

# Cholsey Neighbourhood Plan



Plan Made – October 2022



**A neighbourhood plan that supports action to ensure Cholsey will continue to thrive, meeting the changing needs of the community whilst preserving the distinctive character, landscape and setting of the village that has evolved over nine centuries of history.**



## Chair's forward

People have lived and worked in the Cholsey area since the Bronze age, and over time have shaped the village and its surrounding landscape in their own way.

Today, the landscape is dominated by the exposed Moulsoford Downs and the gently undulating Thames floodplain. Arable agriculture is a dominant land use providing an ever-changing backdrop. The village nestles unobtrusively into the wider landscape. Streams, hedges, and mature trees characterise much of the village and help to provide a keen sense of place.

The settlement of Cholsey has grown up for eleven centuries with significant expansion after the arrival of the railway and local station. Although in large part the design of homes in the village is unremarkable there are a respectable number of particularly attractive and valued older buildings which form an important part of the local place and character. Residents are rightly proud of the strong community spirit in the village with more than 50 active clubs and societies for residents to join and many annual events for people to enjoy.

A good network of public footpaths offers excellent recreation opportunities and links to the wider countryside. Wildlife also thrives in the parish which contains some ancient woodland, important marshland, and chalk meadows.

Cholsey is a desirable place to live, we recognise that with a sizeable number of older people wishing to downsize and younger people eager to find new homes there is a need for more housing locally. This plan seeks to help meet those aspirations whilst still maintaining the features and facilities that make the village such an attractive place.

Cholsey Parish Council (CPC) determined to prepare a Neighbourhood Development Plan in 2016. It was accepted by South Oxfordshire District Council (SODC) as a 'made' plan in Spring 2019. CPC recognises that its Neighbourhood Plan should evolve over time, and in the light of changes that affect its relevance. To this end, CPC established a steering group to review the plan in 2021 and to revise it where necessary. The revised plan is underpinned by robust evidence and community views collected over a series of events. The policies and proposals have been assessed with the community and brought in line with established District, County, and National guidelines and policies. Whilst we cannot hope to satisfy everybody the plan has been well received by residents and other consultees.

This Revised Plan identifies the allocations of land already made which exceed the number of houses required in Cholsey set out in the South Oxfordshire Local Plan 2035. It shows the new community facilities built including an extension to the primary school, a second pre-school, improved children's centre, and provision for young people. It continues to identify the need for a local medical practice, a new strategic approach to commuter traffic at the station, improvements to safety and the environment around the shops at The Forty, enhanced footpaths, road crossings and cycle paths.

CPC has declared a Climate Emergency and drafted a Climate Emergency Action Plan. This revised neighbourhood plan references the aspirations of CPC to do all it can to mitigate and adapt to the impact of climate change.

I would like to thank the following in preparation of the documents:

- CPC for its support
- The team of volunteers who gave time and effort in the construction of its revised plan
- SODC for guidance and support on all matters related to neighbourhood planning and plan revision
- The community groups in Cholsey for providing support through their membership
- All consultees for their valued input.

## **Kyn Pomlett**

Chair - Steering Committee of the CPC neighbourhood plan revision

Lead member Communications CPC

## ***Table of Content***

<b><i>Chair's forward .....</i></b>	<b><i>3</i></b>
<b><i>Acknowledgements.....</i></b>	<b><i>7</i></b>
<b><i>Overview .....</i></b>	<b><i>8</i></b>
Introduction .....	8
Neighbourhood Plan Area .....	8
Community Involvement in the Neighbourhood Plan Revision Process.....	9
How the Neighbourhood Plan Fits into the Planning System .....	12
What is in the Neighbourhood Plan? .....	12
What Period Does the Revised Neighbourhood Plan Cover?.....	12
How this Plan is Organised .....	12
<b><i>Section 1: Cholsey Today .....</i></b>	<b><i>13</i></b>
Cholsey Parish .....	13
Historical Background .....	13
Tourism .....	15
Environment.....	16
Broader Landscape Description .....	17
Area Of Outstanding Natural Beauty .....	18
Housing .....	20
Local Economy.....	20
Getting Around.....	20
Wellbeing and Leisure.....	20
<b><i>Section 2: The Vision for Cholsey .....</i></b>	<b><i>21</i></b>
<b><i>Section 3: Neighbourhood Plan Strategic Approach and Policy .....</i></b>	<b><i>21</i></b>
22	
National & Local Strategic Policy. ....	23
Built-Up Area Boundary .....	25
<b><i>Section 4: Neighbourhood Plan Aims and Policies .....</i></b>	<b><i>27</i></b>
Policy Comparison and Compliance .....	27
Housing .....	27

