

Sydenham Neighbourhood Plan Group

Minutes of a meeting held at Kingham House, Sydenham

Wednesday 8 January 2025 7pm

Present Mark Kermack, Chair
 Michael May
 Tara Glen
 Toby Roe
 Mark Oliver

Site Allocation

Site assessment criteria discussed & agreed.

Process to be agreed at PC meeting tomorrow.

Policies

Policies to be enhanced

Policy	Enhancements Required
SYD1 Village Boundary & Infill Development	Back fill definition Ref new local plan
SYD2 Housing Mix	Smaller properties not larger
SYD3 Design	No enhancement needed
SYD4 Local Heritage Assets	Add protection of views of the Heritage Assets Update map with correct buildings
SYD5 Local Green Space	No enhancement needed
SYD6 Separation of Settlements	No enhancement needed
SYD7 Important Views	Photographs needed Add more views
SYD8 Community Facilities	Add Sewells Lane allotment

New potential policies

Policy	Potential content
Landscape	<ul style="list-style-type: none">- The significance of the Chilterns National Landscape ("CNL", formerly known as the Chilterns Area of Outstanding Natural Beauty) setting and views of it- The relationship between settlement edges and open countryside- The importance of maintaining landscape character- The value of maintaining visual separation between settlements- Protection of the Clay Vale landscape character
Environmental	Maintain existing hedgerows and trees Green infrastructure eg natural drainage

Rural Roads	<p>Sydenham's rural road network is characterized by narrow lanes, grass verges, and an absence of urban highway features. This traditional arrangement contributes significantly to the village's character and charm. However, increased car ownership and modern traffic pressures create challenges that need to be carefully managed without compromising rural character.</p> <p>This policy would seek to ensure that new development respects and enhances the traditional rural road network while addressing practical needs for access and parking. It recognises that standard urban solutions such as yellow lines, excessive signage, and formal traffic calming measures would be inappropriate in this rural setting</p>
Dark Skies	<p>Sydenham has historically been free from street lighting, which contributes significantly to its rural character and tranquility. Dark skies are increasingly rare in South Oxfordshire and are a valued characteristic of the village that residents wish to preserve</p>
Roofline	<p>Sydenham's historic roofline, punctuated by the prominent spire of St Mary's Church, is a defining characteristic of the village's heritage and identity. The church spire serves as both a landmark and orientation point, visible from numerous vantage points within and around the village.</p> <p>The harmonious relationship between the church spire and surrounding roofscape has evolved over centuries. The spire's visual prominence reflects its historic role as the spiritual and social centre of the community. This traditional hierarchy of building heights, with the church spire as the dominant feature, contributes significantly to Sydenham's sense of place and historical continuity</p>
Size & Form	<p>Sydenham's rural character is defined by its loose-knit settlement pattern with buildings set within generously-sized plots. This spaciousness contributes significantly to the village's rural feel</p>
Integrated Parking Provision Policy	<p>To preserve the village's pastoral character and ensure unobstructed thoroughfares, developments must incorporate sufficient off-street parking facilities commensurate with their scale and anticipated occupancy, recognising that this is a rural community with no access to public transport</p>

Actions carried forward

RS to be asked if he would do a review of the site assessment **MK**

MM to speak to RR at SODC to ask for their SEA screening processes template & an example of a site allocation

Village Meetings

Two meetings – 22 January 2025 in the OSR and another at the Inn, Monday 27 Jan 730pm

TG to arrange refreshments on 22/1 & take screen on 27/1

MO Projector & screen needed for 22/1

Documents

Update consultation statement document **TG**

Character appraisal update **MK** has new suggested wording, updated document to be added to 2025 folder

Basic Conditions Statement update **MM**

New NP draft (roll forward of previous final document) **MO**

Review examiner's remarks from previous NP & incorporate in updated documents **ALL**

Next Meeting

6pm Sunday 19th January 2025 at Kingham House

Village Meetings:

- Wednesday 22 January 2025 at 730pm, OSR
- Monday 27 January 2025 at 730pm, the Inn