



SYDENHAM PARISH NEIGHBOURHOOD PLAN CONSULTATION STATEMENT

May 2019

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1 Introduction

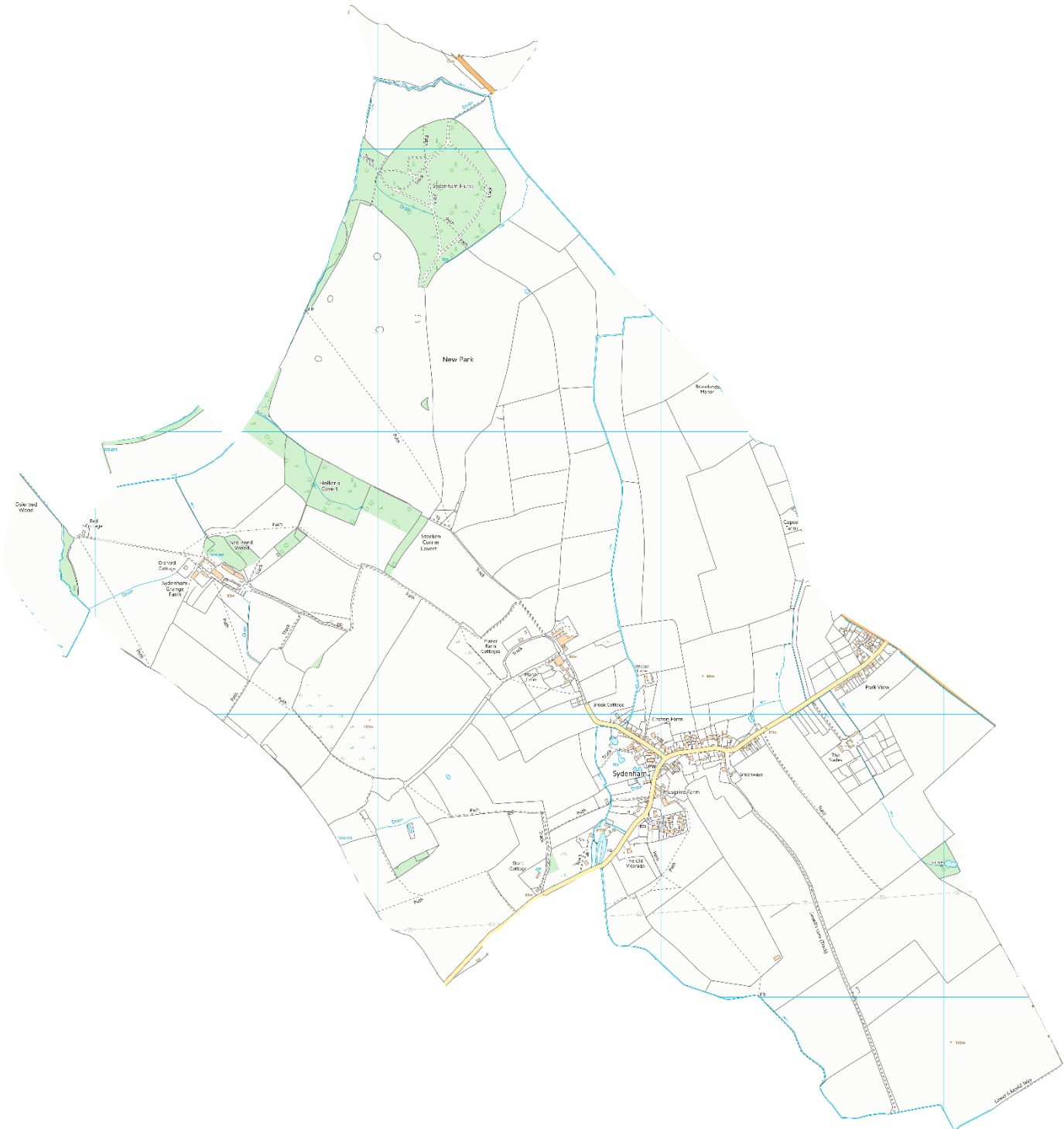
This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Sydenham Parish Neighbourhood Plan (SPNP). The legal basis of this Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

- Contain details of the persons and bodies that were consulted about the proposed 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

2.1 Dateline of Events for the Establishment of Sydenham Parish Neighbourhood Plan Steering Group

November 2017

Neighbourhood Plan (NP) added to regular agenda items for Sydenham Parish Council (SPC) meetings.

Request for volunteers to apply to join the NP Steering Group made in the monthly parish newsletter and village email.

December 2017

An initial meeting of the Neighbourhood Plan Steering Group was held on 11 December 2017. The minutes of this and all subsequent meetings are available on the NP part of the Sydenham Village website website:

<http://www.sydenhamvillage.co.uk/neighbourhood-plan.html>

2.2 Early Consultation

2.2.1 First Public Engagement

A initial public meeting was held on 20 February 2018. The agenda covered:

- i. An introduction to Neighbourhood Plans and discussion as to why it was felt by the Parish Council that Sydenham needed one. The meeting unanimously agreed that a NP was needed by the village;
- ii. The proposed approach of only focusing on housing requirements and adopting a site allocation method. This was agreed unanimously by the meeting;
- iii. An explanation of the NP process and a call for additional villagers to join the Neighbourhood Plan Committee;
- iv. An explanation of how the village community would have its say through the process & why involvement from the community was important; and
- v. General questions (these are documented in the minutes of the meeting, saved with all other meetings' minutes).

The meeting was advertised widely using social media, email, posters and flyers posted through every householders' letter box. The meeting was attended by almost 50 villagers.

The flyer advertising the meeting and the presentation given at the meeting are included as Appendix I.

The pictures below are from the meeting on 20 February 2018.



2.2.2 Second Public Engagement

A second public village meeting was held on 4 September 2018. This meeting was equally well attended with 44 villagers attending. There was a shorter agenda for this meeting:

- i. The change of approach for the NP, away from specific site allocation to a settlement boundary approach was explained and agreed by the meeting;
- ii. The proposed draft policies were introduced;
- iii. The need for strong village participation in the forthcoming village survey was explained; and
- iv. The need for a NP was discussed again and the meeting unanimously agreed that a NP was needed for Sydenham.

The meeting ended with a general question and answer session. The minutes of the meeting are part of the publicly available documents on the village web site and the presentation from the meeting is included as Appendix II.

2.2.3 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.

Village Parish Council Meetings

Sydenham Village Parish Council meets on the first Thursday of every month. 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.

Village Snippets Email

The following notices relating to the NP were emailed to the village email list of 173 people in 2018:

22/01 – Meeting notification for initial village meeting on 20/02

31/01 – Meeting reminder

16/02 – Meeting reminder

02/09 – Meeting notification re second village meeting

07/09 – NP Survey and update from meeting

26/09 – NP Survey

05/10 - NP Survey

Sydenham Village Facebook Page

The Sydenham Village facebook page has 124 members and had the following notices published on it:

Jan 18th 2018 – Invitation to initial village meeting on Tuesday 20 February

Feb 15th 2018 - Invitation to initial village meeting on Tuesday 20 February

Aug 17th 2018 – Invitation to second village meeting on Tuesday 4th September

Sept 7th 2018 – Summary of second meeting on 4th September and providing link to survey

Sept 20th 2019 – Reminder to fill in village survey

Oct 4th 2018 – Final reminder to fill in village survey

Public database of NP Documents

Minutes of each NP Committee meeting and other relevant documents are publically available via the NP page on the Sydenham Village website

<http://www.sydenhamvillage.co.uk/neighbourhood-plan.html>

Mail drop

Prior to the first public village meeting notices about the meeting were hand delivered to every house in the village.

One week prior to the close of the date for return of the village survey, a hard copy of the survey was posted through the letter box of every household in the village.

2.3 Parish Consultation

Following a knowledge based review of housing in the village, used to produce the Character Assessment, a parish survey was carried out from 4 September 2018 to 5 October 2018.

This was posted through every letter box in the village; available on the village website to print off and available to complete on line via SurveyMonkey. A link to the online survey was available on the village website and publicised by email and on the village facebook page.

The survey had a response from 58% of the households in the village.

The survey and summarised results are included as Appendix III.

2.4 Consultation with South Oxfordshire District Council

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

18 December 2017	Initial meeting with SODC Neighbourhood Plan Officer
13 February 2018	Insight data for Sydenham Parish (combine with Crowell parish) received from SODC NP Team
2 March 2018	Letter from SODC confirming designation of Sydenham Neighbourhood Plan Area
13 March 2018	Correspondence from SODC in relation to grant funding available from the district council
28 March 2018	Meeting with SODC Senior NP Officer and Neighbourhood Planning Policy Officer
9 April 2018	Email to SODC Neighbourhood Plan Officer Follow up from meeting on 28/3/18
April 2018	Various correspondence with respect to application for NP grant funding, which was approved
1 July 2018	Letter to SODC to confirm change in approach to Sydenham NP
17 July 2018	Confirmation from SODC noting SNPG's change in approach and awareness of the consequences of not including a housing allocation

21 August 2018	Draft NP survey sent to SODC Neighbourhood Plan Officer for comments prior to finalisation
28 August 2018	Comments on draft NP survey received from SODC and incorporated in final version
11 November 2018	Completed Strategic Environmental Assessment screening questionnaire submitted to SODC by steering group
6 January 2019	<p>Email to SODC Development Manager Planning Service & Neighbourhood Plan Officer</p> <p>Request confirmation of that the Emmington End of the village was classified and always has been as "other" and considered under the settlement hierarchy as Emmington, whereas the The Crown End of the village was considered as Sydenham and classified as "small village". This advice has been incorporated into our Neighbourhood Plan, since SODC advice to planning appeal (APP/Q3115/W/18/3207066), was contrary to this.</p>
9 January 2019	<p>Email from SODC in response to email of 6/1/19</p> <p>SODC confirmed, that Emmington is considered to encompass the settlement around the Inn at Emmington and the housing on the other side of the B4445 which is consistent with the approach taken in the Core Strategy (http://www.southoxon.gov.uk/sites/default/files/Settlement%20Assessment%20Background%20Paper.pdf)</p> <p>It is considered as "other" in the village classification of the Local Plan.</p>
12 March 2019	South Oxfordshire District Council's response to the Sydenham Pre submission consultation
27 March 2019	<p>Screening Statement on the determination of the need for a Strategic Environmental Assessment (SEA)</p> <p>Following consultation with statutory bodies, South Oxfordshire District Council (the 'Council') determined that the Sydenham Neighbourhood Development Plan (Sydenham NDP) did not require a Strategic Environmental Assessment. Letter is in Appendix IV.</p>

2.5 Consultant Advice

O'Neil Homer Consultants were engaged in June 2018 to advise the on the process content and production of the plan.

16 February 2018	Initial scope of works and fee proposal received from ONH
5 June 2018	Meeting with Neil Homer of ONH to assess their suitability as consultants to SNPG NB One other consulting firm was also met with and a proposal received from before contracting with ONH. A reference was taken from another NP group that had contracted ONH
6 June 2018	Scope of works and fee proposal received from ONH
22 June 2018	Walk around of the entire village, documenting key views and features, forming the basis of the Character Assessment
1 August 2018	Review of village housing stock report
30 August 2018	Comments received from ONH on draft NP survey, prior to finalisation
11 October 2018	Meeting to review village survey results and plan contents of NP document
October 2018	Various correspondence while pre-submission NP was drafted
20 March 2019	Meeting to review responses to pre-submission NP and plan next steps
April 2019	Advice on responses to pre-submission NP draft

2.6 Pre-Submission Consultation

The full Pre-Submission Neighbourhood Plan document was placed on the parish website and delivered to SODC on 29 January 2019. The date for responses was set for 15 March 2019.

Villagers were informed and requested to submit feedback on the Pre-Submission Plan.

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

The results of the consultation and actions taken are included in Section 3 of this report below.

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 V. In summary the views from local landowners and villagers were on the following topics (identities of respondents have been kept anonymous):

- Local Gap: Bledlow 1 ,Towersey1 , Bledlow Ridge 1 and Consultant 1
- Suggested amendment to the wording of the vision: Sydenham1
- Requesting additional important view: Sydenham 2
- Concern with reduction in value of owned land: Lewknor 1

3.2 Feedback from Statutory Bodies

In the consultation process, the following statutory bodies responded:

- Historic England
- National Grid
- Natural England
- Oxfordshire County Council
- Scottish and Southern Electric
- Thame Town Council
- Thames Water
- South Oxford District Council

Their comments have been considered and incorporated in the Neighbourhood Plan in the following paragraphs and policies:

Paragraphs 5.9 5.10 and 5.11: part of Policy SYD1, Village Boundary & Infill Development

Policies amended:

- SYD3 Design
- SYD4 Local Heritage Assets
- SYD6 Local Green Space
- SYD7 Important Views

A list of all statutory bodies consulted and their feedback is in Appendix VI.

Appendix I: First Village Meeting, 20 February 2018

Poster advertising meeting



HAVE YOUR SAY ON HOUSING DEVELOPMENT IN SYDENHAM

Sydenham Neighbourhood Plan Meeting
8.00pm, Tuesday 20 February, Old School Room

Over the next 15 years, Sydenham may be required to allow up to 10% growth in housing - approximately 10 new houses around the village.

It has been decided by the Parish Council that a Neighbourhood Plan for Sydenham is needed for villagers to have a say and influence where this development occurs.

Hosted by the Neighbourhood Plan Group, the meeting will be a brief introduction on how the plan will be produced, what it will include, and how all residents can have their say.

For further information, please email the Neighbourhood Plan Group - sydenhamnpg@outlook.com

Presentation slides used in meeting



Sydenham Neighbourhood Plan

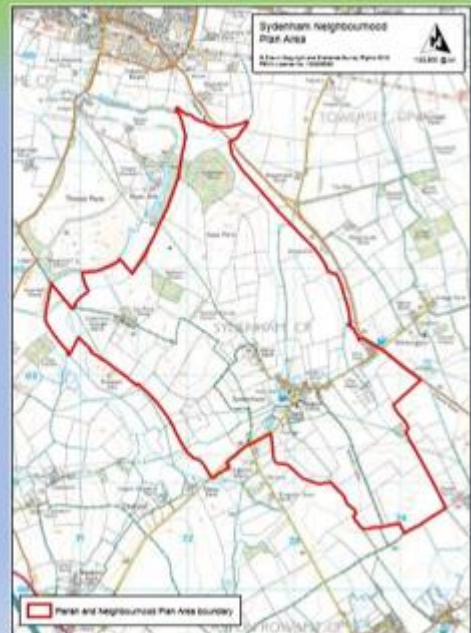
Village Meeting
20 February 2018

Agenda

- What is a Neighbourhood plan?
- Why does Sydenham need a Neighbourhood plan?
- What does the Neighbourhood Plan cover?
- What can a Neighbourhood Plan do and not do?
- What is the process and timeline?
- Who is producing the Sydenham Neighbourhood Plan?
- How can I comment and have my say?
- What progress has been made to date?
- Questions?

Sydenham

- An area of 1,042 hectares
- 451 residents in 196 households
- Population density low at 0.4 people per hectare



What is a Neighbourhood Plan?

- A government initiative enabling communities to influence and have a say in where development occurs
- Neighbourhood Plans sit alongside the wider plan (known as the Local Plan) for a whole planning authority (South Oxfordshire District Council)
- Once implemented decisions on planning applications are made using both the Local Plan and the Neighbourhood Plan

Why does Sydenham need a Neighbourhood Plan?

- Under Sydenham's current classification - possible 5-10% growth by 2033 (approx 10 new houses)
- Without a Neighbourhood Plan – 10%
- With a Neighbourhood Plan – 5%
- Recent planning applications for new houses in Sydenham
- Wider large scale development in Chinnor and Thame

What does a Neighbourhood Plan cover?

- Can be broad in scope, including housing, business premises, transport, and development of amenities
- For Sydenham, the focus is on housing

What can a Neighbourhood Plan do and not do?



A Neighbourhood Plan can decide where and what type of development should happen in a neighbourhood.



It cannot conflict with the strategic policies in the Local Plan or be used to prevent development that is included in the Local Plan.

Approximate is the process and timeline?

March 2018

October 2019

1. Definition of Neighbourhood Plan area

2. Informing the community

3. Writing the plan

4. Consulting on the plan

5. Submission of plan to SODC

6. Independent examination of the plan

7. Referendum on the plan

8. PLAN COMPLETED

Who is producing the Sydenham Neighbourhood Plan?

Volunteer Neighbourhood Plan Group:

- Mark Kermack (Chair)
- Tara Glen
- Michael May
- Mark Oliver
- Toby Roe

How can I comment and have my say?

- Vision and objectives
- Criteria for potential development sites
- Identifying potential sites for development
- Views on the development needed in Sydenham
- Content of plan
- Adopting the plan

What progress has been made to date?

- Formation of Neighbourhood Plan Group
- Initial meetings with Parish Council
- Identification of Neighbourhood Plan Area
- Draft criteria for site development
- Defined budget
- Website and email set up

Questions?

Email:

sydenhamnpg@sydenhamvillage.co.uk

Website:

<http://www.sydenhamvillage.co.uk/>



Sydenham Neighbourhood Plan

Village Meeting
4 September 2018

Agenda

- Reminder of why we need a Neighbourhood Plan
- Progress since last meeting
- Proposed Vision
- Revised Approach
- Draft Objectives
- Your Involvement

Who is producing the Sydenham Neighbourhood Plan?

Volunteer Neighbourhood Plan Group:

- Mark Kermack
- Tara Glen
- Michael May
- Mark Oliver
- Toby Roe

Who is producing the Sydenham Neighbourhood Plan?

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- Mark Kermack
- Tara Glen
- Michael May
- Mark Oliver
- Toby Roe

Why we need a Neighbourhood Plan?

- To preserve and protect Sydenham from excessive development
- Wider large scale development locally, e.g. Chinnor and Thame
- Gives village influence and a say in how and where development happens in Sydenham

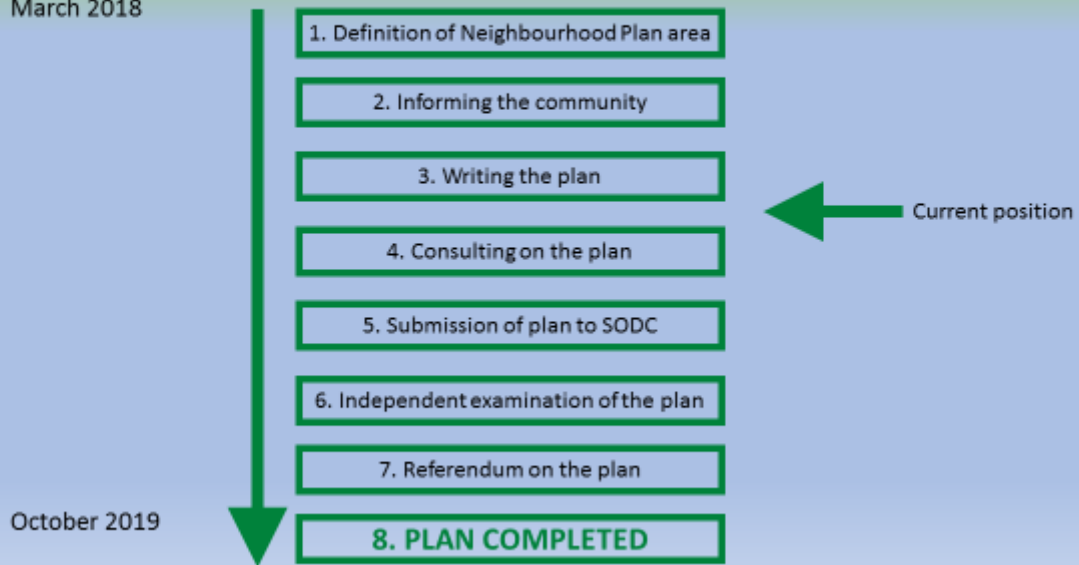


What has happened since last meeting in February?