Education .....	73
Implementation.....	74
Monitoring .....	75
Cholsey Proposals Map (Map 8) .....	75
<b><i>Appendix 1 - Housing .....</i></b>	<b><i>76</i></b>
Housing completions on allocated sites - (supporting policy H1).....	76
Housing for older and disabled people .....	76
Density.....	80
<b><i>Appendix 2 - NP Designation .....</i></b>	<b><i>82</i></b>
<b><i>Appendix 3 - CNP Vision and Objectives.....</i></b>	<b><i>84</i></b>
<b><i>Appendix 4 - Local &amp; Nearby Primary Schools .....</i></b>	<b><i>88</i></b>
<b><i>Appendix 5 - Housing Mix Strategy.....</i></b>	<b><i>89</i></b>
<b><i>Appendix 6 - Glossary of Acronyms &amp; Planning Terms.....</i></b>	<b><i>91</i></b>
<b><i>Appendix 7 – Index of Evidence (IoE) .....</i></b>	<b><i>95</i></b>

## **Acknowledgements**

This document has been developed and produced by a community group of volunteers with wide ranging skills and backgrounds on behalf of the whole Cholsey community.

The following individuals have given up their time to develop the plan and supporting evidence.

Kyn Pomlett

Beryl Guiver

Colin Worley

Emma Green

Anne-Marie Simpson

Jane Murphy

Lesley Caswell

Lindsey Ramsay

Ginnie Herbert

# Overview

## Introduction

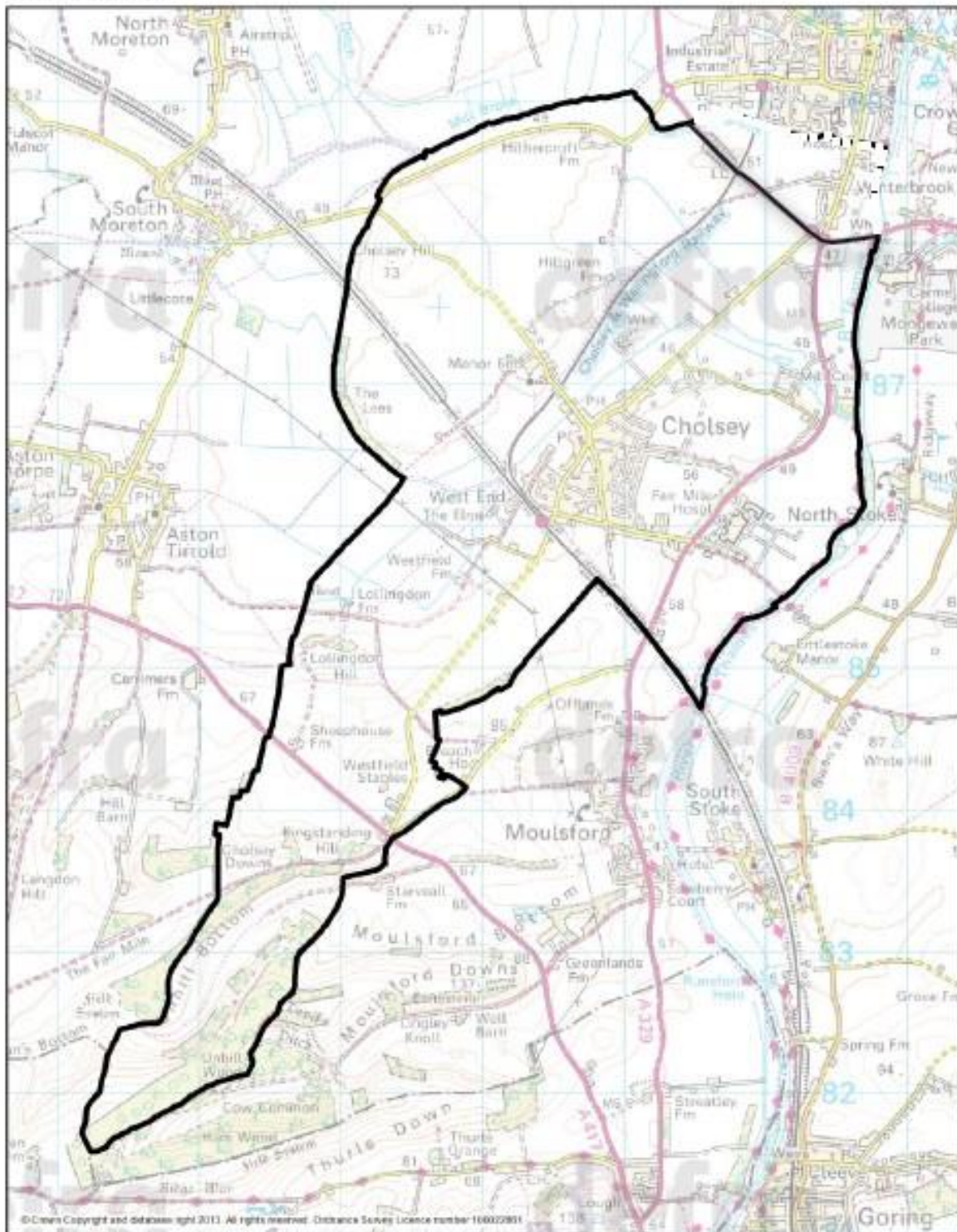
1. The Cholsey Neighbourhood Plan (CNP) is a community-led planning document. It supports the Government's approach to planning which aims to give local people a say in the development of their area. This is enshrined in the Localism Act of April 2012.
2. Having been found acceptable through consultations and examination, this revised plan will determine planning decisions affecting the parish.
3. The Revised CNP therefore provides the local community with a powerful tool to guide the long-term future of Cholsey and its surrounding countryside for the period 1 April 2022 to 31 March 2035. The plan contains a vision for the future of Cholsey Parish and sets out clear planning policies supporting this vision.
4. To revise the CNP, CPC set up a team of Parish Councillors and volunteers and called on the advice of District and County Councillors. CPC also benefitted from the advice and support of South Oxfordshire District Council's (SODC's) Neighbourhood Planning Support Team.
5. In considering proposals for development, the Parish and District Council will apply all relevant policies of the plan. It is therefore assumed that the plan will be read as a whole and cross-referencing between policies has been avoided.
6. The plan is consistent with national and local strategic policy set out in the National Planning Policy Framework (NPPF), The South Oxfordshire Local Plan 2035, and the neighbourhood plan Evidence Documents (as outlined in the Index of Evidence (IoE)).

