

# THE BALDONS NEIGHBOURHOOD DEVELOPMENT PLAN 2011 to 2033

Plan Made - September 2019  
- Draft 2024 Update

**Statement assessing the significance of the changes  
proposed to the existing NDP.**



# The Baldons Neighbourhood Plan 2024 Update

## Modification Statement

This Modification statement is submitted as part of the supporting documentation for this revised plan in accordance with Regulation 14 (a/v) of the Neighbourhood Planning (General) Regulations 2012 (as amended) and describes the extent of the changes proposed to the NDP. We believe these changes are material modifications which do not change the nature of the plan

The Baldons Neighbourhood Development Plan was formally 'made' by South Oxfordshire District Council in September 2019, since then it has formed part of that council's development plan.

Baldons Parish Council and its Neighbourhood Plan Steering Group have prepared an update to the Plan, Changes to the Plan have been made in response to the developments made and proposed within our village since the original NDP was made and are designed to reinforce the original plan policies adding additional clarifications and definitions.

The changes are listed here and also on the accompanying table of edits vs the original NDP.

**Chapter 4** presents expanded definitions for types of development clarifying the definitions in the original plan. There is also the addition of an illustrative map of a proposed extension to the Toot Baldon Conservation area. A village character assessment for this proposal is currently being prepared and a full village consultation will be undertaken on the proposed changes when ready. It's important to illustrate the proposal in the updated NDP.

**Chapter 6** updates the situation for housing development in the village since 2018 and compares the development to the objectives of the original NDP.

**Chapter 7** contains the NDP development policies:

**Policy 1**, General Principles: Clarification of definition and principle of objection to Backland development; clarification of definition of infill development and statement of consideration principle

At the time of preparation of this update the situation concerning housing numbers is that 14 new housing units have been constructed, 15 have been approved or are under construction and 1 is planned, giving 30 in all.

So, it is likely that by the end of 2024 the increase in housing units in the Baldons will double that required by the NDP.

A Housing growth strategy statement has been included to reflect developments vs the NDP objectives and current situation. The strategy now states: "The Baldons housing growth targets have already been achieved and the Villages have over delivered vs those targets. Therefore, for the remaining term of the Plan the strategy is for no further growth in housing."

In the original NDP Process, a large number of possible development sites were identified following a structured and thorough process, described in detail in the Sustainability Appraisal. This appraisal forms part of the adopted and made Baldons

NDP 2019. The sites were assessed against a number of criteria. A large number of the identified sites were subsequently deemed unsuitable as they failed on four or more of the selection criteria. The remaining sites, with possible potential for development, were designated as 'preferred sites' but the original NDP failed to specify the maximum number or type of houses for each of the sites. Consequently, some sites will, by 2033, be over-developed. This revision of the NDP seeks to address this problem by defining the number of houses that are appropriate for those sites that have not been developed in Policy 2.

**Policy 2**, Development Policy for Housing growth: has been refined to reflect developments since 2018; we have added guidance for specific housing numbers on remaining preferred sites.

**Policy 7**, Community Facilities: List of facilities that the council will support in terms of development proposals now includes the Cricket Pavilion on the Green.

**Policy 8**, Infrastructure: Addition of further projects to be supported with CIL monies.

**Policy 9**, Business: Updated to include Conversions of agricultural buildings as follows: "Conversion of existing agricultural buildings into business premises must pass the test of having low impact on the village and greenbelt and be kept within the existing footprint of the agricultural building."

**Chapter 8** presents an updated "Design Guide and Codes". This has been prepared for us by AECOM and is based both on the existing Design guide, national criteria and on an understanding of our local village character. It supports, in particular, **Policy 1** which calls on development to complement, enhance and reinforce local distinctiveness and to preserve and enhance the character and appearance of The Baldons and its landscape setting. It describes and promotes good design and provides detailed guidance on how this can be achieved. The previous Baldons Design guide was presented as an appendix, we have included it as a chapter in the main NDP so as to raise the profile of the guidance.

**Appendix C1** is a new appendix that summarizes for the reader the results and conclusions of the sustainability appraisal originally prepared in 2018. It clarifies:

1. Sustainability Objectives and appraisal criteria
2. Sites suitable for housing development
3. Sites unsuitable for housing development
4. Maps and illustrations of sites

There are some detail wording changes in the draft revision of the NDP and the design code to respond to the latest NPPF, the local plan (SODC 2035) and the emerging Joint South & Vale plan which is now in final consultation. Whilst these do not significantly change the objectives, they do require some detail edits to reference the correct policy numbers and statements.

## **Conclusion**

The changes proposed do not change the nature of the neighbourhood development plan - the Vision and Objectives remain unchanged, and the Policies remain broadly the same, with

new references to the new Appendix and chapter where appropriate and clarification of intended housing numbers and nature of development appropriate for existing preferred development sites.

We therefore consider that the changes proposed constitute material modifications which do not change the nature of the NDP and would require examination but not a referendum

The Baldons Neighbourhood Plan, revisions schedule October 2024			
Original 2018 Made plan		Revised plan 2024	
Page	Section	Page	Chapter/Section
		Revisions	
		5	Background
			Addition of explanatory notes for the revised plan document
26	3.8	29	4.8
27	3.9	30	4.9
			Addition of map of proposed extension to the Toot Baldon Conservation area
			Addition of expanded definitions for types of development
30	4	32	5
			Landscape character summary . Addtion of further photographs and reorder of section.
36	5.1	42	6.1
			Updated introduction
38	5.3.2	44	6.3.2
38	5.3.3	45	6.3.3
38	5.3.4	45	6.3.4
		45	6.3.6
			Housing . Updated to list developments since 2018 and their position vs original NDP objectives.
			Community facilities: updated plans to support
			Infrastructure: Inclusion of Hedgerow restoration to be supported
			Addition of objectives for Industrial and other developments
39	6.1	46	7.1
			Policy 1 - Development General Principles: Addition of definition and principle of objection to Backland development; Addition of definition infl development and statement of consideration principle
40	6.2.1	47	7.2.1
			Housing Growth Strategy : Statement of no change to sustainability objectives from Original NDP
		48	7.2.2
		49	7.2.3
			Addition of section: Present situation may 2024
			Addition of Future growth Strategy from 2024
40	6.2.2	49	7.2.4
			Siting of new houses: Updated text to reflect updated Policy 2 and developments since 2018
42	6.2.3	50	7.2.5
46	6.4.2	53	7.4.1
47	6.7.2	56	7.7.1
48	6.8.3	57	7.8.1
48	6.9.2	59	7.9.1
			Policy 2 -Development Policy for Housing growth: refined to reflect developments since 2018; Addition of guidance for specific housing numbers on sites.
			Policy 4 - Housing Mix : Updated text to refer to policy 2 revisions
			Policy 7 : Community Facilities : Addition of Cricket Pavilion
			Policy 8 : Infrastructure: Addition of projects to be supported with CIL monies
			Policy 9 -Business : Updated to include Conversions of agricultural buildings
APPENDIX -Baldons design guide		60	8
			New Chapter for Baldons Design Code added. Updated policy references Updated illustrations of policies.
NA	N/A	APPENDIX C1	Addition of new appendix C1 : Summary of sustainability appraisal : 1. Sustainability Objectives and appraisal criteria 2. Sites suitable for housing development 3. Sites unsuitable for housing development 4. Maps and illustrations of sites

Prepared by Baldons Parish Council October 2024