- 11 meetings of NP Planning Group
- Regular liaison with SODC
- Funding applied for and secured
- Selection and appointment of an external advisor
- Survey of current village housing
- Strategy for future housing development
- Development of planning vision and objectives

Where are we now?

March 2018



Considered strategy and approach

Initial strategy

- Allocate specific sites within Sydenham in order to comply with quota guidelines

Revised strategy

- Produce a set of development policies

Benefits of revised approach

- Creation of a robust and more future proof plan
- Settlement boundary based approach creates protection for specific areas of village and limits development opportunities
- Policies have to be taken into account when new planning applications are considered
- Format recognises scale of Sydenham as a small rural parish

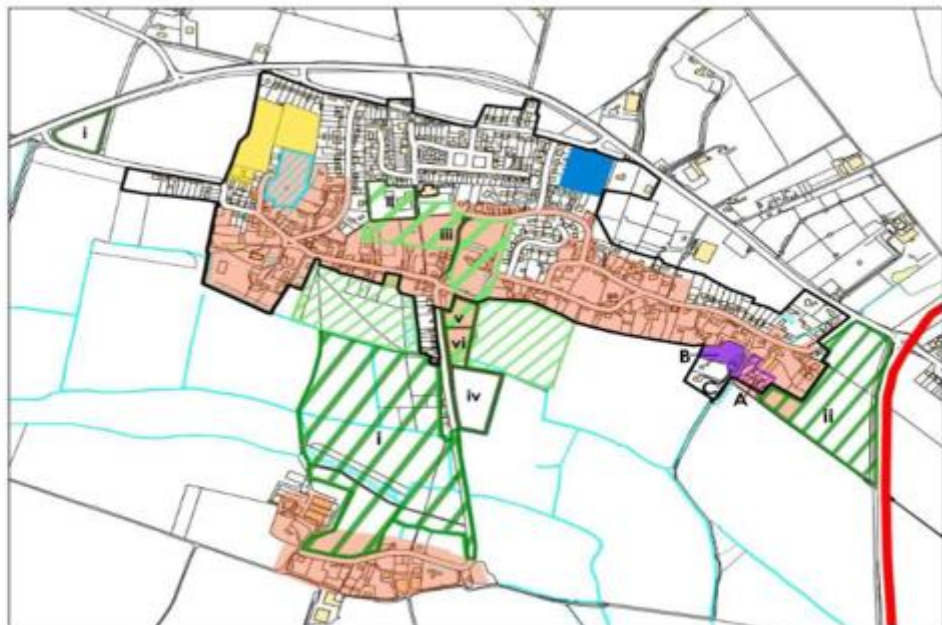
Policies Maps

Brightwell cum Sotwell Neighbourhood Plan

Policies Map Insert A

Key

- Parish boundary
- BC01 - Village boundary
- BC02 - Land of Today's Church
- BC03 - Land of the Martin Farm Farm Buildings
- BC04 - Land of Thomas's Bakery
- BC05 - Grade 1 and 2 Green
- BC06 - Area of Great
- BC08 - The Green Heart
- BC09 - Conservation Area
- BC011 - Local Green Spaces



Policies (for information only)

Driven by Vision & Objectives. Likely to cover:

- Planning Policy:
 - Where - the boundary
 - What – the type and mix
- Design Policy
 - scale, density, massing, height, landscape design, layout and materials
- Green Space
 - important green spaces in the parish to be protected from development

Your involvement and contribution

- Questionnaire
 - Household information
 - Proposed Vision and Objectives
 - Opinions on housing development
- Available electronically and in hard copy (available tonight)
- Deadline – 5 October
 - Hard copies returned via letter box opposite OSR door*

Suggested Vision

“To preserve Sydenham Parish’s rural village environment, by ensuring that appropriate development occurs within the area, recognising the need for a balanced community.”

Draft objectives

1. To provide good quality housing at all levels of affordability that respects the distinct characteristics of the village, using styles and materials that currently exist within the village
2. To conserve and enhance the essential rural character of Sydenham Parish by growing the village in small places that form part of the established pattern of development and by conserving the existing network of green spaces, trees and hedgerows

Draft objectives

3. To sustain the sensitive landscape setting of Sydenham Parish and the intrinsic relationship between 'village' and green spaces, by avoiding harmful development and by preventing any further elongation of the village into the countryside or precious village green spaces

4. To sustain and enhance the character and appearance of the Conservation Areas and Listed Buildings of Sydenham Parish and their settings

Questions?

Email:

sydenhamnpg@sydenhamvillage.co.uk

Website:

<http://www.sydenhamvillage.co.uk/>

APPENDIX III: Village Survey Questions and Responses



SYDENHAM PARISH NEIGHBOURHOOD PLAN COMMUNITY SURVEY September 2018

Purpose

Communities now have direct power to shape the development and growth of their local area through a Neighbourhood Plan. Under South Oxfordshire District Councils' ("SODC's") Local Plan, Sydenham has to contribute to SODC's requirement for additional housing.

Our Neighbourhood Plan enables our community to develop planning policies that reflect our own local issues. Once in place, these policies will be used to determine whether future planning applications are approved or refused. It will mean our local views must be taken into account when planning decisions are made.

Sydenham Parish Survey

Sydenham Parish Council asked for volunteers to form a group to develop a Neighbourhood Plan for our parish in November 2017. A village meeting was held on Tuesday 20 February, 2018 when the process for our village Neighbourhood Plan was explained. Sydenham Parish's Neighbourhood Plan is focusing solely on future housing development. Key to the process is consultation with and feedback from you, the villagers. The enclosed survey is an important way for the Neighbourhood Plan Group to capture local views and we would be grateful if you could take a few minutes of your day to respond and contribute to our village Neighbourhood Plan.

The survey is **anonymous** (all responses will be treated confidentially) and we are asking **all villagers** to complete one as we would like as many responses as possible - this means that you can submit more than one per household, but please do not complete more than one per person.

The survey can be completed either:

1. On a paper copy. Please post your completed survey into the letter box opposite the entrance door to the Old School Room by Friday 5th October 2018; or
2. Online at <https://www.surveymonkey.co.uk/r/SydenhamSurvey> by Friday 5th October, 2018.

There are 16 questions:

- the first few relate to **your household**;
- the next relate to the **proposed Vision and Objectives** of our Neighbourhood Plan; and
- the final few ask for **your opinion on housing development** in our village and what you would or would not like to see in the future.

The results of the survey will be available on our website and your feedback will be used to draft the Neighbourhood Plan.

The village then has the opportunity to comment on the Neighbourhood Plan before it is submitted to SODC, who will arrange for an examination and finally a referendum where the community will get a yes/no say on its adoption.

SECTION I: YOUR HOUSEHOLD

The following information will help us to understand the views of different groups within Sydenham and determine how representative the results are of Sydenham Parish.

1. What age are the people in your household?

PLEASE ONLY COMPLETE THIS QUESTION ONCE PER HOUSEHOLD.

IF COMPLETED BY SOMEONE ELSE IN YOUR HOUSEHOLD, PLEASE LEAVE BLANK

Age	How many people
0-11	
12-17	
18-25	
26-40	
41-50	
51-60	
61-70	
70+	

2. What is the work status of those in your household?

PLEASE ONLY COMPLETE THIS QUESTION ONCE PER HOUSEHOLD.

IF COMPLETED BY SOMEONE ELSE IN YOUR HOUSEHOLD, PLEASE LEAVE BLANK

Status	How many people
Employed	
Self employed	
Part time employment	
Retired	
Student	
Other _____	

3. How long have you / your family lived in Sydenham Parish?

PLEASE TICK ONE ANSWER ONLY

- Less than 1 year
- 1-2 years
- 3-5 years
- 6-10 years
- Over 10 years

4. Is any member of your household currently on the housing register (i.e. the waiting list for socially-rented housing)?

YES / NO

If YES, please state how many years _____

5. Within the last five years has anyone in your household had to move away or stay living with you due to lack of local available housing?

YES / NO

If YES, please indicate the reason:

- No housing available
- Available housing too expensive
- Available housing too large
- Available housing too small
- Lack of supported (eg care home) housing
- Other (please specify):

6. Does any member of your household want or need to move out of your current property?

- YES, a member of the household currently wants or needs to move out
- POSSIBLY YES, but a member of the household may want or need to move out in the next 5 years
- NO, it is unlikely that any member of the household may want or need to move out in the next 5 years

If you answered YES or POSSIBLY YES in the future; what type of household member(s) will want or need to move out?:

- A single adult
- An adult couple
- A family with children
- A single older person
- An older couple
- Other (please specify)

SECTION II: VISION & OBJECTIVES**7. To what extent do you agree with the proposed draft Vision for Sydenham's Neighbourhood Plan:**

VISION: "To preserve Sydenham Parish's rural village environment, by ensuring that appropriate development occurs within the area, recognising the need for a balanced community."

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

8. To what extent do you agree with the four following proposed draft Objectives for Sydenham's Neighbourhood Plan:**8. a. Objective 1:**

"To provide good quality housing at all levels of affordability that respects the distinct characteristics of the village, using styles and materials that currently exist within the village."

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

8. b. Objective 2:

“To conserve and enhance the essential rural character of Sydenham Parish by growing the village in small places that form part of the established pattern of development and by conserving the existing network of green spaces, trees and hedgerows.”

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

8. c. Objective 3:

“To sustain the sensitive landscape setting of Sydenham Parish and the intrinsic relationship between ‘village’ and green spaces, by avoiding harmful development and by preventing any further elongation of the village into the countryside or precious village green spaces.”

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

8. d. Objective 4

“To sustain and enhance the character and appearance of the Conservation Areas and Listed Buildings of Sydenham Parish and their settings”

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

III: YOUR OPINIONS ON FUTURE HOUSING DEVELOPMENT

9. What kind of housing would be most suitable for you and/or your family’s future housing needs in the next 15 years?

*PLEASE SCORE EACH OPTION ON A SCALE OF 1-5
(1 BEING UNIMPORTANT, 5 BEING VERY IMPORTANT)*

Flat/Apartment	1	2	3	4	5
Starter homes (2 beds)	1	2	3	4	5
Family homes (3 beds)	1	2	3	4	5
Executive homes (4+ beds)	1	2	3	4	5
Bungalows	1	2	3	4	5
Retirement homes	1	2	3	4	5
Other, please specify _____	1	2	3	4	5

10. What types of homes should be encouraged in Sydenham?

*PLEASE SCORE EACH OPTION ON A SCALE OF 1-5
(1 BEING UNIMPORTANT, 5 BEING VERY IMPORTANT)*

Privately owned homes	1	2	3	4	5
Low cost housing for outright sale	1	2	3	4	5
Low cost housing for outright sale to local people	1	2	3	4	5
Shared ownership for local people	1	2	3	4	5
Privately rented homes	1	2	3	4	5
Housing association rented for local people	1	2	3	4	5

11. How important to you think it is for any new buildings to be in keeping with the existing styles of surrounding buildings?

PLEASE TICK ONE ANSWER ONLY

- Very important
- Fairly important
- Not important
- No opinion

12. What features would you like to see incorporated into new houses?

PLEASE CIRCLE YES, NO OR NO OPINION FOR EACH FEATURE

Building design that is in keeping with the scale/style of existing buildings and parish character	YES/NO/NO OPINION
High levels of energy conservation	YES/NO/NO OPINION
Use of traditional building materials	YES/NO/NO OPINION
Modern building styles/materials	YES/NO/NO OPINION
Off-road parking	YES/NO/NO OPINION
Other (please state): _____	YES/NO/NO OPINION

13. On what types of sites should development occur?

PLEASE CIRCLE YES OR NO FOR EACH FEATURE

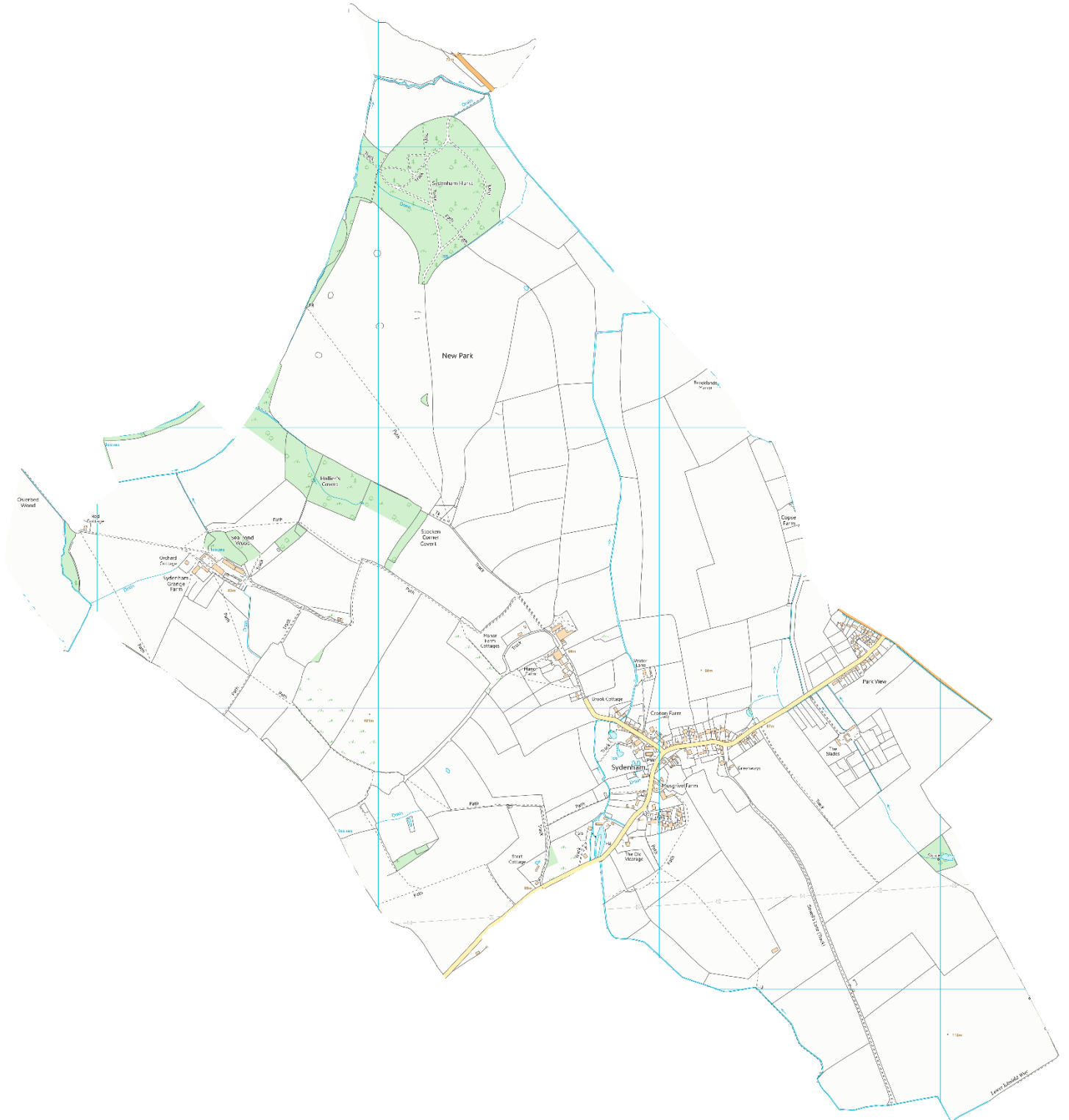
In-fill developments between existing buildings	YES / NO
Back-fill development behind existing buildings	YES / NO
Brownfield sites	YES / NO
Greenfield sites	YES / NO
Development of barns and other farm buildings	YES / NO
Other (please state): _____	YES / NO

14. Are there any areas of Sydenham Parish where you think houses should not be built?

PLEASE MARK ON MAPS ON NEXT PAGES

15. Do you have any other comments or concerns that you would like to make with respect to housing development in the parish of Sydenham:

MAP 1: SYDENHAM PARISH MAP (NEIGHBOURHOOD PLAN AREA)

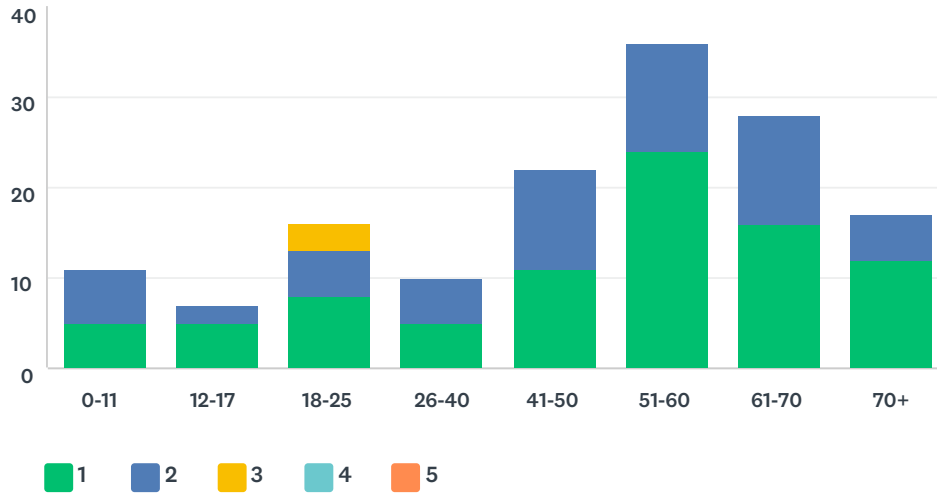


MAP 2: DETAIL OF SYDENHAM VILLAGE MAIN SETTLEMENT AREAS



Q1 What age are the people in your household? PLEASE ONLY COMPLETE THIS QUESTION ONCE PER HOUSEHOLD. IF COMPLETED BY SOMEONE ELSE IN YOUR HOUSEHOLD, PLEASE LEAVE BLANK

Answered: 84 Skipped: 24



	1	2	3	4	5	TOTAL
0-11	45.45% 5	54.55% 6	0.00% 0	0.00% 0	0.00% 0	11
12-17	71.43% 5	28.57% 2	0.00% 0	0.00% 0	0.00% 0	7
18-25	50.00% 8	31.25% 5	18.75% 3	0.00% 0	0.00% 0	16
26-40	50.00% 5	50.00% 5	0.00% 0	0.00% 0	0.00% 0	10
41-50	50.00% 11	50.00% 11	0.00% 0	0.00% 0	0.00% 0	22
51-60	66.67% 24	33.33% 12	0.00% 0	0.00% 0	0.00% 0	36
61-70	57.14% 16	42.86% 12	0.00% 0	0.00% 0	0.00% 0	28
70+	70.59% 12	29.41% 5	0.00% 0	0.00% 0	0.00% 0	17