## Neighbourhood Plan Area

7. The CNP covers all Cholsey Parish. Map 1 below shows the Cholsey Neighbourhood Plan Area.
8. In preparing the original plan, dialogue was held with the adjoining Moulsoford, Aston Tirrold & Brightwell-cum-Sotwell Parish Councils and Wallingford Town Council, as well as SODC. An application for neighbourhood plan designation was approved by SODC on 4 August 2016. A copy of the designation letter is included in Appendix 2



## Cholsey Parish



Source: 2011 Census Output Area boundaries. Crown Copyright.  
Crown Copyright material is reproduced with the permission of the controller of HMSO.  
Produced by Oxford Consultants for Social Inclusion, www.ocsai.co.uk, April 2013.

**Map 1 - Cholsey Neighbourhood Plan Area**

## Community Involvement in the Neighbourhood Plan Revision Process

9. The team has followed the necessary legal steps when revising the plan. When creating the original plan, the team developed and followed a Community Engagement Action Plan (IoE 38) to ensure

extensive engagement with residents and others with an interest in the area. For this plan review we are undertaking a further pre-submission consultation to understand the communities' views.

10. The process is set out in Figure 1 – CNP Process with the opportunities for local involvement. The timetable was partly dependent on the responses received to the plan, the number of issues to be considered by the independent examiner and their reporting time. Consultation events on the original Plan included an online questionnaire, two paper questionnaires and five open day events, where residents were able to comment on options for the plan. On this Plan Review consultation events include awareness raising through posters around the village and in the Cholsey Magazine, consultation events where all households have been notified, and open day events.
11. Details of the consultations have been recorded in a series of reports that are available to download from the CPC website at [www.cholseypc.org](http://www.cholseypc.org) . Our Consultation Statement (IoE 14) will provide an overview of all the consultation undertaken and a summary of responses received.
12. Following the plan's submission to SODC, the revised CNP was examined by an Independent Examiner who assessed whether the CNP meets the Basic Conditions and whether a further referendum is necessary. The examiner found that the revised plan included material modifications which did not change the nature of the plan, and which required examination but not a referendum. The examiner also found that the CNP meets the basic conditions for the preparation of a neighbourhood plan subject to a limited number of recommended modifications.



Figure 1 – Cholsey Neighbourhood Plan Review - Process

13. The Cholsey Neighbourhood Plan 2022 Regulation 14 Public Consultation was held over 7 weeks with 5 public meetings, every household was notified of the consultation and the public meetings. The 7-week consultation period started on the 19 March 2020 and ended on the 7 May 2022. A total of 119 members of the public registered their interest at the public meetings, this resulted in 14 comments made. All Feedback is documented in the Consultation Summary 2022 (IoE 52) and Consultation Statement (IoE 14).

## How the Neighbourhood Plan Fits into the Planning System

14. Although the Government's intention is for local people to decide what goes on in their parish, all neighbourhood plans must be in line with higher level planning policy. They must:
  - comply with National Regulations on strategic environmental and habitat assessment (IoE 40)
  - be consistent with the NPPF
  - be in general conformity with strategic policies of the South Oxfordshire Local Plan 2035
15. This will enable the plan to meet Planning Practice Guidance.
16. If passed at a local referendum (if found to be necessary (IoE 48)), the CNP will be used immediately for determining planning applications in the Parish.

