra care apartments on the site known as Little Sparrows (SON 24) in July 2021, as a result of a planning inquiry, made it necessary to revisit the strategy.</del></p>
Page 26 – Policy RH1	<p>Addition to policy text:</p> <p>Policy RH1 - New residential development in Sonning Common will be focused on the following housing allocations:</p> <p><b><u>SON24 as a continuing care retirement community care village (Use Class C2) of up to 133 units with ancillary communal and care facilities and green space.</u></b></p> <p>An increase from 37 to 50 homes on allocated site SON 15 (Chiltern Edge Top) – with provision for key workers as agreed with the owners.</p> <p>The allocation of SON 23 (Johnson Matthey staff car park) as a reserve site for approximately 20 homes.</p> <p>SON 8 (Kennylands Gymnastics) is a reserve site allocation.</p>
Page 27	<p>Amendments and additions to paragraph:</p> <p>In the case of Sonning Common this amounted to a total of 377 new homes. The allocations in the 2016 NDP accounted for 195 of that number. As of 1 April 2020 completions and commitments have raised the number of homes built or with planning permission to 281. This has left an outstanding requirement of 96 homes to be considered in the revised NDP and is addressed in Policy RH1. <del>—although the granting of planning permission for the 133 extra care apartments on the Little Sparrows site (SON 24) obviously required a major rethink of the working party's recommendations, which is reflected in the allocations now contained in the revision. It is the view of the working party that the permission given to Little Sparrows 'retirement village' should not influence the conclusions reached about Sonning Common's true housing need.</del></p>

	<b><u>The allocation in the revised NDP exceeds the housing requirements set out in the Local Plan.</u></b>
Page 46	<p>Addition of new paragraph and modification of sub-title:</p> <p>New allocations<u>s</u></p> <p><b><u>SON 24 (Little Sparrows)</u></b></p> <p><b><u>Homes: 133</u></b></p> <p><b><u>Status: Allocated site</u></b></p> <p><b><u>This 4.5 hectare site is currently an open field on the eastern edge of the village and is accessed from Blounts Court Rd. Neighbourhood plans can allocate sites which have been granted planning permission to safeguard their delivery and to ensure they count towards their identified housing requirement. It is allocated following the decision of a planning inspector in June 2021 to grant planning permission. The planning permission on site comprises a continuing care retirement community care village (Use Class C2) of up to 133 units with ancillary communal and care facilities and green space consisting of (i) A full planning application for 73 assisted living units within a "village core" building with ancillary communal and care facilities, gardens, green space, landscaping and car parking areas and residential blocks B1-B4; and (ii) An outline application (all matters reserved except access) for up to 60 assisted living units with ancillary community space, gardens, green space and landscaping and car parking areas. As the site has planning permission and is considered deliverable it is allocated for 133 homes.</u></b></p> <p><b><u>[INSERT MAP]</u></b></p>

**Table 2 – Updates to the Basic Conditions Statement**

The revised Sonning Common Neighbourhood Review is accompanied by an updated Basic Condition Statement. The table below identifies the submitted revised document and the nature of the changes made.

Where appropriate, changes are shown as follows:

- Deleted text is shown in ~~strikethrough~~
- Additions to the text are shown in **bold underline**

Section	Modification
Front Cover	<p>Insert text on front cover:</p> <p><b><u>(Updated September 2022)</u></b></p>

Page 28	<p>Amendments to text:</p> <p>The policies aim to deliver an increase in the number of homes in Sonning Common <b><u>through the allocation of sites to deliver additional housing</u></b>, <del>accordance with the SODC housing allocation,</del> supporting a mix of new housing with particular emphasis on one, two and three bedroom homes. They support proposals that meet the identified need for assisted living accommodation. Infill development is generally supported where it reflects the existing character of the village.</p>