Q2 What is the work status of those in your household? PLEASE ONLY COMPLETE THIS QUESTION ONCE PER HOUSEHOLD. IF COMPLETED BY SOMEONE ELSE IN YOUR HOUSEHOLD, PLEASE LEAVE BLANK

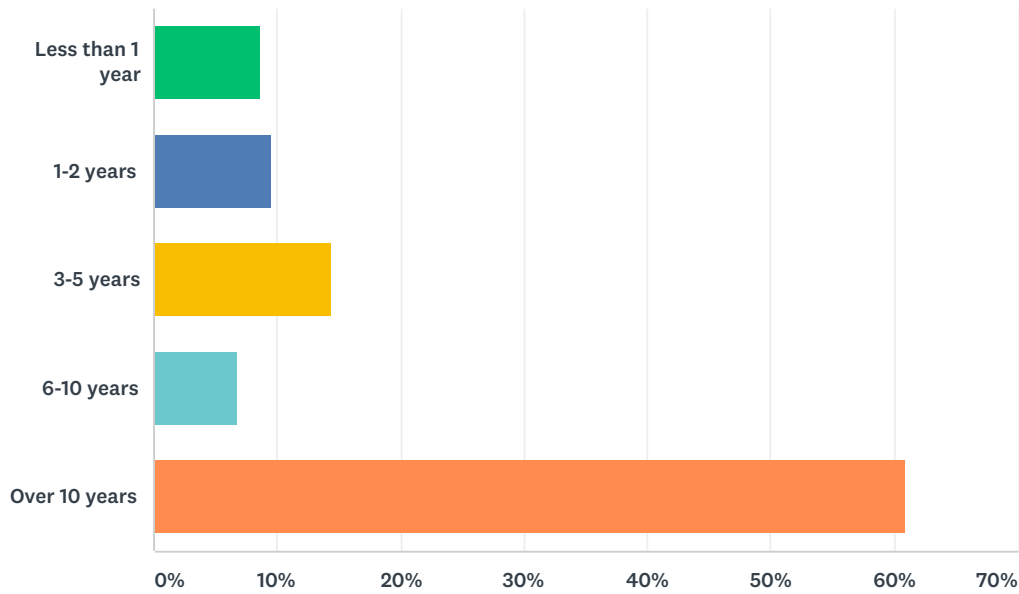
Answered: 84 Skipped: 24



	1	2	3	4	5	TOTAL
Employed	58.70% 27	30.43% 14	10.87% 5	0.00% 0	0.00% 0	46
Self employed	66.67% 14	33.33% 7	0.00% 0	0.00% 0	0.00% 0	21
Part time employment	76.92% 10	23.08% 3	0.00% 0	0.00% 0	0.00% 0	13
Retired	45.45% 15	54.55% 18	0.00% 0	0.00% 0	0.00% 0	33
Student	21.43% 3	71.43% 10	7.14% 1	0.00% 0	0.00% 0	14

Q3 How long have you / your family lived in Sydenham Parish?

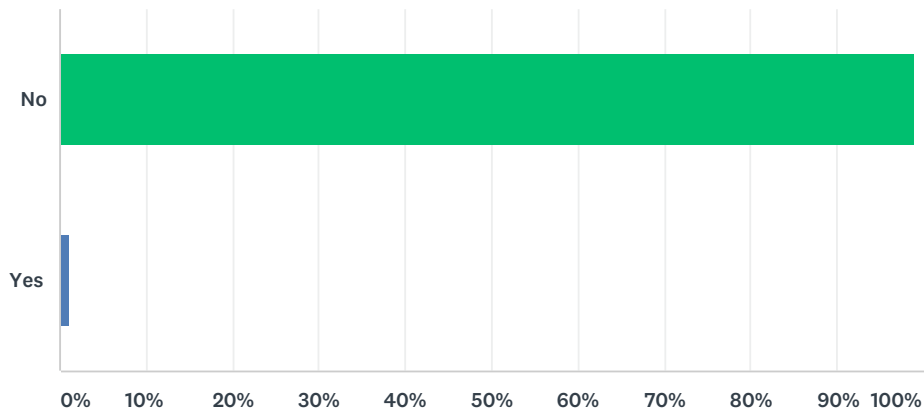
Answered: 105 Skipped: 3



ANSWER CHOICES	RESPONSES
Less than 1 year	8.57% 9
1-2 years	9.52% 10
3-5 years	14.29% 15
6-10 years	6.67% 7
Over 10 years	60.95% 64
TOTAL	105

Q4 Is any member of your household currently on the housing register (i.e. the waiting list for socially-rented housing)?

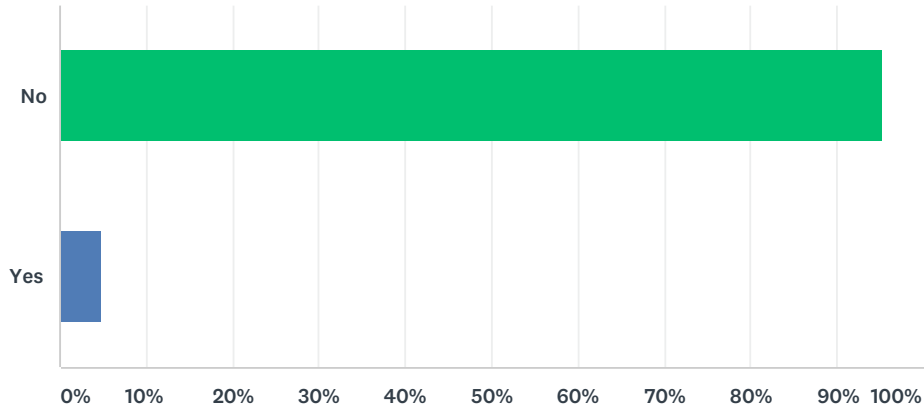
Answered: 105 Skipped: 3



ANSWER CHOICES	RESPONSES	
No	99.05%	104
Yes	0.95%	1
Total Respondents: 105		

Q5 Within the last five years has anyone in your household had to move away or stay living with you due to lack of local available housing?

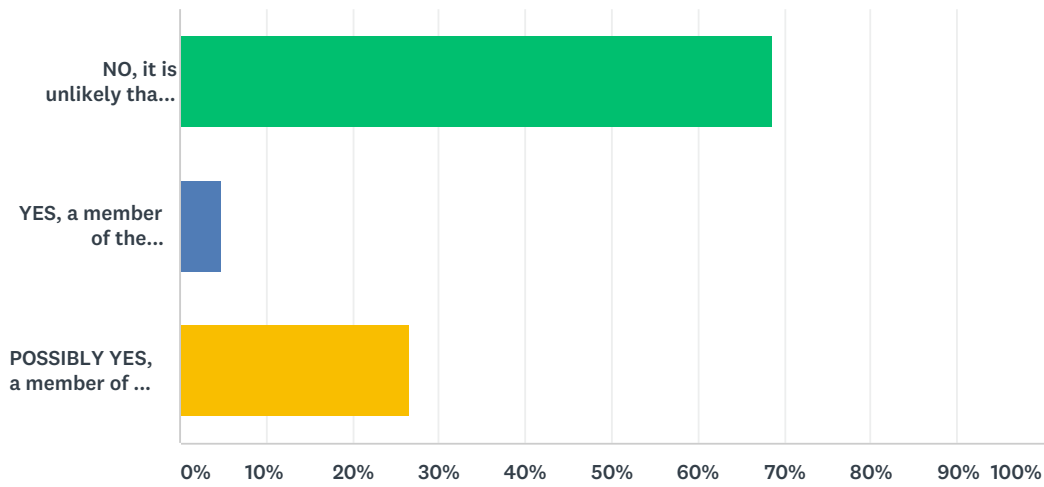
Answered: 105 Skipped: 3



ANSWER CHOICES	RESPONSES	
No	95.24%	100
Yes	4.76%	5
TOTAL		105

Q6 Does any member of your household want or need to move out of your current property?

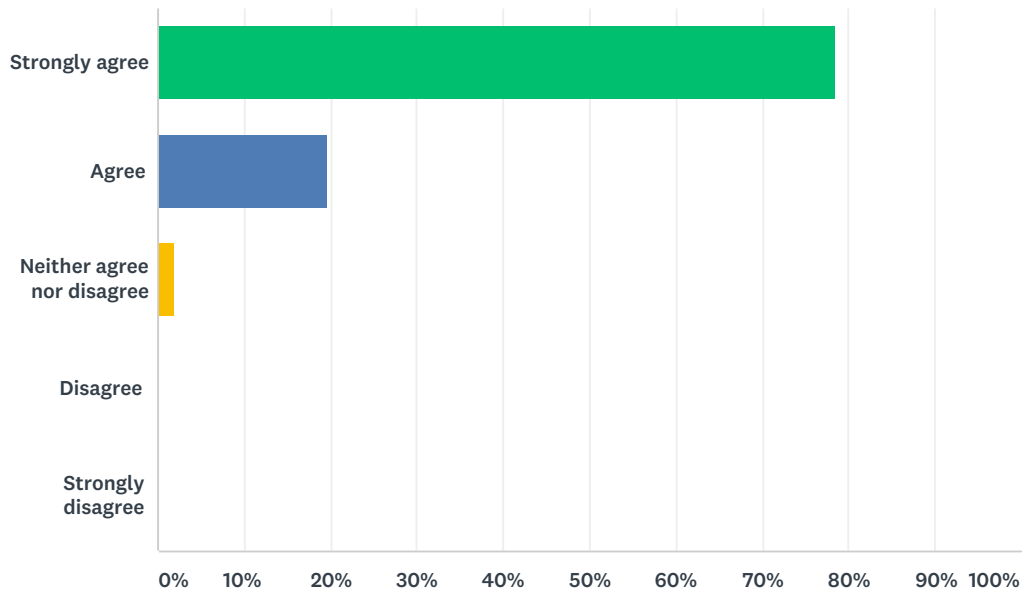
Answered: 105 Skipped: 3



ANSWER CHOICES	RESPONSES	
NO, it is unlikely that any member of the household may want or need to move out in the next 5 years	68.57%	72
YES, a member of the household currently wants or needs to move out	4.76%	5
POSSIBLY YES, a member of the household may want or need to move out in the next 5 years	26.67%	28
TOTAL		105

Q7 To what extent do you agree with the proposed draft Vision for Sydenham’s Neighbourhood Plan: “To preserve Sydenham Parish’s rural village environment, by ensuring that appropriate development occurs within the area, recognising the need for a balanced community.”

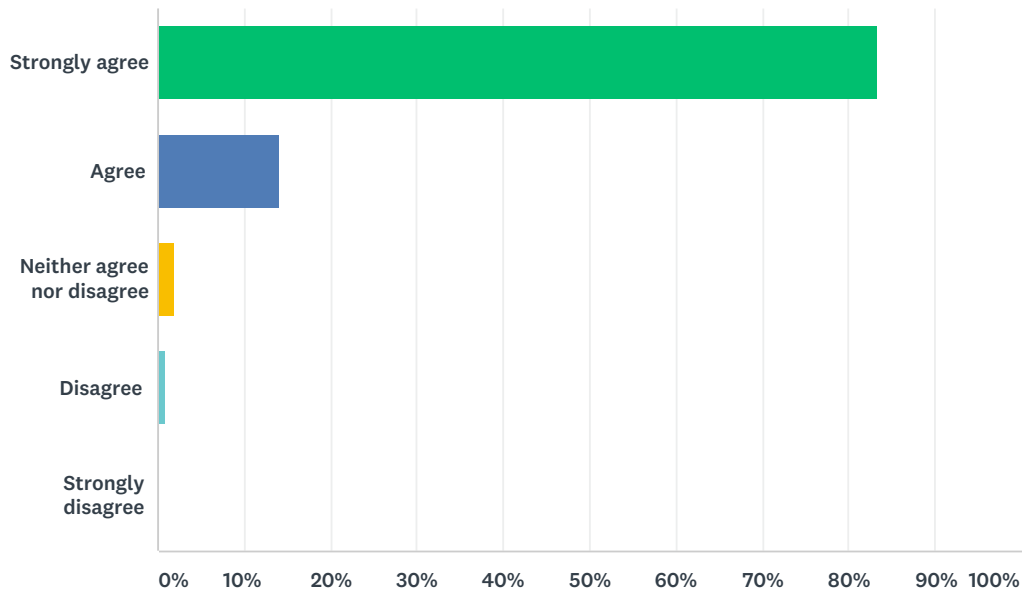
Answered: 107 Skipped: 1



ANSWER CHOICES	RESPONSES	
Strongly agree	78.50%	84
Agree	19.63%	21
Neither agree nor disagree	1.87%	2
Disagree	0.00%	0
Strongly disagree	0.00%	0
TOTAL		107

Q8 To what extent do you agree with the first proposed draft Objective for Sydenham’s Neighbourhood Plan: Objective 1: “To provide good quality housing at all levels of affordability that respects the distinct characteristics of the village, using styles and materials that currently exist within the village.”

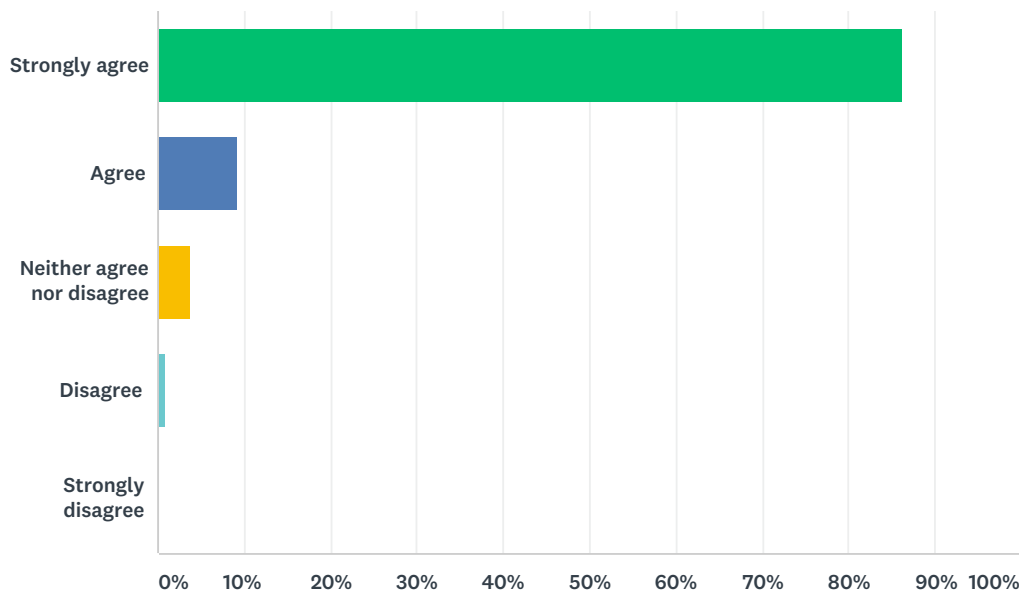
Answered: 107 Skipped: 1



ANSWER CHOICES	RESPONSES	
Strongly agree	83.18%	89
Agree	14.02%	15
Neither agree nor disagree	1.87%	2
Disagree	0.93%	1
Strongly disagree	0.00%	0
TOTAL		107

Q9 To what extent do you agree with the second proposed draft Objective for Sydenham’s Neighbourhood Plan: Objective 2: “To conserve and enhance the essential rural character of Sydenham Parish by growing the village in small places that form part of the established pattern of development and by conserving the existing network of green spaces, trees and hedgerows.”

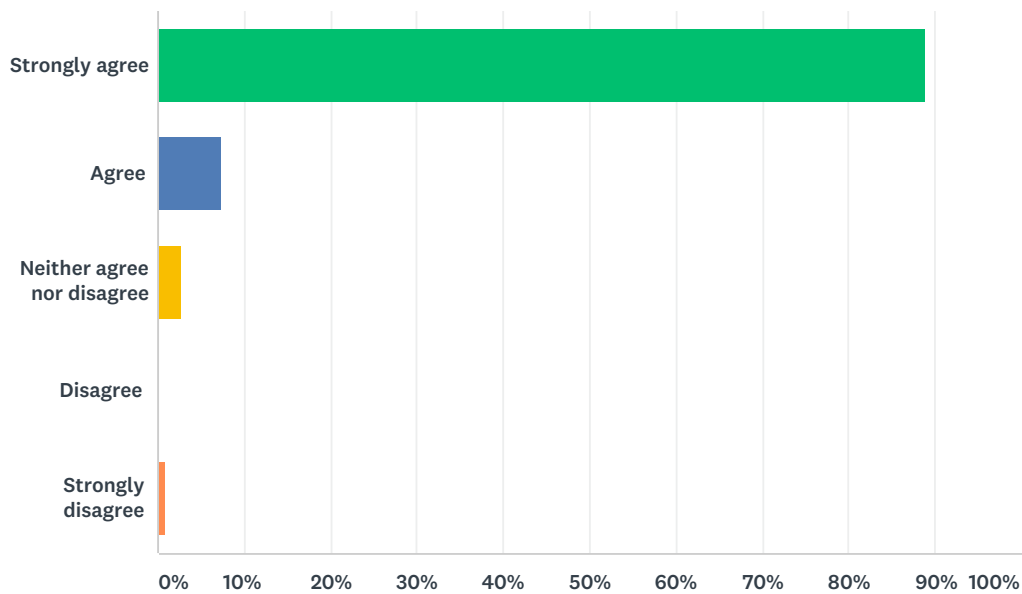
Answered: 108 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	86.11%	93
Agree	9.26%	10
Neither agree nor disagree	3.70%	4
Disagree	0.93%	1
Strongly disagree	0.00%	0
TOTAL		108

Q10 To what extent do you agree with the third proposed draft Objective for Sydenham’s Neighbourhood Plan: Objective 3: “To sustain the sensitive landscape setting of Sydenham Parish and the intrinsic relationship between ‘village’ and green spaces, by avoiding harmful development and by preventing any further elongation of the village into the countryside or precious village green spaces.”