## What is in the Neighbourhood Plan?

17. Deciding where new housing and new employment should go is an important part of the plan. However, it is about much more than this. The plan is for the Parish as a whole and looks at a wide range of issues, including:
  - Achieving high quality development which fits well with the location
  - Protecting open space within the village as well as the surrounding countryside including the landscape, views, and habitats
  - Meeting local housing needs
  - Local transport proposals, including the maintenance and enhancement of public rights of way
  - Facilitating improved community facilities
  - Addressing the challenges brought about by the Climate Change Emergency.

## What Period Does the Revised Neighbourhood Plan Cover?

18. The South Oxfordshire Local Plan period is from 2011 – 2035. To align with the strategic policies of this plan, the CNP will cover the period 1 April 2022- 31 March 2035.

## How this Plan is Organised

19. This plan is divided into four sections:

**Section 1: Cholsey Today:** a brief description of the Parish today and the key issues that have influenced the Plan

**Section 2: the Vision for Cholsey:** looking forward over the next 15 years

**Section 3: CNP Strategy:** the broad approach for Cholsey and how this conforms to higher level strategies

**Section 4: CNP Aims and Policies:** our Objectives (and how they comply with National, Regional and District Objectives

Evidence gathered (what we have found in support of our Objectives)

A Commentary (what we think)

Our Policies (what action we will support in pursuit of our objectives)

Our Pledges (what we undertake to lobby for)

This section is divided into the following themes:

- **Housing**
- **Environment**
- **Infrastructure & Services**
- **Education**

## **Section 1: Cholsey Today**

20. A wide range of issues has been considered in producing the neighbourhood plan. These are grouped under the same themes as set out above.
21. The key issues for these themes have been identified from research along with issues raised by local people at the various consultation events. The background reports used to help prepare the neighbourhood plan are referred to in more detail in Section 4. A full report of issues raised during the 2019 consultation is set out in the 'Consultation Statement'. A new 'Consultation Statement' document has been prepared to support this plan review.

### **Cholsey Parish**

22. Map 3 shows Cholsey in its South Oxfordshire context.

### **Historical Background**

23. Prehistoric activity: Activity from the Palaeolithic period is known from a hand axe (HER 8874) Index of Evidence (IoE 1) and a mammoth bone (HER 7629). A further hand axe of this period is known from the western side of the village (HER 15447). The Mesolithic/Early Neolithic period is represented by a single struck flint (HER 26469/EOX3073) found at 25 Station Road.
24. A Bronze Age cremation was found in the 1960's (HER 2689).
25. Roman activity: Honey Lane lies on the line of the Roman road from Silchester to Dorchester (HER 8924).

26. Roman finds and features indicate activity in an agricultural landscape in the form of field or paddock boundaries (HER 26469/EOX3073). The presence of a significant Roman road and the presence of identified agricultural features suggest there is moderate potential for Romano-British finds or features.
27. Saxon activity: The earliest mention of Cholsey is in a charter of c. 895, Denewulf, Bishop of Winchester (879–908) exchanged 100 hides here for King Alfred's lands at 'Ciseldenu.'
28. Cholsey is also mentioned in another similar aged Charter in a description of the bounds of
29. Brightwell and Sotwell and appears to refer to Cholsey Hill. The name 'Ciseldenu' means 'Ceol's Island' referring to dry ground above the Thames floodplain. Some sources suggest that Cholsey was once part of a royal estate during the 5th and 6th centuries.
30. The Victoria County History notes that 'according to tradition, King Ethelred founded a monastery at Cholsey in about 986 in atonement for the murder of his brother Edward the Martyr, and probably gave land for its endowment'. The monastery is believed to have been destroyed by the Danes in 1006. The Anglo-Saxon Chronicle for this year notes of the Danes 'that they went to Wallingford and burnt it to the ground and then spent the night at Cholsey'. Some Anglo-Saxon masonry survives in the tower of Cholsey Church, and it is believed that the church represents the abbey church of the monastery.
31. Cholsey was still a royal estate at the time of the Norman Conquest and was held by William I, who granted part of the estate to the Abbey of Mont St Michel in Normandy. The entire estate was bestowed by Henry I on Reading Abbey in 1121. The foundation charter shows the abbey was granted the lands of three former monasteries (Reading, Cholsey and Leominster), all of which had previously been 'destroyed on account of their sins'. Cholsey remained in the hands of the Reading Abbey until the Dissolution and was then owned by the Crown until 1564, when granted to Sir Francis Knollys by Queen Elizabeth I.
32. The location of the Saxon settlement is not entirely certain. It is possible the earliest settlement was around the church to the northwest of the present village, although settlement will certainly have been dictated by the presence of dry ground, and it is likely this could have been anywhere along the line of the Roman road. It is possible that there was an earlier Saxon settlement (5<sup>th</sup> - 8<sup>th</sup> century) but there is no actual evidence for this, or that its location would have been different from the 9<sup>th</sup> -11<sup>th</sup> century.
33. Medieval activity: A medieval or early post-medieval ditch and pit were identified (HER16158/EOX 248), and two ditches forming an enclosure were identified (HER 16485/ EOX 862). Several medieval features, identified as probable field boundaries, were also identified at 27 Station Road (HER 27607/EOX 3263).