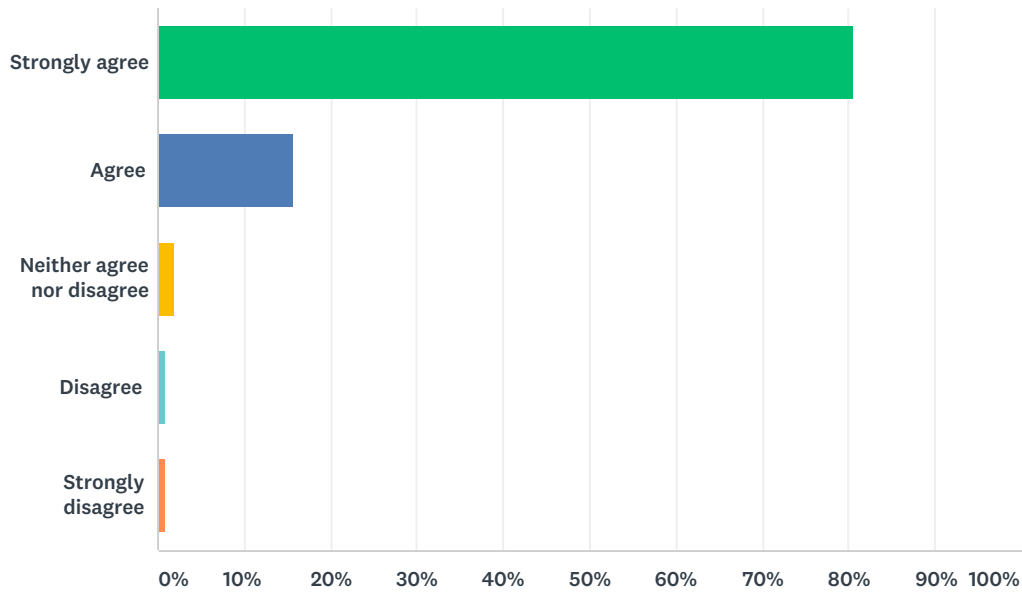
Answered: 108 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	88.89%	96
Agree	7.41%	8
Neither agree nor disagree	2.78%	3
Disagree	0.00%	0
Strongly disagree	0.93%	1
TOTAL		108

Q11 To what extent do you agree with the fourth proposed draft Objective for Sydenham’s Neighbourhood Plan: Objective 4: “To sustain and enhance the character and appearance of the Conservation Areas and Listed Buildings of Sydenham Parish and their settings”

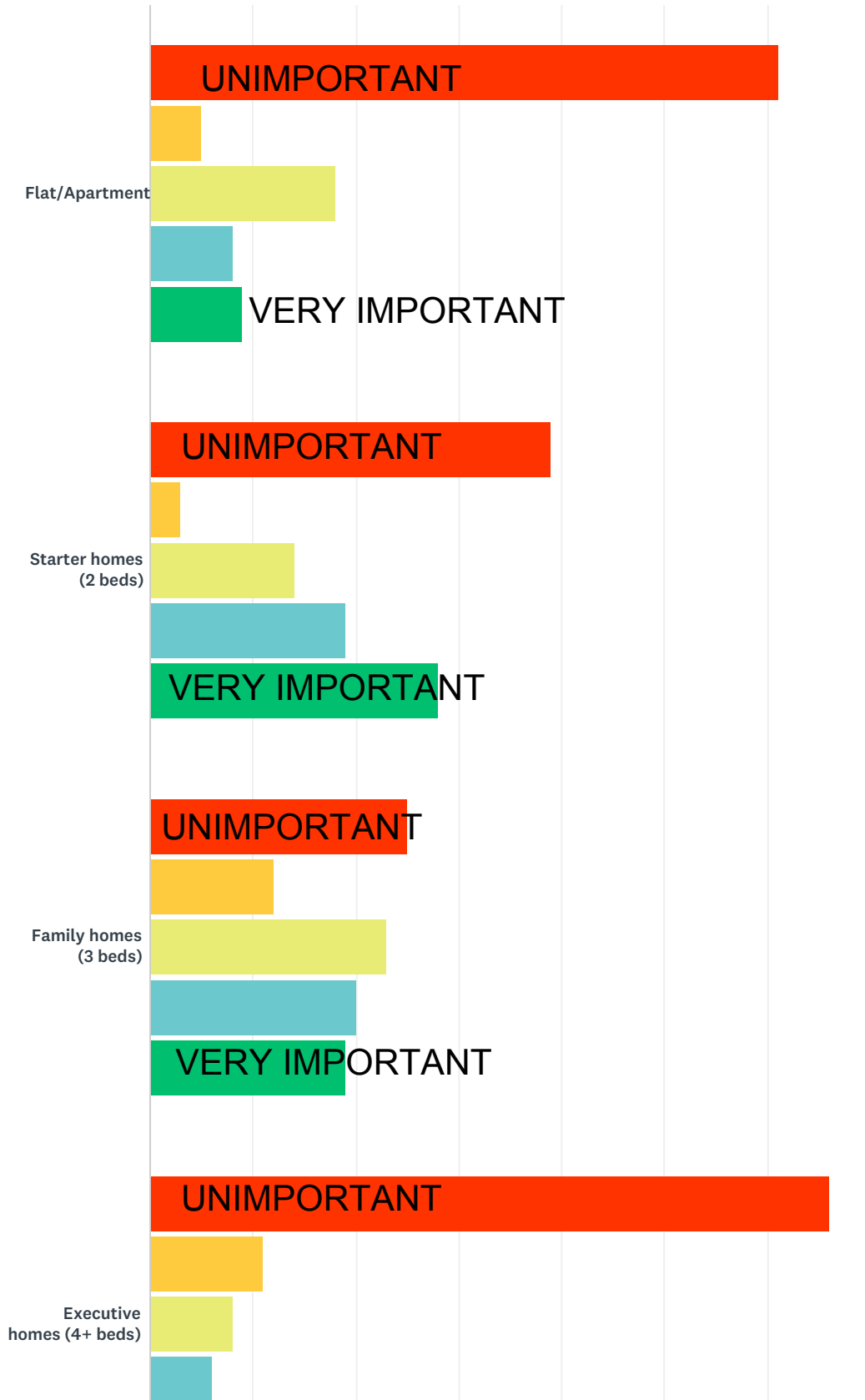
Answered: 108 Skipped: 0

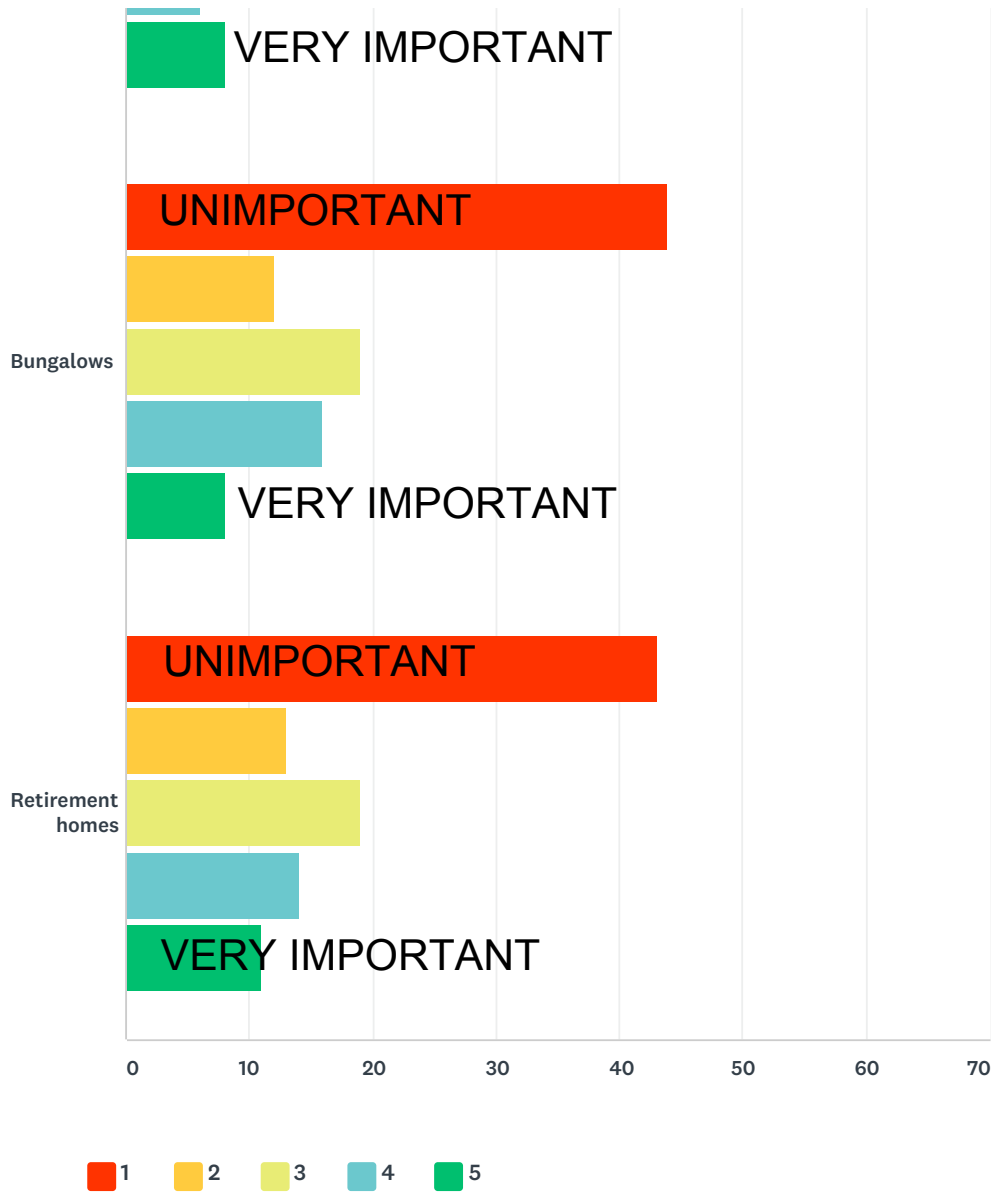


ANSWER CHOICES	RESPONSES	
Strongly agree	80.56%	87
Agree	15.74%	17
Neither agree nor disagree	1.85%	2
Disagree	0.93%	1
Strongly disagree	0.93%	1
TOTAL		108

Q12 What kind of housing would be most suitable for you and/or your family's future housing needs in the next 15 years? PLEASE SCORE EACH OPTION ON A SCALE OF 1-5 (1 BEING UNIMPORTANT, 5 BEING VERY IMPORTANT)

Answered: 107 Skipped: 1

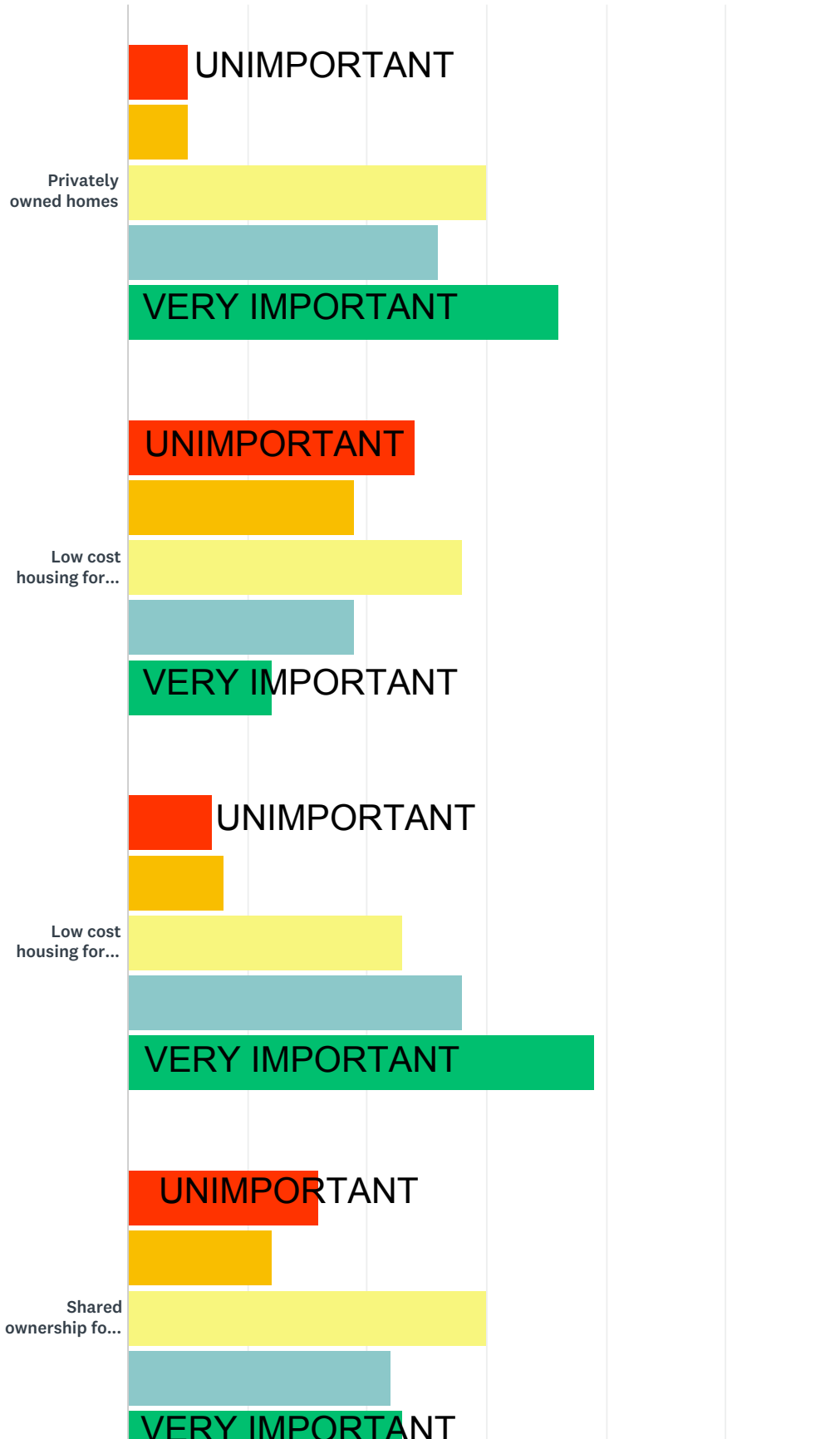


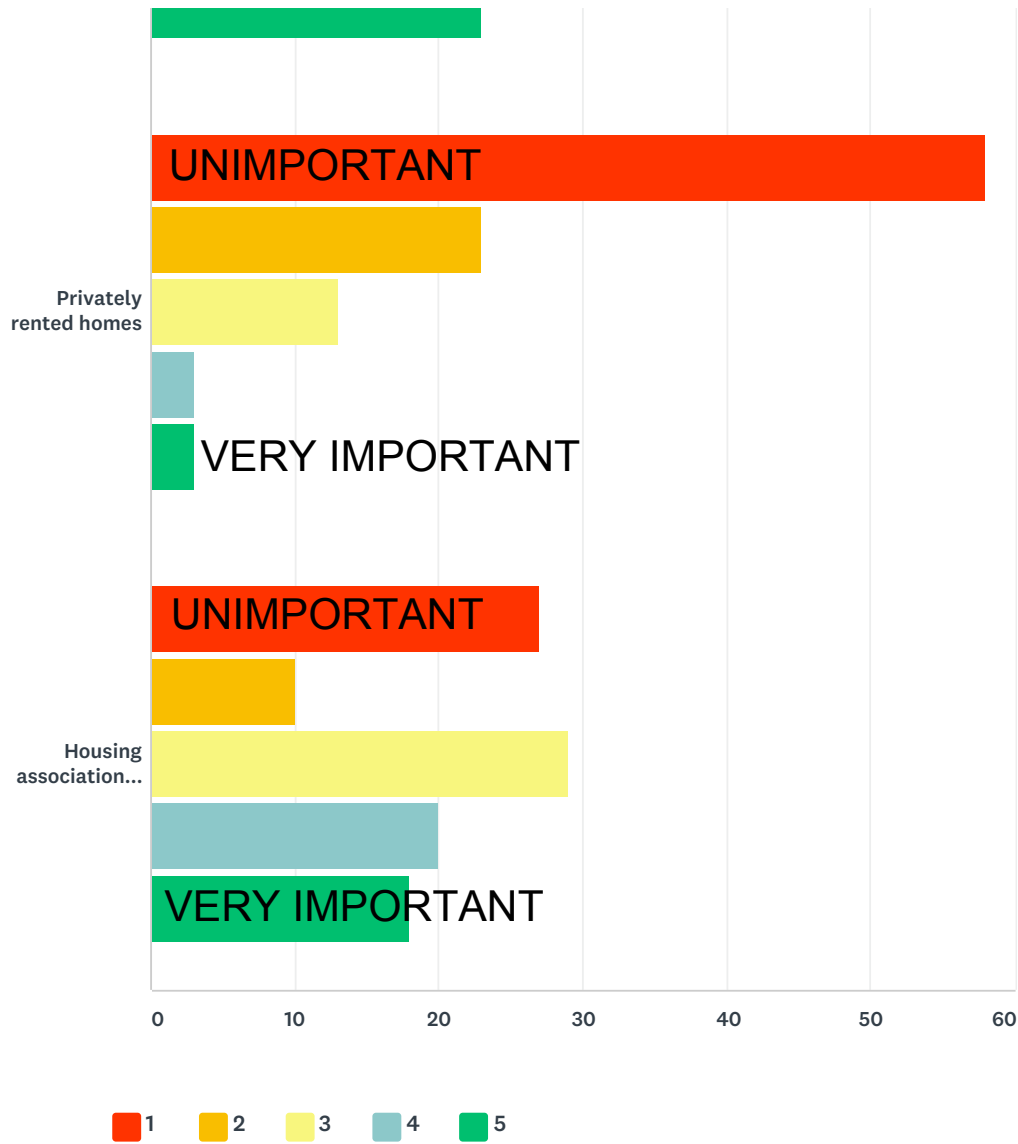


	1	2	3	4	5	TOTAL
Flat/Apartment	60.40% 61	4.95% 5	17.82% 18	7.92% 8	8.91% 9	101
Starter homes (2 beds)	37.86% 39	2.91% 3	13.59% 14	18.45% 19	27.18% 28	103
Family homes (3 beds)	25.25% 25	12.12% 12	23.23% 23	20.20% 20	19.19% 19	99
Executive homes (4+ beds)	66.67% 66	11.11% 11	8.08% 8	6.06% 6	8.08% 8	99
Bungalows	44.44% 44	12.12% 12	19.19% 19	16.16% 16	8.08% 8	99
Retirement homes	43.00% 43	13.00% 13	19.00% 19	14.00% 14	11.00% 11	100

Q13 What types of homes should be encouraged in Sydenham? PLEASE SCORE EACH OPTION ON A SCALE OF 1-5(1 BEING UNIMPORTANT, 5 BEING VERY IMPORTANT)

Answered: 107 Skipped: 1

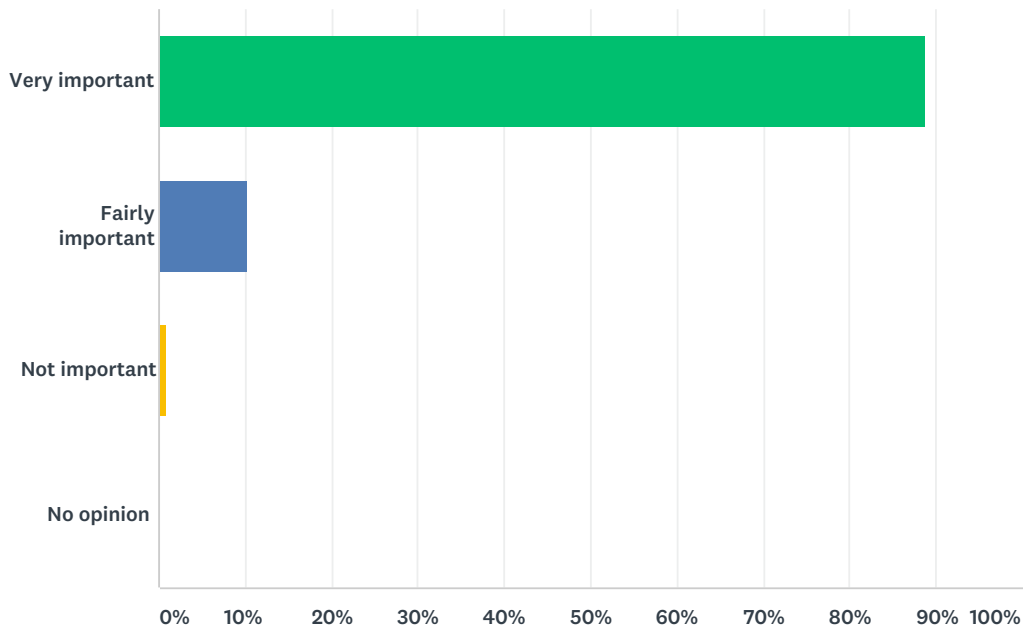




	1	2	3	4	5	TOTAL
Privately owned homes	4.90% 5	4.90% 5	29.41% 30	25.49% 26	35.29% 36	102
Low cost housing for outright sale	23.53% 24	18.63% 19	27.45% 28	18.63% 19	11.76% 12	102
Low cost housing for outright sale to local people	6.67% 7	7.62% 8	21.90% 23	26.67% 28	37.14% 39	105
Shared ownership for local people	15.53% 16	11.65% 12	29.13% 30	21.36% 22	22.33% 23	103
Privately rented homes	58.00% 58	23.00% 23	13.00% 13	3.00% 3	3.00% 3	100
Housing association rented for local people	25.96% 27	9.62% 10	27.88% 29	19.23% 20	17.31% 18	104

Q14 How important to you think it is for any new buildings to be in keeping with the existing styles of surrounding buildings?

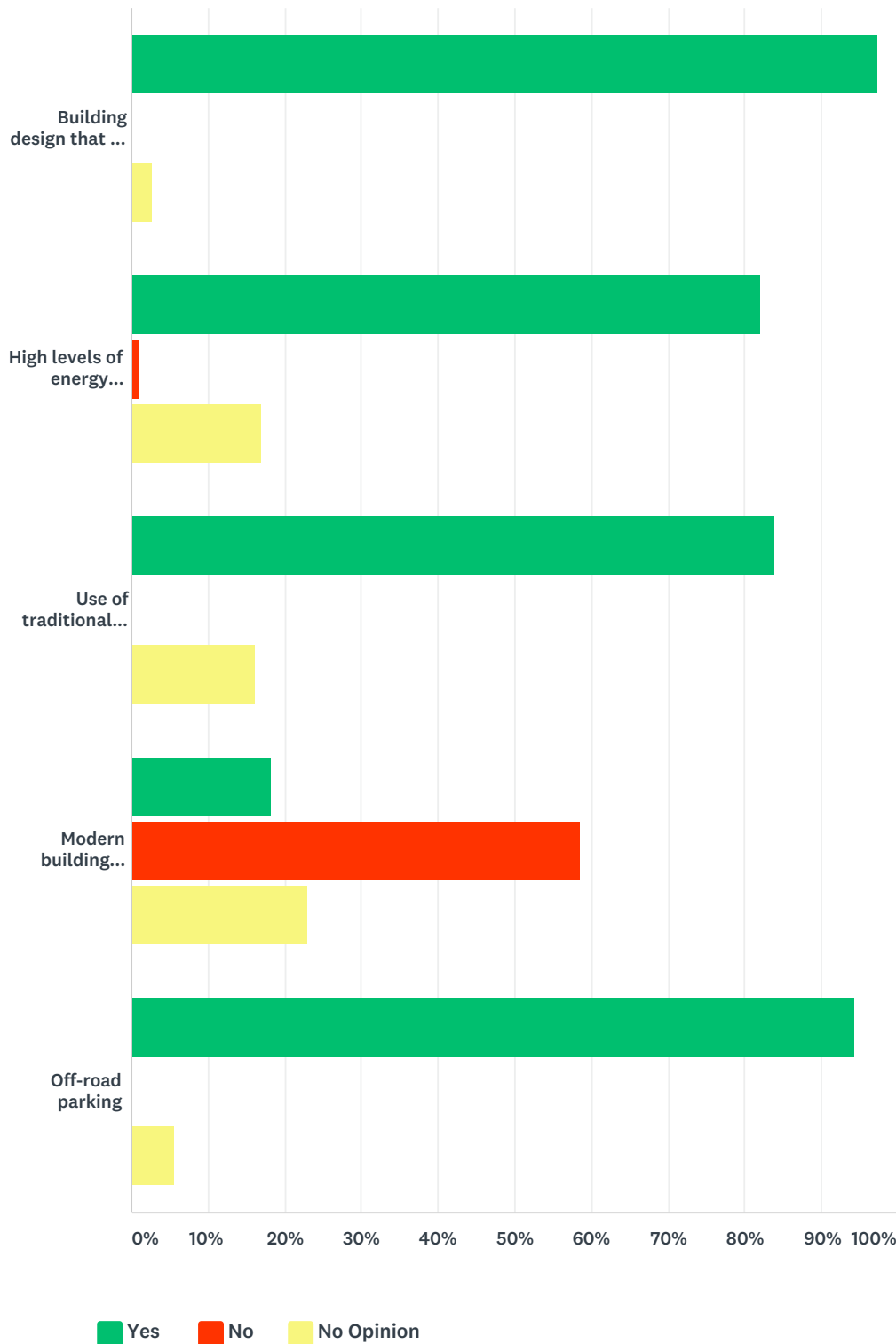
Answered: 107 Skipped: 1



ANSWER CHOICES	RESPONSES	
Very important	88.79%	95
Fairly important	10.28%	11
Not important	0.93%	1
No opinion	0.00%	0
TOTAL		107

Q15 What features would you like to see incorporated into new houses?

Answered: 107 Skipped: 1

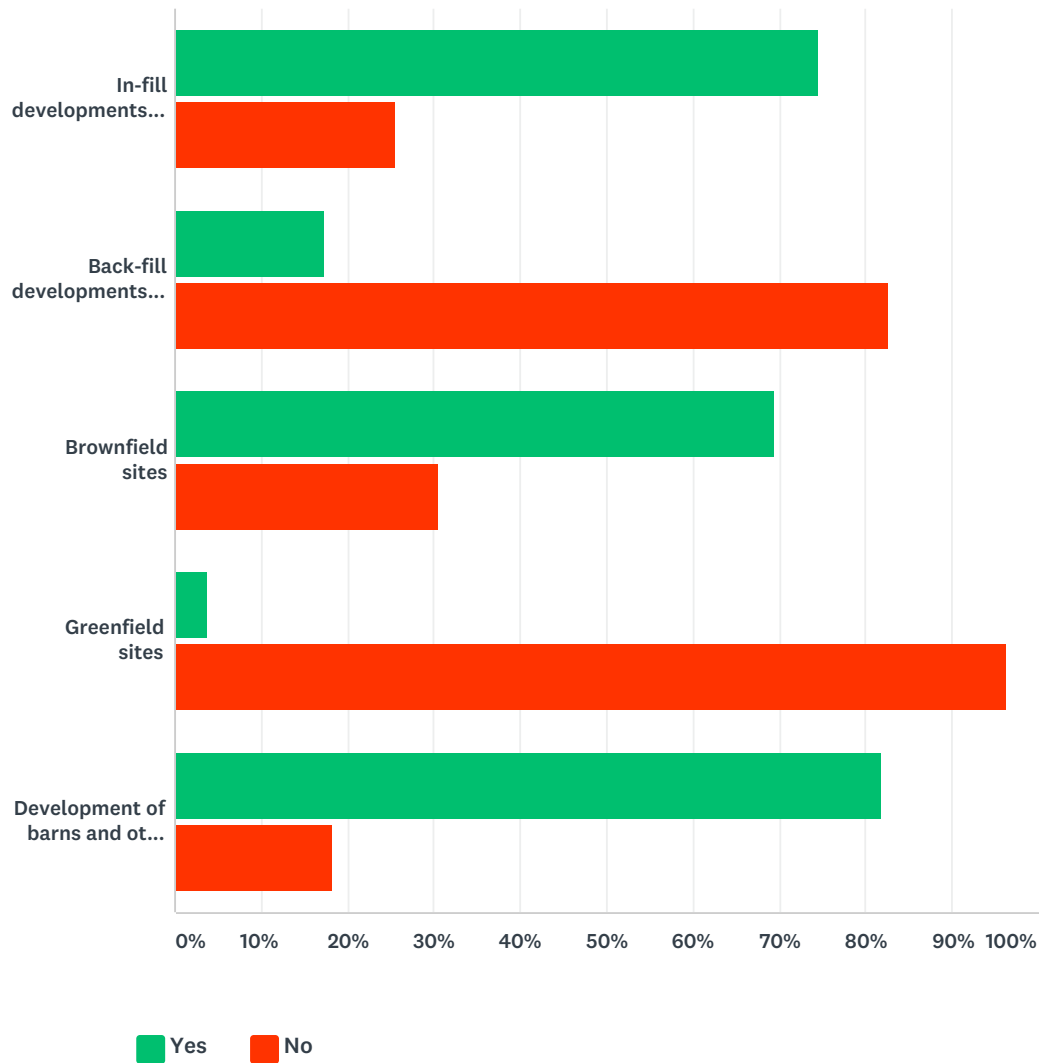


	YES	NO	NO OPINION	TOTAL
Building design that is in keeping with the scale/style of existing buildings and parish character	97.20% 104	0.00% 0	2.80% 3	107
High levels of energy conservation	82.08% 87	0.94% 1	16.98% 18	106

Use of traditional building materials	83.81% 88	0.00% 0	16.19% 17	105
Modern building styles/materials	18.27% 19	58.65% 61	23.08% 24	104
Off-road parking	94.39% 101	0.00% 0	5.61% 6	107

Q16 On what types of sites should development occur?

Answered: 107 Skipped: 1



	YES	NO	TOTAL
In-fill developments between existing buildings	74.53% 79	25.47% 27	106
Back-fill developments behind existing buildings	17.31% 18	82.69% 86	104
Brownfield sites	69.52% 73	30.48% 32	105
Greenfield sites	3.81% 4	96.19% 101	105
Development of barns and other farm buildings	81.73% 85	18.27% 19	104

Q17 Are there any areas of Sydenham Parish where you think houses should not be built?

Answered: 51 Skipped: 57

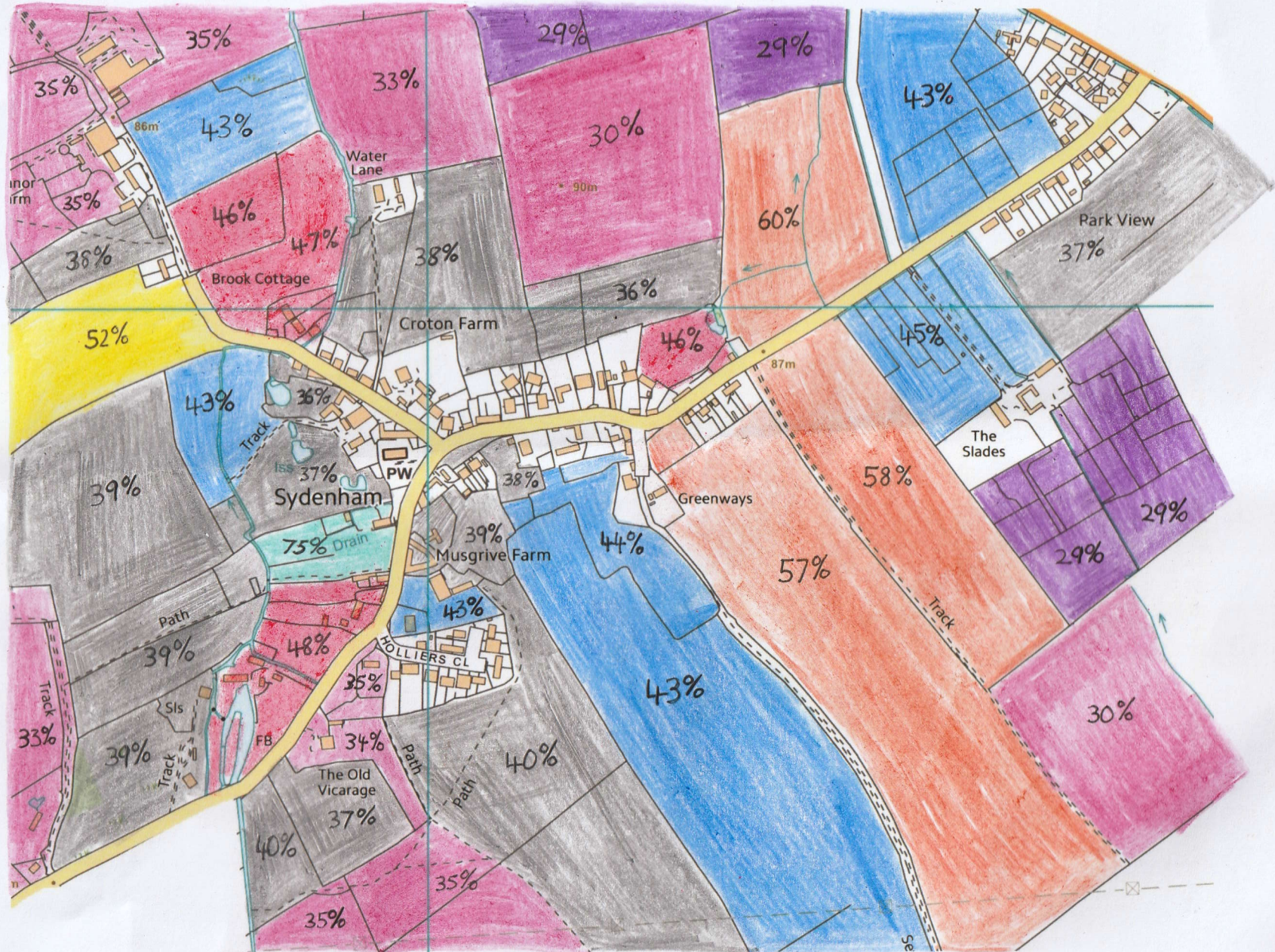
#	RESPONSES
1	All land to the south side (Chinnor side) and to west on the low lying areas liable to flooding.
2	On existing fields, in order to retain the rural nature of our surroundings.
3	NO NEW DEVELOPMENTS
4	The Meadow
5	No opinion.
6	Next to Park View in the farming fields between there and the central village area.
7	No more houses around or in Sewell's Lane. No houses opposite musgrave farm (the way to the allotments).
8	Brookstones
9	Not next to the church
10	The playing field The allotment field
11	On fields around the outside of the village settlement that are currently used for agricultural purposes.
12	The fields either side of the road between the Emmington end of the village and Box Tree Cottages. The paddock opposite Coopers Yard. The field adjacent to Coopers yard.
13	In the fields opposite the Thame road side of Sydenham!
14	Ribbon development should be avoided and agricultural land should not be built on
15	Prefer very little new build
16	The green fields between the Emmington end of the village and Box Cottages, on both sides of the road. The meadow opposite Coopers Yard. The field between Coopers Yard and Holliers Close.
17	Along the Sydenham Road extending beyond current housing. In the field in front of the allotments. Behind current housing.
18	The Map does not allow areas to be shaded/outlined but there should be no building permitted: 1. Beyond Box Cottages to Park View 2. The land around and opposite Musgrave Farm 3. Land in and behind Croton Farm 4. Land between Vicarage End and Mill House 5. Land between the corner of Holliers Close and The Old Vicarage. 6. Land to the west of The Old Vicarage; between the existing building and the brook that feeds the stream down to Mill House. 7.The area behind Vears Farmhouse and the Lambs. 6. No further building between Brook Cottage and Manor Farm
19	Yes, areas of green space within the conservation area should not be built on.
20	No
21	In the rural areas on the edge of Sydenham or to interfere with the picturesque views of the village i.e. not around the green either
22	Farming land
23	The meadow, fields behind current houses
24	Along the road connecting Plough Corner and Sydenham village (i.e. along that straight stretch of the road where currently there is no housing).
25	No opinion
26	Anywhere outside of the current main settlement areas i.e. they should only be built as infill within those areas
27	on the village green

28	Between Park View Slade Farm due to various issues such as parking and the lack of infrastructure around the area.
29	On fields and other green spaces
30	Do not build on green open area between windmill cottage and park view, and similar open stretches such as the area beyond brook cottage to the Farm buildings at manor farm.
31	Existing green space, behind other housing and past the stream towards Manor farm
32	The field between Madelines house and Rosemary's house. The gap between Box cottages and Slade Farm The end of Brookstones up towards Manor Farm
33	the center
34	Fields between two ends of the village and opposite houses in Thame road (not sure if this counts as Sydenham).
35	No building on land leading to allotments or outside the built area ofmth village.
36	Should not allow development that joins Emmington with Sydenham
37	Any development should be contained within the existing village envelope. Spaces such as village green and playing field should be protected and enhanced. A plan showing the existing village envelope line would be helpful.
38	yes. the road through the main village has a field that leads to the allotments.this is not infill that will enhance the feel of the village. it should not be considered infill. neither should the field between Vicarage End and the Mill House.or The Orchard on the opposite side of the road.these would change the feel of the village negatively and cut our quality of life. The conservation area needs to be conserved.
39	Inside the conservation area.
40	The existing settlement areas should not be extended. The outlying farms and the green areas between the two parts of Sydenham should not be further developed.
41	Building should be restricted to within the existing developed area
42	All green spaces with existing public access
43	Clearly the Grove but this has been approved in a way not consistent with the above. The land between Holliers close and musgrave farm
44	On the field that leads to the allotments. On fields in Brookstones as the road is too narrow. On the land between box tree house and slade farm on either side of the road.
45	Croton Farm land and the fields running parrallel - behind the houses such as Old Byre House, The Old Rickyard, Ryders Farm, Walnut Barn.
46	New housing should not affect existing properties in any negative fashion or block countryside views and enjoyment of surrounding green spaces.
47	Around the Green
48	All green field sites should be left as fields.
49	Middle of village around church, behind current houses, any green belt, field to allotments between old chapel and old shop (opposite the crown).
50	Field leading to allotments. Open fields backing on to village
51	fields

MAP 2: DETAIL OF SYDENHAM VILLAGE MAIN SETTLEMENT AREAS

No Development.