34. There are several pre-18<sup>th</sup> century county-based cartographic sources including John Speed (1611), Jan Jansson (1646), William Blaeu (1648) and Robert Morden (1695).
35. The earliest detailed cartographic source is the 1695 Map of Cholsey by Edward Bostock Fuller.
36. The 1877 1:2500 Ordnance Survey plan shows a single agricultural field located to the east of the junction between Honey Lane and Papist Way. Honey Lane Farm and several other structures are located on either side of Honey Lane and there are also several houses (Star Terrace) and the Star Inn located on the southern side of Papist Way, to the south of the site. Several gravel pits are present near the east. The village of Cholsey at this time was represented by a cluster of buildings further to the northwest around the historic road junctions, with ribbon development southwards along Honey Lane. The County Lunatic Asylum at Fairmile was built in 1870.
37. In 1899 there are no significant changes visible, one gravel pit has been infilled and an extension excavated further to the north. A small terrace of houses and other structures are also visible to the southeast of Papist Way, on the west side of Reading Road.
38. By 1912 a structure named Cardynham, had been built on the east side of Honey Lane, at its junction with Papist Way. Additional housing had also been constructed at the junction of Papist Way and Reading Road. A new sand pit to the south of Papist Way indicates that extraction works were continuing in the vicinity.
39. The plan of 1936 shows considerable differences to 1912. There has been infill construction along the length of Honey Lane and along the southern side of Papist Way. Further housing has been constructed immediately east of Cardynham and to the south/southeast at Charles Road, both on the northern side of Papist Way.
40. By 1970 the construction of housing and associated roads during this decade, particularly Celsea Place and Lapwing Lane, completed the infill of the village to the east of Honey Lane and north of Papist Way, and resulted in the present configuration of built environment in this part of Cholsey.
41. More recently evidence of a Roman villa has been found on land off Celsea Place where permission has been granted for new housing. In addition, evidence of late bronze age/early iron age occupation has been found at the Poppy Fields/East End development.

## **Tourism**

### **Cholsey & Wallingford Railway**

42. This heritage and tourist railway was set up thirty years ago and relies on tourism for most of its funds. The railway line ceased commercial use in 1959 and the preservation society secured the line in 1981. The members and supporters have worked hard and given a great deal of voluntary time to save, stabilise and grow the railway, and it is a significant part of Thames Valley tourism. A few initiatives are being developed that will add to the railway's attraction for local people and for more

distant visitors. The neighbourhood plan needs to make sure that proposals do not detract from its attractiveness as a local resource.

### **The Dame Agatha Christie Trail**

43. Agatha Christie died at her home in Winterbrook in 1976 and is buried in St Mary's churchyard in Cholsey. Her connection with the area attracts people from all over the world. The Dame Agatha Christie Trail is part financed by SODC and Southeast England Development Agency. It is a circular route from her house in Wallingford to the churchyard on field paths alongside the heritage railway line, and then back along the Wallingford Road footpath.