- 75%
- 56 - 60%
- 50 - 55%
- 46 - 50%
- 41 - 45%
- 36 - 40%
- 30 - 35%
- 29%



Q18 Do you have any other comments or concerns that you would like to make with respect to housing development in the parish of Sydenham:

Answered: 50 Skipped: 58

#	RESPONSES
1	<p>Pleas note - with years of experience in developing objective customer surveys, I don't believe these questions offer an opportunity for a robust analysis. they are multi-layered, leading and I feel therefore, this survey is fundamentally flawed for what you are trying to achieve. Sorry!</p> <p>Sydenham is a very small village with few amenities and narrow roads. Already the volume/speed of traffic causes concern and danger. There is no public transport, requiring frequent car journeys - I would oppose adding to them. There is only a pub and a church - no shop, school or doctors. While I value this situation, the village does not constitute a suitable place for many - elderly or those ferrying kids. The character of the village is felt most keenly at its centre - in the close surrounding areas by the pub and the church. The 'village green', public footpaths through immediate fields, livestock mooing and baaing all contribute to the very heart of Sydenham. Take this away and you will destroy it - for the benefit of what? A few houses? Simply not enough upside. Further, with many villagers living in historic and listed buildings, we are NOT merely responsible for today. Rather - we are first and foremost custodians. We have a huge responsibility to safeguard this precious environment for future generations. It's too easy to develop housing and destroy what our ancestors have created, you risk losing it forever.</p>
2	Objective 1 - disagree only with "all levels of affordability"
3	No
4	I am not sure we need any more building. Just build at Sydenham Grove.
5	The old council house site should of(WRITING ILLEGIBLE)...been developed, no parking over the footpaths, this is unsafe.
6	Change in any village is inevitable but the integrity of the village needs to be maintained. Large scale development is not appropriate but new blood is almost essential to keeping a village alive. We should also not assume that all young people wish to remain living in the village of their birth, but the opportunity should be available for them to do so to be viable.
7	Avoid any narrowing of the area of green between Sydenham and Chinnor. The developers will be looking to fill in between Chinnor and the surrounding villages. It is important to hold them back as long as possible. There will be little government support as they have to find places to build a lot more houses so developers who opt to appeal are likely to win. Chinnor has lost the battle and will be under constant pressure to expand, like Didcot. So everything you can do to prevent us being engulfed.
8	I am concerned about the increase of traffic on Brookstones following the conversion of barns at Manor Farm.
9	Please do not lose the unique character of the village. We are not Chinnor. Q13 - Infill developments should only be built with care and consideration. I am not in favour of just filling in every available space, to create a ribbon like effect. However, I do accept that we need new houses and that they have to go somewhere.
10	I unwillingly accept that there have to a "few" more houses, but my belief is that every single additional house devalues mine. I came here years ago because it was open, leafy, 5 working farms, and plenty of fields and open spaces which are rapidly disappearing.

11	<p>GENERAL: The heart of the village with the final few open space of green land retains the vital "feel" of Sydenham. Green space amongst listed and character properties is essential for the benefit present and future inhabitants as well as visitors. Further infill should be resisted as it always has. The roads are narrow and of concern for safety, consequently new construction should be better sited at the extremities of the village, nearer the main roads. If construction were kept to areas where the absolute fewest households are affected then this would in turn likely have a nominal effect on changing the character of the village, whilst retaining a pleasant place for all to enjoy, instead of the centre being a solid block of continuous properties, as so many villagers have become and will. SURVEY: The survey too often combines two questions into one and I find that I would have answered each part very differently, so this is an issue. Also the questions are not balanced and are guiding the response. Objective 1 guides us to agree to housing at "all levels of affordability" if we agree with "using styles and materials that currently exist within the village. This means that if I agree to the styles I must agree to affordability. The same applies to Objective 2. In order to "protect the trees and hedgerows" I am obliged to grow the village in "small places" - one I agree with, the second I do not. Similarly in Objective 3, in order to "...avoid harmful development" I am obliged to "prevent elongation" - one I agree with the second I do not if it means avoiding development at the periphery. The joining of questions negates that answers and one cannot possibly determine the responses to these questions with accuracy. In addition, without knowing outcomes, it is difficult to answer meaningfully, For example, in some locations it may be appropriate for smaller housing, in others where perhaps a barn already exists, it may be appropriate for larger housing. Essentially, is there a process where these issues can be discussed and voted upon, or are the group taking these answers as their primary guidance, before most of us fully understand the effect. I appreciate the need for speed and the good work done with best intentions, but am concerned with the survey and the change from a policy limiting the number of houses to a process of area protection, without a full explanation to the village of the pros and cons.</p>
12	<p>No building on flood prone areas or with restricted roads making walking dangerous, ie bends, narrowness of road</p>
13	<p>I think we should create 2/3 bedroom houses out of spaced such as Sydenham Grove and Manor Farm. There are lots of local families where children are growing up and need homes of their own; and young families who live in the villages need parents nearby to help with childcare. Extended families create a good neighbourhood and a loving, caring community. I also think the road through Sydenham has become too busy/noisy/dangerous and that more cul de sacs, such as Holliers Close would be preferable to building alongside the "main road".</p>
14	<p>The houses in Sydenham are from lots of different eras. I don't object to "modern" if they are well designed and beautiful. Modern English architecture tends to be unimaginative and boring. Barn conversions are a good example.</p>
15	<p>The recent, albeit limited building works that have taken place in the village has given an indication of the destructive impact that is has in terms of noise and traffic, with restricted access and large trucks. Future developments need to be kept to a minimum in order to retain the peacefulness and attractiveness of the village. It is also important that developments are consistent with the existing styles of houses in the village, so that they are not unsightly as per the recent developments in Chinnor. They need to have adequate car parking which is an increasing problem in Sydenham. It is unfortunate that our governments are not encouraging better use of brownfield sites and allowing properties to be purchased by foreign speculators, but this is out of our control, putting unnecessary pressure on greenfield sites.</p>
16	<p>The village should not become a 'dumping ground' for housing that the council can't find a place for anywhere else, just so the council can meet some government target.</p>
17	None
18	None
19	<p>Living in small villages like Sydenham should be achievable to all people and any housing plan should reflect this. It is important however, not to set a precedent that allows small villages to become over developed and lose their character and charm. There is also the concern that over development will eventually cause neighbouring villages to merge and become part of something much larger, thereby losing their individuality.</p>
20	<p>It should be kept to a minimum and in the areas which have seen previous developments. We should be very careful not to spoil our wonderful village in the countryside.</p>
21	<p>The village doesn't need anymore executive housing but affordable mixed housing to enable young people and families to remain in the village.</p>
22	<p>The village is in desperate need of affordable housing for young and local people. The tendency to 'executive' housing has been excessive and the village does not need any more properties of this sort. We need to keep a healthy mix of property types that are available to all members of our society.</p>

23	It's sad that we apparently need more housing, but if we do, at least the parish council now have a plan and an influence.
24	We strongly believe that there should be realistic off road parking facilities for any further housing developments.
25	The amount of cars that go through Sydenham is bad enough without more houses if we have to have more houses then something needs to be done about the very busy roads
26	No
27	Hopefully the NP will be respected by the planners once it is complete!
28	I am opposed to infill building within the conservation area. I cannot see any available space in this part of the village which could be built on without having a major impact on the vista of somebody's home, or the carefully balanced network of houses and buildings which are at the heart of the nature of the village and its special appeal. Therefore if the building of additional homes is unavoidable, I am not opposed to this taking place on a small scale along the roads into and out of the village centre, as such producing a limited amount of elongation of the village. This is far preferable to increasing the concentration of houses within the conservation area.
29	No
30	few houses because Thame & Chinnor have plenty of new houses without any infrastructure such as extra shops, a school or surgery.
31	No
32	The number of new houses should be kept to the minimum because the village has very few amenities and insufficient infrastructure to support any extra housing above the minimum.
33	No
34	To me, it's imperative that the rural character of the parish be maintained and the no development occurs outside of the current settlement areas
35	for the village not to be extended outside its existing limits
36	We must recognise that some additional housing will come. There are some obvious infill opportunities that should be encouraged. And encouraging smaller affordable development is the key.
37	Brookstones needs to be protected as heart of village, infill the only practical solution.
38	YChinnor forever expanding and it getting closer to the village. How can we prevent this?
39	I am not against development in the village but it needs affordable homes for people and we should have a footpath through the village as it is so dangerous now to walk through the village.
40	No
41	the lungs need to breathe in an area of high new build. we need our village spaces more than we need houses to protect quality of all our lives.
42	Development should take place outside the conservation area. Sensitive elongation development makes use of uncontentious land with minimal overlooking and takes advantage of available space, not to mention more sustainable response to issues such as transport, utilities and drainage. House design and limited parcels for development can easily prevent a 'development sprawl' from taking place. Why damage the precious balance already successfully struck between green space and built form already achieved in the village? The village's conservation area green spaces are not suited to development from an overlooking, setting and access point of view and would damage the character and setting of the wider conservation area. Loss of green space in the conservation area will also remove the last working agricultural use fields from the village and its links to its farming past. The amount of development required by SODC in the parish needs to be defined numerically rather than zonally so development objectives do not get manipulated at the expense of the parish.
43	Any infill development should incorporate off-road parking.
44	Sydenham should be preserved as it is to protect its unique character. With no public transport it is unsuitable for further development.
45	There are enough houses already
46	To re-emphasize that clearly some housing stock must be added (maximum of 10) but that these should be developed in a style that is in keeping with the current central village housing stock

47	That any new housing proposed should be between the Emmington end of the village and the main village as that would bring the two parts of the village together and not impact of anyone's current house.
48	My biggest concern is that development does not impede the countryside views and greenspace enjoyment of existing homes. And also that any new properties are characterful and keeping with the style and traditional materials presently found in homes around the village. Other important concerns would be parking, access and traffic through the village. Keep Sydenham small charming and rural!
49	It's vital that we don't concrete over ancient pasture. Keep Sydenham special by keeping its beautiful green and rural outlook.
50	Well done for doing this

APPENDIX IV: 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 and European Directive 2001/42/EC for the Sydenham Neighbourhood Development Plan

27TH MARCH 2019

SUMMARY

Following consultation with statutory bodies, South Oxfordshire District Council (the 'Council') determines that Sydenham Neighbourhood Development Plan (Sydenham NDP) does not require a Strategic Environmental Assessment (SEA).

INTRODUCTION

1. An initial screening opinion was used to determine whether or not the contents of the emerging Sydenham Neighbourhood Development Plan (Sydenham NDP) required a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC (the Directive) and associated Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations). A Habitats Regulation Screening Assessment is included in Appendix 2.
2. Any land use plan or programme 'which sets the framework for future development consent of projects' must be screened according to a set of criteria from Annex II of the Directive and Schedule 1 of the Regulations. These criteria include exceptions for plans 'which determine the use of a small area at local level' or which only propose 'minor modifications to a plan', if it is determined that the plan is unlikely to have significant environmental effects.
3. The initial screening opinion was subject to consultation with Historic England, the Environment Agency and Natural England. The results of the screening process are detailed in this Screening Statement.

THE SCREENING PROCESS

1. Using the criteria set out in Annex II of the Directive and Schedule 1 of the Regulations, a Screening Opinion determines whether a plan or programme is likely to have significant environmental effects.
2. The extract from 'A Practical Guide to the Strategic Environmental Assessment Directive' in Appendix 1 provides a flow diagram to demonstrate the SEA screening process.
3. Table 1 in Appendix 1 sets out the criteria from the Practical Guide, along with an assessment of the Sydenham NDP against each criterion to ascertain whether a SEA is required.

4. Part of the screening process also includes the Habitats Regulations Assessment Screening, which can be found in Appendix 2. The Habitat Regulations Assessment (HRA) screening concluded that the Sydenham NDP is unlikely to have significant effects on Natura 2000 sites, either alone or in combination with other plans or projects, therefore, an Appropriate Assessment for the Sydenham NDP is not required.
5. Appendix 3 considers whether the plan is likely to have likely significant effects on the environment.
6. These two assessments feed into Table 1 and the SEA screening statement.
7. The council's screening opinion concluded that the implementation of the Sydenham NDP would not result in likely significant effects on the environment and therefore would not require an SEA.

SYDENHAM NEIGHBOURHOOD DEVELOPMENT PLAN

8. The Sydenham NDP will contain the following vision, objectives and policies:

Vision

The Sydenham Neighbourhood Plan provides a framework to guide development within the Parish until 2033. The Vision is largely inspired by the responses to the Neighbourhood Plan Questionnaire, the feedback responses and, more broadly, by the consultation with parishioners during the preparation of the Plan.

This framework is based on and supports the following Vision:

“To preserve Sydenham Parish’s rural village environment, by ensuring that appropriate development occurs within the area, recognising the need for a balanced community.”

Objectives

In order to achieve the above Vision, a number of objectives have been identified, as follows:

1. To provide good quality housing at all levels of affordability that respects the distinct characteristics of the village, using styles and materials that currently exist within the village.
2. To conserve and enhance the essential rural character of Sydenham Parish by growing the village in small places that form part of the established pattern of development and by conserving the existing

network of green spaces, trees and hedgerows.

3. To sustain the sensitive landscape setting of Sydenham Parish and the intrinsic relationship between 'village' and green spaces, by avoiding harmful development and by preventing any further elongation of the village into the countryside or precious village green spaces.

4. To sustain and enhance the character and appearance of the Conservation Areas and Listed Buildings of Sydenham Parish and their settings.

Policies

Policy SYD1- Village Boundary and Infill

Policy SYD2- Housing Mix

Policy SYD3- Design

Policy SYD4- Local Heritage Assets

Policy SYD5- Local Green Space

Policy SYD6- Local Gap

Policy SYD7- Important views

Policy SYD8- Community facilities

9. The Sydenham NDP will contain policies to maintain the character of the village and to specify design criteria for new houses.

10. Policies in the Sydenham NDP will aim to support sustainable development in the villages that will not adversely impact on the rural nature of the villages. Retaining the character and appearance of the villages is particularly important. The plan does not allocate any sites for housing but does include the designation of village boundaries.

11. We have considered whether focusing new development within the village boundaries (through infill), which has also been a historic focus of settlement activity, could result in the plan directing new development to sites that could potentially have significant effects on the historic environment including conservation areas, listed buildings and archaeological remains.

12. Careful consideration of the proposed boundaries in relation to how the South Oxfordshire Core Strategy 2012 and the Emerging Local Plan 2034 guides the location and scale of development (mainly through policies CSS1 and CSR1 of the Core Strategy and Policy H16 of the Emerging Local Plan). This indicates that the proposed boundaries merely add detail and aid the interpretation of existing policies.

13. Paragraph 13.10 of the South Oxfordshire Core Strategy 2012 defines infill development as:

'Infill development is defined as the filling of a small gap in an otherwise built-up frontage or on other sites within settlements where the site is closely surrounded by buildings.'

The emerging South Oxfordshire Local Plan 2034 (Policy H16) provides a similar definition of infill development:

'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 and this will be directed, in part, by the settlement hierarchy.'

14. The proposed village boundaries have not excluded any sites that could be considered to be a potential infill site in light of the guidance provided by the Core Strategy and Emerging Local Plan definitions. As the boundaries, in practical terms, do not provide a more restrictive interpretation of the relevant policies in the Core Strategy (CSS1 and CSR1) and the Emerging Local Plan 2034 (Policy H16), the council has concluded that the proposals in the plan will not have significant effects on the historic environment.
15. The proposed boundaries do not provide a less restrictive interpretation of the relevant policies in the Core Strategy (CSS1 and CSR1) and the Emerging Local Plan 2034 (Policy H16), therefore, the proposals in the plan are not considered to have likely significant environmental effects.
16. Overall, we note that the plan does not allocate any sites for development and places great emphasis on conserving the character and appearance of the area.
17. It is therefore concluded that the implementation of the Sydenham NDP would not result in likely significant effects on the environment.

CONSULTATION RESPONSES

18. The Screening Opinion was sent to Natural England, the Environment Agency and Historic England on 19th December 2018 for a four week consultation period. The responses in full are in Appendix 4.
19. Historic England agree with the council's view that the Sydenham Neighbourhood Plan would not lead to significant effects on the historic environment and therefore the Sydenham Neighbourhood Plan does not require a Strategic Environmental Assessment.
20. Natural England agree with the Initial Screening Opinion and consider that the plan does not require an SEA or Appropriate Assessment.

However, should the Neighbourhood Plan decide to allocate sites for a significant number of new developments, the Screening Opinion would need to be reviewed.

21. The Environment Agency confirmed that on the basis that the plan is not allocating sites and after reviewing the environmental constraints within the plan area, they do not think there are potential significant environmental effects that relate to the Neighbourhood Plan area.

CONCLUSION

22. As a result of the screening undertaken by the council and the responses from the statutory consultees the following determination has been reached.
23. The Sydenham NDP is unlikely to have significant effects on Natura 2000 sites, therefore, an Appropriate Assessment for the Sydenham Neighbourhood Development Plan is not required.
24. Based on the assessment presented in Appendices 3, the Sydenham NDP is unlikely to have a significant effect on the environment.
25. The Sydenham NDP does not require a Strategic Environment Assessment.