### **Environment**

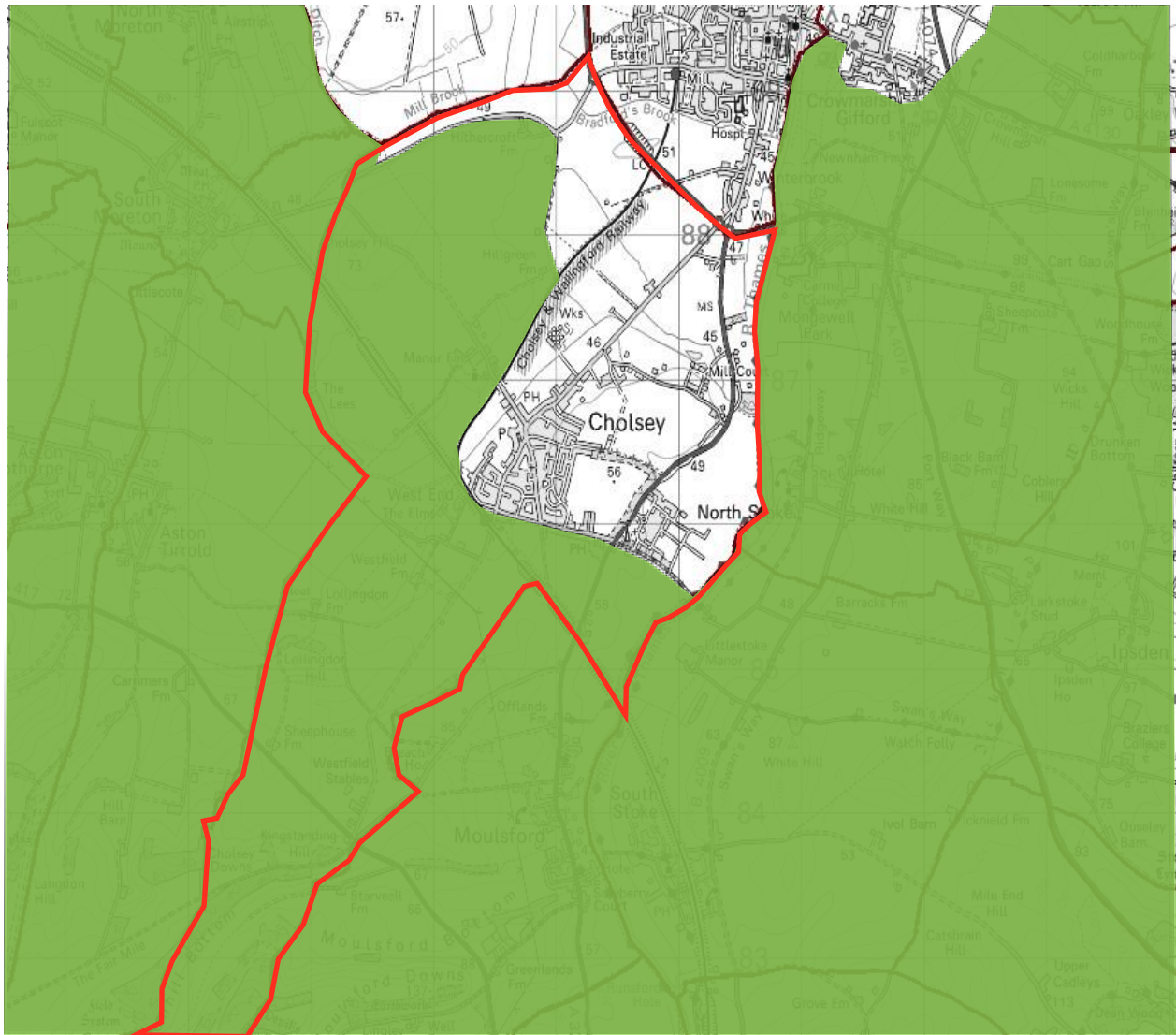
44. Cholsey is a large village in southern Oxfordshire. It is set within a wider, broadly rural landscape setting of farmed downland, with the higher ground of the North Wessex Downs to the south-west, gently sloping down to the River Thames approximately 1.25km to the east. Beyond the river, the Chiltern Hills rise to define the eastern side of the Thames valley.
45. The landscape to the south and west of Cholsey is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB), whilst the Chilterns AONB covers the wider Chiltern Hills landscape rising to the east of the Thames. Map 2 shows the AONB areas within and adjoining the parish, while Map 3 shows Cholsey in its South Oxfordshire context.
46. Each of the areas of countryside around the village has a distinctive character with most having a substantial sensitivity to change. One of the distinctive features resulting from the topography and position of the village, is the strong visual connectivity between the village and the landscape – offering uncluttered long and shorter distance views from the built-up area. Viewed from the surrounding countryside and AONB, the village is unobtrusive and its wooded character disguises its form and presence. Streams, hedges, and mature trees characterise much of the village and help to provide a keen sense of place.
47. The countryside around the village contains attractive landscape, designated ancient woodland, species-rich hedgerows, and protected species, which offer potential for enhancement and increased biodiversity. Without careful planning, the distinctive character, sensitive landscape, and ecology are under threat from inappropriately located or designed development. To the southeast and southwest there are areas of landscape that have major and/or substantial landscape value or sensitivity.
48. There are concerns about the coalescence of Cholsey with the nearby town of Wallingford. With pressure for Wallingford to expand southwards to the bypass only a small and fragile area remains between the two settlements.



## Broader Landscape Description

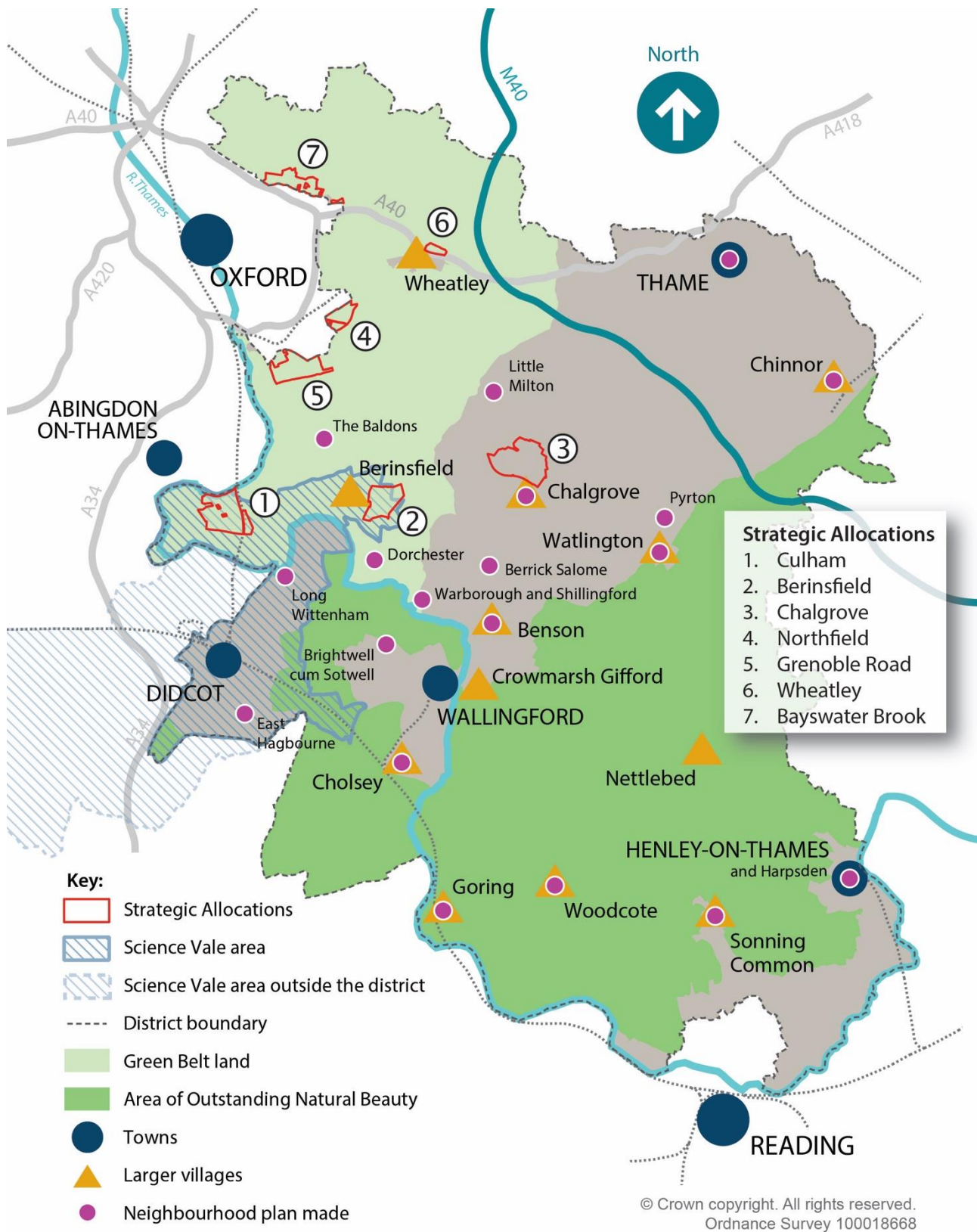
49. The nationwide assessment base 'Countryside Character Map of England' (IoE 2) divides the country into broad landscape character zones and identifies Cholsey within the 'Upper Thames Clay Vale'. At a closer level of detail, the South Oxfordshire Landscape Assessment (SOLA) (IoE 3) identifies Cholsey within 'Character Area 7: Wessex Downs and Western Vale Fringes'. The character area is then subdivided, and Cholsey is set within the 'Open Rolling Downs' landscape sub type. The northern and eastern parts of the parish fall within 'Character Area 4: the River Thames Corridor'.
50. The full SOLA character area 7 data are set out in the document - Landscape Character Assessment for the Local Plan 2033 (IoE 3), this document also provides guidelines for landscape management. See also Landscape Character and Capacity Assessment (extract from SODC Landscape Capacity Assessment May 2017 (IoE 32).
51. The key characteristics of the 'Open Rolling Downs' landscape are described as:
  - smoothly rounded hills and downland flanks
  - dominance of intensive arable cultivation with weak or absent hedgerow structure and large-scale field patterns
  - distinctive 'grey' and flinty soils
  - large-scale open and denuded landscape
  - rural character with few detracting influences
  - open landscape results in highly inter-visible and extensive views

### Area Of Outstanding Natural Beauty



KEY: AONB

## Map 2 Cholsey and the Areas of Outstanding Natural Beauty



### Map 3 Cholsey in Context

Source: Page 21 of Local Plan 2035

## **Housing**

52. At the time of writing the most recent census information is not available. The 2011 census tells us that in 2011 Cholsey had 1426 dwellings with a predominance of family housing (75.1% of homes having 3 bedrooms or more) 75.9% of homes are owned, with 12.5% available for social rent, 9.1% private rent. The Cholsey Housing Needs Survey 2016 (IoE 16) revealed a local need for more market and affordable housing. When consulted on the made Cholsey Neighbourhood Plan residents indicated that they are happy to assist in meeting some South Oxfordshire district-wide housing needs as required by local strategic policy, but that they would prefer the village to grow at a moderate rate - around the 15% put forward in the South Oxfordshire Local Plan 2035. Residents appreciate the strong connection with the surrounding countryside and welcome the supportive community spirit and atmosphere. With the development of new houses since 2011 the number of houses in the neighbourhood area had increased to 1869 by April 2022 (SODC 2022 precept data).