Appendix 1 – Extract from ‘A Practical Guide to the Strategic Environmental Assessment Directive’ (DCLG) (2005)

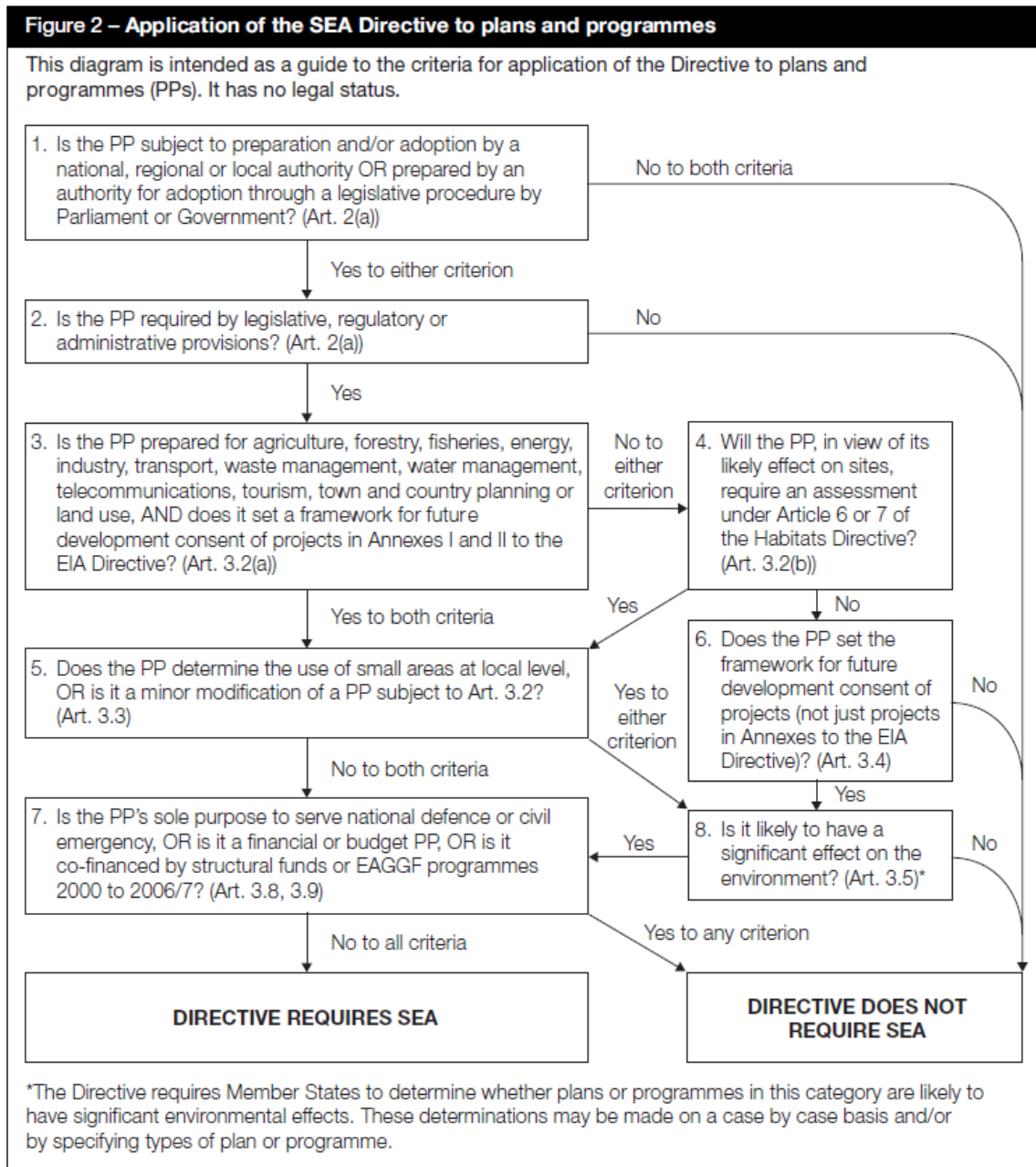


Table 1: Application of SEA Directive as shown in Appendix 1

[Note to author – most of these boxes contain standard text –greyed out. Those where specific details need to be included are Qs 3,4,5 & 8]

Stage	Y/N	Explanation
1. Is the Neighbourhood Plan subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	<p>The preparation of and adoption of the Neighbourhood Development Plan is allowed under the Town and Country Planning Act 1990 as amended by the Localism Act 2011. The Neighbourhood Plan is being prepared by the Sydenham NDP Steering Group, a working group who report to the Sydenham Parish Council (as the “relevant body”) and will be “made” by South Oxfordshire District Council as the local authority. The preparation of Neighbourhood Plans is subject to the following regulations:</p> <ul style="list-style-type: none"> • The Neighbourhood Planning (General) Regulations 2012 • The Neighbourhood Planning (referendums) Regulations 2012 • The Neighbourhood Planning (General) (Amendment) Regulations 2015 • The Neighbourhood Planning (Referendums) (Amendment) Regulations 2016 • The Neighbourhood Planning (General) (Amendment) Regulations 2016 • The Neighbourhood Planning (General) (Amendment) Regulations 2017
2. Is the NP required by legislative, regulatory or administrative provisions? (Art. 2(a))	Y	<p>Whilst the Neighbourhood Development Plan is not a requirement and is optional under the provisions of the Town and Country Planning Act 1990 as amended by the Localism Act 2011, it will, if “made”, form part of the Development Plan for the District. It is therefore important that the screening process considers whether it is likely to have significant environmental effects and hence whether SEA is required under the Directive.</p>

		National Planning Practice Guidance (Paragraph: 027 Reference ID: 11-027-20150209) sets out that draft neighbourhood plan proposals should be assessed to determine whether the plan is likely to have significant environmental effects. This assessment should be undertaken in accordance with the requirements set out in regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004 .
3. Is the Neighbourhood Plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II (see Appendix 2) to the EIA Directive? (Art 3.2(a))	N	The Sydenham NDP is prepared for town and country planning and land use and will not set out a framework for future development of projects that would require an EIA.
4. Will the Neighbourhood Plan, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))	N	The Sydenham NDP is unlikely to have significant effects on Natura 2000 sites. See Habitat Regulations Assessment (HRA) Screening Opinion for the Sydenham NDP in Appendix 2.
5. Does the Neighbourhood Plan determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Y	The Sydenham NDP will determine the use of sites/small areas at a local level.
6. Does the Neighbourhood Plan set the framework for future development consent	Y	When made, the Sydenham NDP will include a series of policies to guide development within the village. This will inform the determination of

of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)		planning applications providing a framework for future development consent of projects.
7. Is the Neighbourhood Plan's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	N	N/A
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	N	The plan is not likely to have significant effects on the environment. See assessment of the likely significance of effects on the environment in Appendix 3.

Appendix 2 - Habitat Regulations Assessment (HRA) Screening Statement for the Sydenham Neighbourhood Development Plan

INTRODUCTION

1. The Local Authority is the “competent authority” under the Conservation of Habitats and Species Regulations 2017, and needs to ensure that Neighbourhood Plans have been assessed through the Habitats Regulations process. This looks at the potential for significant impacts on nature conservation sites that are of European importance¹, also referred to as Natura 2000.
2. This Screening Assessment relates to a Neighbourhood Development Plan that will be in general conformity with the strategic policies within the development plan² (the higher level plan for town and country planning and land use). This Screening Assessment uses the Habitats Regulations Assessment of South Oxfordshire District Council’s emerging Local Plan³ as its basis for assessment. From this, the Local Authority will determine whether the Sydenham Neighbourhood Development Plan is likely to result in significant impacts on Natura 2000 sites either alone or in combination with other plans and policies and, therefore, whether an ‘Appropriate Assessment’ is required.

LEGISLATIVE BASIS

3. Article 6(3) of the EU Habitats Directive provides that:

“Any plan or project not directly connected with or necessary to the management of the [European] site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.”

4. Regulations 105-106 of the Conservation of Habitats and Species Regulations 2017 state:

“105.—(1) Where a land use plan—

¹ Special Protection Areas (SPAs) for birds and Special Areas of Conservation (SACs) for other species, and for habitats.

² The South Oxfordshire Core Strategy (December 2012) and the South Oxfordshire Local Plan 2011 (January 2006).

³ South Oxfordshire Local Plan Habitats Regulations Assessment Report (December 2018)

- (a) *is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and*
- (b) *is not directly connected with or necessary to the management of the site, the plan-making authority for that plan must, before the plan is given effect, make an appropriate assessment of the implications for the site in view of that site's conservation objectives.*
- (2) *The plan-making authority must for the purposes of the assessment consult the appropriate nature conservation body and have regard to any representations made by that body within such reasonable time as the authority specifies.*
- (3) *The plan-making authority must also, if it considers it appropriate, take the opinion of the general public, and if it does so, it must take such steps for that purpose as it considers appropriate.*
- (4) *In the light of the conclusions of the assessment, and subject to regulation 107, the plan-making authority must give effect to the land use plan only after having ascertained that it will not adversely affect the integrity of the European site or the European offshore marine site (as the case may be).*
- (5) *A plan-making authority must provide such information as the appropriate authority may reasonably require for the purposes of the discharge by the appropriate authority of its obligations under this Chapter.*
- (6) *This regulation does not apply in relation to a site which is—*
- (a) *a European site by reason of regulation 8(1)(c), or*
- (b) *a European offshore marine site by reason of regulation 18(c) of the Offshore Marine Conservation Regulations (site protected in accordance with Article 5(4) of the Habitats Directive).*

106.—(1) *A qualifying body which submits a proposal for a neighbourhood development plan must provide such information as the competent authority may reasonably require for the purposes of the assessment under regulation 105 or to enable it to determine whether that assessment is required.*

(2) *In this regulation, “qualifying body” means a parish council, or an organisation or body designated as a neighbourhood forum, authorised for the purposes of a neighbourhood development plan to act in relation to a neighbourhood area as a result of section 61F of the TCPA 1990 (authorisation to act in relation to neighbourhood areas)(159), as*

applied by section 38C of the 2004 Planning Act (supplementary provisions)(160).

(3) Where the competent authority decides to revoke or modify a neighbourhood development plan after it has been made, it must for that purpose make an appropriate assessment of the implications for any European site likely to be significantly affected in view of that site's conservation objectives; and regulation 105 and paragraph (1) apply with the appropriate modifications in relation to such a revocation or modification.

(4) This regulation applies in relation to England only."

ASSESSMENT

5. There is 2 Special Area of Conservation (SACs) within 5km of the Sydenham Neighbourhood Development Plan. This is as follows:

Within South Oxfordshire

- Chilterns Beechwoods SAC 3.12km
 - Aston Rowant SAC 3.9km
6. Detailed information about the location, qualifying features and vulnerabilities of the European sites included in the screening assessment is presented in Appendix 1 of South Oxfordshire Local Plan Habitats Regulations Assessment Report ([December 2018](#)).
 7. As required under Regulation 106 of the Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations'), the qualifying body (Sydenham Parish Council) provided the required information to enable South Oxfordshire District Council to determine whether the assessment under Regulation 105 is required. Consideration has been given to the potential for the development proposed by the neighbourhood plan to result in significant effects associated with:
 - Physical loss of/damage to habitat;
 - Non-physical disturbance e.g. noise/vibration or light pollution;
 - Air pollution;
 - Increased recreation pressure; and
 - Changes to hydrological regimes.
 8. The Plan does not allocate any sites for development or promote additional development beyond what is supported in the adopted Development Plan.

CONCLUSION

9. The Sydenham NDP is unlikely to have significant effects on Natura 2000 sites, either alone or in combination with other plans or projects, therefore, an Appropriate Assessment for the Sydenham NDP is not required.

Appendix 3 - Assessment of the likely significance of effects on the environment

1. Characteristics of the Plan, having regard to:	
(a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;	The Sydenham NDP would, if adopted, form part of the Statutory Development Plan and as such does contribute to the framework for future development consent of projects. However, the Plan will sit within the wider framework set by the National Planning Policy Framework, the strategic policies of the South Oxfordshire Core Strategy (2012) and Local Plan 2011 (2006); and the emerging Local Plan 2034.
(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	A Neighbourhood Development Plan must be in conformity with the Local Plan for the District. It does not influence other plans.
(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;	National policy requires a presumption in favour of sustainable development, which should be seen as a golden thread through plan-making, including the Sydenham NDP. A basic condition of the Sydenham NDP is to contribute to the achievement of sustainable development.
(d) environmental problems relevant to the plan or programme; and	<p>The environmental impact of the proposals within the Sydenham NDP is likely to be minimal as the plan does not allocate any sites for development or support additional development beyond what is supported in the Development Plan. Policies in the Sydenham NDP will aim to support sustainable development in the village that will not adversely impact on the rural nature of the village. Retaining the character and appearance of the village is particularly important.</p> <p>The Sydenham NDP will contain policies to maintain the character of the village and to specify design criteria for new houses.</p> <p>Policies in the Sydenham NDP will aim to support sustainable development in the village that will not adversely impact on the rural nature of the village. Retaining the</p>

character and appearance of the village is particularly important. The plan does not allocate any sites for housing but does propose to use settlement boundaries

We have considered whether focusing new development within the village boundaries (through infill), which has also been a historic focus of settlement activity, could result in the plan directing new development to sites that could potentially have significant effects on the historic environment including conservation areas, listed buildings and archaeological remains.

Careful consideration of the proposed boundaries in relation to how the South Oxfordshire Core Strategy 2012 and the emerging Local Plan 2034 guides the location and scale of development (mainly through policies CSS1 and CSR1 of the Core Strategy 2012 and Policy H16 of the Emerging Local Plan 2034). This indicates that the proposed boundaries merely add detail and aid the interpretation of existing policies.

Paragraph 13.10 of the Core Strategy 2012 defines infill development as:

'Infill development is defined as the filling of a small gap in an otherwise built-up frontage or on other sites within settlements where the site is closely surrounded by buildings.'

The council's emerging Local Plan 2034 (Policy H16) provides a similar definition of infill development:

'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 and this will be directed, in part, by the settlement hierarchy.'

The proposed village boundaries have not excluded any sites that could be considered

to be a potential infill site in light of the guidance provided by the Core Strategy and emerging Local Plan definitions. As the boundaries, in practical terms, do not provide a more restrictive interpretation of the relevant policies in the Core Strategy (CSS1 and CSR1) and the Emerging Local Plan 2034 (H16), the council has concluded that the proposals in the plan will not have significant effects on the historic environment.

The proposed boundaries do not provide a less restrictive interpretation of the relevant policies in the Core Strategy (CSS1 and CSR1) and the Emerging Local Plan 2034 (H16), therefore, the proposals in the plan are not considered to have likely significant environmental effects.

The Sydenham NDP area contains the following designations:

Conservation area
Listed buildings
Flood Zones
Archaeological constraints

There are 2 Special Areas of Conservation (SACs) within 5km of the Sydenham Neighbourhood Development Plan. These are as follows:

Within South Oxfordshire

- Chilterns Beechwoods SAC 3.12km
- Aston Rowant SAC 3.9km

The following SSSI's are also located within the following distances of the built up area of Sydenham:

- Chinnor Chalk Pit SSSI- 3km
- Aston Rowant SSSI- 4km
- Wormsey Chalk Banks SSSI – 5.3km
- Aston Rowant Woods SSSI- 3.5km
- Aston Rowant cutting SSSI- 4.7km
- Shirburn Hill SSSI- 5.4km
- Knightsbridge Lane SSSI- 6km

	<ul style="list-style-type: none"> • Lodge Hill SSSI- 5.6km • Chinnor Hill SSSI- 3.7km • Fern Hill SSSI-7.2km <p>The NDP is not proposing to allocate sites. It is expected that limited infill development will be accommodated within the proposed boundaries. As the proposed boundaries are considered to merely interpret and add detail to existing policy and do not represent a more or less restrictive approach, the proposed boundaries are unlikely to exert undue pressure on heritage assets.</p> <p>The policies in the Neighbourhood Plan will require heritage assets to be protected. The protection of heritage assets also provide a suitable mechanism to ensure the NDP proposals do not give rise to likely significant effects on the historic environment.</p>
(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	The proposed development in the Sydenham NDP has been judged not to have an impact on Community legislation.
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:	
(a) the probability, duration, frequency and reversibility of the effects;	<p>The Sydenham NDP is likely to have modest but enduring positive environmental effects. The effects are not likely to be reversible as they relate to development. However, they will be of a local scale through limited infill sites within the village boundaries.</p> <p>The plan proposes to protect local green spaces, important views and existing facilities. This will have positive cumulative benefits for the area. However given the scale of what is proposed the positive effect is not likely to be significant.</p> <p>The plan is also likely to have positive social effects through the provision of residential</p>

	development through infill and the protection of local green space and a local gap.
(b) the cumulative nature of the effects;	It is intended that the positive social effects of providing residential development will have positive cumulative benefits for the area.
(c) the transboundary nature of the effects;	The effects of the Plan are unlikely to have transboundary ³ impacts.
(d) the risks to human health or the environment (for example, due to accidents);	The policies in the plan are unlikely to present risks to human health or the environment.
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	The Sydenham NDP relates to the parish of Sydenham. The NDP is not allocating any sites for development and therefore as it will not promote any development that is above and beyond what is already supported in the Development Plan and therefore the potential for environmental effects is also likely to be small and localised.
(f) the value and vulnerability of the area likely to be affected due to: (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use; and	<p>The Sydenham NDP offers an opportunity to enhance the natural environment and the cultural heritage of the area through the proposals being considered.</p> <p>The main vulnerability of the parish is the impact of householder and small scale developments within the village boundaries on the character and appearance of the Conservation Area, listed buildings and archaeological sites. However, given the limited amount of potential infill sites and their relationship to the designated areas and that the plan aims to ensure development conserves and enhances the Conservation Area through detailed design policies it is considered there would not be likely significant effects to the environment.</p>
(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.	There are no areas or landscapes with recognised national, Community or international protection status affected by the neighbourhood plan.

Appendix 4 – Statutory Consultee Responses

³ Transboundary effects are understood to be in other Member States.

Historic England:



Mr Sam Townley
Neighbourhood Planning Enquiries Officer
South Oxfordshire and Vale of White Horse District
Councils
135 Eastern Avenue
Milton Park
Oxfordshire, OX14 4SB.

Our ref: HD/P5355/
Your ref:
Telephone 01483 252040
Fax

25th January 2019 ☐

Dear Mr Townley,

Sydenham Neighbourhood Plan SEA Screening Opinion

Thank you for your e-mail of 19th December 2018 seeking the views of Historic England on whether or not the Sydenham Neighbourhood Plan is likely to have significant environmental effects and should, therefore, be subject to Strategic Environmental Assessment.

The National Heritage List for England has 23 listed building entries and one Registered Historic Park and Garden for Sydenham parish. We also note that a conservation area has been designated for Sydenham and that the Council's Initial Screening Opinion refers to archaeological constraints.

Accordingly, Sydenham is a sensitive historic environment that could potentially be affected by the policies and proposals of the Plan, depending, of course, on what form and location of development to which those policies and proposals relate.

We note that, according to the Council's Initial Screening Opinion, the Plan does not allocate any sites for development, but does designate village boundaries. We note that the Council's Core Strategy does not identify any settlement boundary for Sydenham and that therefore only allows development within Sydenham as infill development on sites of up to 0.2ha under Policy CSR1 of the Core Strategy.

The designation of a village boundary in the Neighbourhood Plan could, in theory, allow development other than infill, however defined. The village boundary is also likely to encompass the most historically significant areas, with the conservation area and a concentration of listed buildings, and presumably the areas of greatest archaeological interest. Concentrating development within that boundary is therefore most likely to potentially affect heritage assets.

However, although paragraph 29 of the National Planning Policy Framework (2018) states "*Neighbourhood plans should not promote less development than set out in the strategic policies for the area*", it also states "*or undermine those strategic*



Historic England, ~~Exxlate~~ Court, 195-205 High Street, Guildford GU1 3EH
Telephone 01483 25 2020-HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available.



policies" and that "Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area".

We therefore presume that the proposed policy in the Plan designating a boundary for the village and setting out the presumption for development within that boundary will not allow more development than Policy CSR1 of the adopted Core Strategy already allows. Indeed, we note that the Council confirms that "The proposed boundaries do not provide a less restrictive interpretation of the relevant policies in the Core Strategy (CSS1 and CSR1)". In addition, any development proposals would be subject to Policy CSEN3 of the Core Strategy.

Therefore, based on the information currently available to us (which does not include the draft policies of the Plan), we agree that it does not appear that the Sydenham Neighbourhood Plan would not lead to significant effects on the historic environment beyond those already allowed for by the adopted Core Strategy, which itself has been subject to Strategic Environmental Assessment.

We therefore agree with the conclusion of the Council's Initial Screening Opinion that the Sydenham Neighbourhood Plan does not require a Strategic Environmental Assessment. However, we may wish to review our opinion when we are consulted on the draft Plan.

We hope these comments are helpful.

Thank you again for consulting Historic England.

Yours sincerely,

A handwritten signature in black ink that reads "Martin Small". The signature is written in a cursive style and is enclosed in a light grey rectangular box.

Martin Small Principal Adviser, Historic Environment Planning
(Bucks, Berks, Oxfordshire, Hampshire, IoW, South Downs NP and Chichester)
martin.small@historicengland.org.uk

Natural England:

Date: 23 January 2019
Our ref: 268302



Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

South Oxfordshire District Council

BY EMAIL ONLY

Dear Sir or Madam,

Planning Consultation: Sydenham Neighbourhood Plan SEA Screening and HRA Screening

Thank you for your consultation on the above dated 19th December 2018.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where our interests would be affected by the proposals made.

In our review of the Sydenham Neighbourhood Plan SEA and HRA screenings we note that;

- The draft Neighbourhood Plan has not yet been prepared,
- The initial screening opinion states that "the plan does not allocate any sites for development"

Based on the initial screening opinion provided, we agree with the assessment that the Neighbourhood Plan does not require an SEA or Appropriate Assessment. However, should the Neighbourhood Plan decide to allocate a significant number of new developments, these screenings may need to be reviewed.

We would like to draw your attention to the requirement to conserve biodiversity and provide a net gain in biodiversity through planning policy (Section 40 of the Natural Environment and Rural Communities Act 2006 and sections 170 and 175 of the National Planning Policy Framework). Please ensure that any development policy in your plan includes wording to ensure "all development results in a biodiversity net gain for the parish".

The recently produced [Neighbourhood Plan for Benson](#), in South Oxfordshire provides an excellent example. We are of the opinion that the policy wording around the Environment, Green Space and Biodiversity is exemplar. We would recommend you considering this document, when reviewing yours.

Further Recommendations

Natural England would also like to highlight that removal of green space in favour of development may have serious impacts on biodiversity and connected habitat and therefore species ability to adapt to climate change. We recommend that the final local plan include:

- Policies around connected Green Infrastructure (GI) within the parish. Elements of GI such as open green space, wild green space, allotments, and green walls and roofs can all be used to

create connected habitats suitable for species adaptation to climate change. Green infrastructure also provides multiple benefits for people including recreation, health and well-being, access to nature, opportunities for food growing, and resilience to climate change. Annex A provides examples of Green Infrastructure;

- Policies around Biodiversity Net Gain should propose the use of a biodiversity measure for development proposals. Examples of calculation methods are included in Annex A;

Annex A provides information on the natural environment and issues and opportunities for your Neighbourhood planning.

Yours sincerely

Milena Petrovic
Adviser
Sustainable Development
Thames Team

Environment Agency:

creating a better place



South Oxfordshire District Council
Planning
South Oxfordshire District Council 135
Eastern Avenue
Mitlon Park
Abingdon
OX14 4SB

Our ref: WA/2006/000324/OR-
56/IS1-L01

Your ref:

Date: 04 February 2019

Dear Sir/Madam

Sydenham Neighbourhood Plan – Strategic Environmental Assessment screening opinion

Thank you for consulting the Environment Agency on the screening opinion for the Sydenham Neighbourhood Plan. We are a statutory consultee in the SEA process and aim to reduce flood risk and protect and enhance the water environment. We understand that the plan does not allocate any sites for housing. On this basis, we have reviewed the environmental constraints within the plan area, and we do not think there are potential significant environmental effects that relate to the Neighbourhood Plan area.

We have identified that the neighbourhood plan area will be affected by the following environmental constraints:

Flood risk

There are some areas of flood zones 2 and 3 within the neighbourhood plan area. These areas are at the north-eastern boundary of the plan area, the north-western boundary, the western boundary and between Sydenham and Kingston Stert.

Main river

The Cuttle Brook adjoins the north-western boundary of the plan area. A number of other watercourses flow through the neighbourhood plan area. The Cuttle Brook is currently failing to reach good ecological status/potential under the Water Framework Directive. It is currently classified as having moderate status. Developments within or adjacent to this watercourse should not cause further deterioration and should seek to improve the water quality based on the recommendations of the Thames River Basin Management Plan.

For your information we have published joint advice with Natural England, English Heritage and the Forestry Commission on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans.

This is available at:

Cont/d..

http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf

Yours faithfully

Judith Johnson
Sustainable Places team

Direct dial 020 3025 9495
e-mail planning_THM@environment-agency.gov.uk

**APPENDIX V: Responses to Pre-Submission Neighbourhood Plan
Document from Villagers and Landowners**

Landowner and Villager Responses to Sydenham Neighbourhood Plan Pre-Submission Document

ID	RESPONDENT	MAIN ISSUES/CONCERNS(in summary)	RELATED POLICY /REFERENCE	NP TEAM RESPONSE	ACTION TAKEN
C1	BLEDLOW 1	Emmington is not part of Sydenham		It is only the Emmington End of the village that is considered within the plan not Emmington; this classification is derived from SODC's settlement hierarchy, with which the NP needs to be in general conformity.	No Change
C2	BLEDLOW 1	As further infilling within the conservation area doesn't appear to be supported by many residents , allowing some development within the local gap would address the concerns for low cost housing	SYD1	Policy SYD1 allows for infill housing and there are considered to be future opportunities to do so. This approach is in general conformity with strategic policy.	No Change
C3	BLEDLOW 1	Development need not be detrimental if designed sympathetically using conventional materials which reflect the character of the village	SYD3	This is recognised in SYD 3	No Change
C4	BLEDLOW 1	views across local gap can only be seen when in elevated position or when the hedges are cut . There are trees and walls that already obstruct the view you are trying to protect	SYD6	The gap is very evident in all seasons and is for the most unobstructed by features in views from the main road.	No Change
C5	BLEDLOW 1	the local gap divides the village creating an us and them environment and detracts from an inclusive community	SYD 6	We have no evidence that the village community considers this an 'us and them' issue or that a majority would be willing to see the gap filled to address this issue.	No Change
C6	BLEDLOW 1	It would be prefereable to see deveopment in the local gap than squeezed into the village centre which also detracts from the character of the village	SYD 6	This opinion is not reflected in the survey	No Change
C7	BLEDLOW 1	development of the local gap could fund further amenities /footpaths as suggested by the local community.	SYD 6	There was no evidence during the process that suggested a desire for further amenities /footpaths	No Change
C8	TOWERSEY 1	The snpg was prepared by a small group of villagers who decided that the NP would focus solely on the aspect of future development of houses. The forward does not mention how the group was selected or whether it was representative of the Parish's population.		The decision to focus primarily on housing was discussed and agreed at the public meeting 20 Feb 18. The committee was formed from initial working group through informal correspondence and word of mouth. This group was put forward to the Parish council who agreed to them moving forward . At the public meeting an open invitation was extended to anyone who wished to join the committee. The Parish Council has approved the vision and objectives and it is an elected body.	No Change
C9	TOWERSEY 1	Development is limited in the plan to "extensions of existing buildings " I assume this applies to the four dwellings a the boundaries of the local gap	SYD 6	Development is not limited as stated	No Change
C10	TOWERSEY 1	the only property situated within the two ends of the local gap is slade farm which would be exempt from these development restrictions as it lies outside the development restriction zone	SYD 6	The buildings at Slade Farm lie far enough from the two parts of the village so as not to compromise the gap. Gaps should comprise only the minimum land area necessary to prevent visual coalescence.	No Change
C11	TOWERSEY 1	At the Inn end of th village the actual boundary of the local gap is at slade farm entrance. After this point there are no features as described in the pre submission document that define the local gap, no open character, no long views into the countryside to the chilterns . These are blocked by the entrance to skade farm , rows of poplar trees and further along the road buildings (seen on policies mapB) associated with Slade Farm which span the width of the rear of the land known as Chanots Piece.	SYD 6	Refer to Policies map inset B for the extent of the boundary that extends significantly past the entrance to Slade farm The outbuildings are significantly distanced away from the road to not detract from the visual integrity of the gap.	No Change
C12	TOWERSEY 1	Opposte Park View the local gap is only on one side of the road. Here the local gap restriction widens and serves to protect the views of Park View residents and those of Plough corner whose properties back onto it. Views that are not considered to be material planning considerations.	SYD 6	Gaps should comprise only the minimum land area necessary to prevent visual coalescence. Whilst there is no 'right to a view' in planning law, the principle of preventing settlement coalescence where consistent with strategic policy is well established.	No Change
C13	TOWERSEY 1	Little explanantion/ description is given to the criteria used to identify the public vantage points of SYD 7 important view and exactly what qualifies one view to be more "important"than another , in or from the village. I find it surprising that public vanatage points along footpaths used for recreation do not qualify , eg views along Sewells lane which connect Sydenham to Chinor	SYD7	The Character Appraisal identifies the views and all are from public vantage points . It is however acknowledged that this document was not published at the Reg 14 stage.	No Change
C14	TOWERSEY 1	It is disturbing that almost all the origins of public vantage points important views are focused from areas of land which could provide small development opportunities for homes. In fact , they are the type of "appropriate " developments sites described in the pre-submission doc. 'small places for new development that 'form part of the established pattern 'of development 'without further 'elongation of the village' into the countryside.	SYD7	As C13. The Character Appraisal does identify opportunity sites for infill development of a scale that is consistent with strategic policy, so there has been no need to allocate land for development, either in the gap or elsewhere.	No Change

C15	TOWERSEY 1	The village plan is not to further elongate Sydenham , so it is logical that at least some small pieces of development need to be found between the two sections of the village .SYD6 and SYD7 seem flawed in their construction and designed only to hinder the emotive process of solving creatively where best to place new homes.	SYD7,9	See C14.	No Change
C16	BLEDLOW RIDGE 1	There appears to be reduced objectivity of both the steering group and possibly Sydenham parish council in determining land adjacent to Park Villa as local green space and/or village gap in the NP. This is due to already expressed vested interest by one of the steering group members in purchasing this field, being land adjoining her own property .	SYD 6	A detailed response to this concern has been made to this respondents representative , and is summarised elsewhere , however it should be noted that decisions made by the committee are on a quorate (3 members) majority basis. No decision made by the committee in relation to the proposed neighbourhood plan was made where the member was the casting vote ,or if the vote was removed from the decision making process that a quorum was not achieved. Also refer to C8 above. Ultimately, it is the Parish Council that approves the plan for consultation and submission using the advice of an independent professional planning consultant.	No Change
C17	BLEDLOW RIDGE 1	There has been a long and unexplained delay by SODC in responding to our second planning application for this land, with their decision notably forthcoming only after the Sydenham neighbourhood draft plan was pulled together and conspicuously leaving an extremely short window of only 1 week prior to the closure of responses due on the neighbourhood plan.		This is an issue with SODC and not with the NP group	No Change
C18	BLEDLOW RIDGE 1	Whilst we respect SODC planning process and subsequent decisions what is concerning is the seeming influences on the lands future use , now being arbitrarily determined as 'Local greenspace and /or village gap land, knowing there are vested interest by those responsible for steering the development of this local plan.		See C8 and C16	No Change
C19	CONSULTANT 1	The forward states the focus is solely on housing , but extends to beyond matters of housing	Foreword	Agreed and forward amended	Changed
C20	CONSULTANT 1	It is simply wrong to refer to housing development around the Inn at Emmington as part of Emmington for planning Purposes	3.4	SODC is the source of this issue and the snpg have simply followed their guidelines	No Change
C21	CONSULTANT 1	No evidence has been provided setting out the basis of the objectives outlined in 5.3There is n justification for defining the landscape setting of Sydenham as sensitive.There is no substantive evidence to support the statement that there is an intrinsic relationship between village and green spaces. There is I accept a relationship but a relationship that's not materially different to any other settlement set within a countryside setting. Moreover there is n substantive evidence to conclude that "further elongation of the village should be prevented , especially given the protection afforded to such by existing Development Plan policy.	Objectives	The objectives were derived from early community consultation .The other points are subjective , however the Character Appraisal provides the evidence to support the policies . It s recognised that as this was not published at the reg 14 stage the respondent could not comment upon it.	No Change
C22	CONSULTANT 1	The provision of a Village Boundary Is wholly unnecessary and a constraining policy approach there are no settlement boundaries defined at District level in existing Development plan policy with the application of related (Development Plan) policies providing an appropriate basis for the determination of planning applications .	SYD1	This is addressed in the Basic Conditions Statement - SYD1. And it should be noted that SODC agree that this approach is consistent with the Local Plan	No Change
C23	CONSULTANT 1	The introduction of a policy in respect of a "local gap" conflicts with basic conditions and given the controls in existing Development Plan policies in respect of open countryside is wholly unnecessary .	SYD6	SODC accept this as consistent with the Local Plan , and many NP's and LP's have "local gap" type policies of this kind. The Appraisal provides the evidence and the supporting text to the policy cites the recent appeal decision which highlighted the value of the gap here- it also explains why the gap does not follow specific features on the ground - the convention is to include only the minimum land area to avoid visual coalescence.	No Change

C24	CONSULTANT 1	There is no clear evidence of the basis to which Important views were judged and assessed. These at face value , appear to be no more than a further mechanism to limit /control development , including in areas where development may recently have been proposed on the northern and southern side of the Sydenham Road. Indeed , a number of the views are not identifiable public vantage points (as the policy suggests)nor do they provide views wholly of the surrounding landscape (the view , for example , across my clients land is onto an existing building at Slade Farm) Furthermore, if the intent is too establish important views from public vantage points then it is surprising that no views appear to have been identified from public rights of way (footpaths) . Thus it appears the approach taken has been selective with "controlling "intent rather than one that carefully assesses and justifies the value of views.	SYD7	The Character Appraisal identifies the views all are from public vantage points - such policies are also regularly found in LPs and NPs (as explained in the Basic Conditions Statement). We noted that there are no views of the village from public vantage points in the immediate countryside (other than from the gap and the green space) as a result of the topography and of the significant vegetation around its edges .	No Change
C25	SYDENHAM 1	The only suggestion we would make is to bring into the vision the wish to have more affordable housing through improving the mix .	5, Vision	Unfortunately, national planning policy places limitations on the circumstances where affordable housing may be required of housing schemes (i.e. schemes of 11+ dwellings only). The NP cannot allocate land for schemes of such a minimum size and at the same time remain in conformity with strategic policy for a small village.	No Change
C26	SYDENHAM 2	The view towards Chinnor is included from along Sydenham Road but not from the position of the junction at the Inn. Could his be added as it seems inconsistent?	Policies map	Agreed	Changed
C27	LEWKNOR 1	We feel we must object to the classification of our land as a village gap as it will undoubtedly reduce the agricultural value of the land if a future purchaser was unable to erect suitable buildings to service the land.	SYD 6	The policy does not prevent development per se, but seeks to ensure that proposals are located and designed in such a way so that they do not compromise the value of the open land in the gap in preventing the coalescence of the two parts of the village.	No Change

**APPENDIX VI: Statutory Body Consultees of the Pre-Submission
Neighbourhood Plan Document**

Feedback from Statutory Body Consultees of the Pre-Submission Neighbourhood Plan Document

VI.i. SODC is satisfied that the principle of using a settlement boundary (in Policy SYD1) is consistent with its Core Strategy but queries the approach taken to including or excluding agricultural buildings – **RECOMMEND FINAL VALIDATION OF THE DEFINED BOUNDARY IN RELATION TO AGRICULTURAL BUILDINGS USING THE 'CHESHIRE EAST' CRITERIA AND MODIFY BOUNDARY AS NECESSARY**

VI.ii. SODC notes that the wording of §5.10 is not consistent with the Core Strategy – **AGREE AND RECOMMEND MODIFICATION TO ADDRESS INCONSISTENCY**

VI.iii. SODC notes some differences between the definitions of infill in the supporting text and the Core Strategy (and new Local Plan) – **AGREE AND RECOMMEND MODIFICATION TO ADDRESS INCONSISTENCY**

VI.iv. SODC advises that the process of determining there are no suitable and available sites of a capacity for 6+ dwellings is explained – **AGREE AND RECOMMEND THIS IS DONE IN THE BASIC CONDITIONS STATEMENT AND IN THE SUPPORTING TEXT**

VI.v. SODC dislikes Policy SYD2 requiring all new homes to be 2 or 3 beds but does not explain how it fails to have regard to national or strategic policy – **DISAGREE; ITS SUGGESTED ALTERNATIVE APPROACH IS NOT CONSIDERED SUITABLE AS A) IT DOES NO MORE THAN REPEAT ITS OWN GENERIC HOUSING MIX POLICY AND B) IT ONLY RELATES TO 10+ HOUSING SITES OF WHICH THERE WILL BE NONE HERE**

VI.vi. SODC notes some elements of Policy SYD3 on design are unclear and some are not consistent with national policy (e.g. flood risk) – **AGREE AND RECOMMEND THAT POLICY WORDING IS MODIFIED TO ADDRESS CLARITY ETC**

VI.vii. SODC advises that a separate Design Guide is created and cross-referred to by the policy, rather than it including the detail itself – **DISAGREE; PROVIDED THE WORDING HAS BEEN MODIFIED AND THE CHARACTER ASSESSMENT IS PUBLISHED THERE IS NO NEED FOR A SEPARATE GUIDE – RECOMMEND NO CHANGE**

VI.viii. SODC and Historic England note a minor discrepancy between the wording of Policy SYD4 on local heritage assets and §5.18 and SODC advises that the process for identifying the buildings in the Appendix A schedule is explained – **AGREE AND RECOMMEND THAT POLICY WORDING IS MODIFIED TO ADDRESS CLARITY AND NOTE THAT APPENDIX A IS INCORRECTLY LOCATED IN THE DOCUMENT**

VI.ix. OCC notes the absence of a reference to undesignated archaeological heritage assets in Policy SYD4 and advises that this is corrected – **DISAGREE; THE CORE STRATEGY/LOCAL PLAN ALREADY REQUIRE PROPOSALS TO HAVE REGARD TO THE POTENTIAL PRESENCE OF ARCHAEOLOGY AND THE NPPF REQUIRES THAT APPLICANTS REVIEW THE LOCAL HISTORIC ENVIRONMENT RECORD – RECOMMEND NO CHANGE**

VI.x. SODC advises that Policy SYD6 on the Local Gap needs minor rewording to bring it in to line with other made NPs – **AGREE AND RECOMMEND THAT POLICY WORDING IS MODIFIED**

VI.xi. SODC advises that Policy SYD7 on Important Views needs minor rewording to bring it in to line with other made NPs – **AGREE AND RECOMMEND THAT POLICY WORDING IS MODIFIED**

VI.xii. Thames Water requests that a reference is added in the Plan to managing the demand for water and waste water services – **ALTHOUGH NOT A BASIC CONDITION MATTER IT IS RECOMMENDED THAT A REFERENCE IS ADDED TO THE IMPLEMENTATION SECTION**

Statutory Consultation Organisation

Aston Rowant Parish Council
Chinnor Parish Council
Thame Town Council
Sydenham WI
Sydenham Cricket Club
Chinnor PCC
Emmington Inn, Sydenham
Crown Inn, Sydenham

Oxfordshire County Council
South Oxfordshire District Council
Vale of White Horse District Council

NHS England
Oxfordshire Clinical Commissioning Group

British Gas
Cadent Gas
Scottish and Southern Energy Power
Wood E&I Solutions UK Ltd (on behalf of National Grid)
National Grid
UK Power Networks
The Coal Authority
Thames Water - Developer Services
BT
EE
EMF Enquiries - Vodafone & O2
Three

Environment Agency
Natural England
Historic England
Homes England

Highways England
Network Rail