## **Local Economy**

53. The 2011 census tells us that many of the 1881 economically active residents (74.7%) were working outside the Parish. There are around a hundred businesses in Cholsey, most small enterprises and service activities operated from residents' homes. There are also several larger businesses operating across the parish which provide valuable local services and employment opportunities.
54. Of real importance to the community are the shops and services provided at the village centre. Cholsey's location, village centre shops, heritage, and landscape, make this an attractive area for tourists and visitors. It is important that these facilities and attractions are retained to maintain a thriving local economy.

## **Getting Around**

55. There are good road connections around the village but no dedicated cycle paths. Footpaths are sometimes narrow and there are no pedestrian crossing facilities. Peak hour congestion occurs on Wallingford Road and Reading Road (A329), Ferry Lane and Papist Way junctions, making it difficult for residents to cross the road safely. Extremely heavy congestion also occurs on Church Road close to the school and pre-school during term time, and when events are held at these locations. The network of paths within the village and into the countryside is an important asset for non-car users and for informal leisure. Cholsey is connected to Wallingford with a regular bus service, as this is a circular route it is not convenient for all residents. Regular mainline train services provide good connections to Oxford and Reading and the wider rail network.

## **Wellbeing and Leisure**

56. Cholsey is blessed by a strong community spirit reflected in the considerable number of local groups (over 50) and activities taking place. These groups need venues and there are several excellent facilities within the village including the Pavilion, Fairmile Great Hall, Laurence Hall, Cholsey Day Centre, and the Scout Hall.

57. There is reasonable provision of open space serving the village, this includes local amenity areas, formal play areas and sports pitches. There are also facilities for informal recreation through the extensive footpath and bridleway network documented in the Paths and Local Transport Document (LoE 30), and access to woodlands and countryside. New developments should add to these facilities to meet the needs of an increased population. There is also an identified need for additional allotments to meet future demand.

## **Section 2: The Vision for Cholsey**

58. The vision for Cholsey looks forward over the next 15 years and has been derived from extensive public engagement:
59. Our vision is for Cholsey to continue to thrive, meeting the changing needs of the community whilst conserving the distinctive character, landscape, and setting of the village that has evolved over eleven centuries of history, taking full heed of the challenges we face from the effects of Climate Change.
60. Since the CNP was prepared updates to the NPPF at paragraph 153 set out that plans must take a proactive approach to mitigating and adapting to climate change considering long term implications for flood risk, water supply, biodiversity and landscapes, and the risk of over-heating from rising temperatures.

## **Section 3: Neighbourhood Plan Strategic Approach and Policy**

61. The Parish lies within the local government area of SODC in the County of Oxfordshire. Cholsey has adapted and evolved over eleven centuries and continues to thrive. Necessary development to provide new homes, businesses, and community facilities for Cholsey will continue to be proposed. The neighbourhood plan is looking to ensure that development needed to sustain the Parish is both well designed, low carbon, and appropriately located to respond to the distinctive local character.
62. Following a careful assessment of the evidence and responses from public consultation during 2017-2018 and in 2022, the issues identified have and will inform the aims of this plan. The planning strategy is to focus on well designed and sustainable development to meet identified needs within the built-up area of Cholsey whilst protecting and enhancing the character of the village and the attractive countryside beyond. Policy CNP 1 sets out a strategic approach to development in the neighbourhood area. It is a reworking of the strategy in the made Plan. As part of the approach taken the strategy has been updated to make its format shorter and easier to understand and to reflect climate change issues as included in the most recent versions of the NPPF.

## Policy CNP 1

63. Development proposals should take account of the role Cholsey as a Larger Village in the District's settlement hierarchy in general, and its natural, heritage and environmental characteristics in particular. Development proposals will be supported, as appropriate to their scale and nature, where they positively:

- ensure that development reduces greenhouse gas emissions by all appropriate measures, such as through its location, orientation, and design, and identifies suitable areas for renewable and low carbon energy sources
- support a locally appropriate level of housing growth in the village
- maintain a compact village form and to use land efficiently, whilst also restricting inappropriate development in the countryside beyond the village built-up area boundary
- focus well designed development within the built-up area boundary
- conserve and enhance the heritage assets and character of the village
- ensure all development conserves and enhances the rural setting of the village, the views both leading to and from it, the landscape character and biodiversity
- ensure all development adheres to maximum energy efficiency regulations and the use of renewable energy sources
- recognise the importance of community networks in Cholsey. To protect and enhance the social and economic facilities and activity hubs of the village, with new and expanded community and leisure facilities, which are important to the social fabric of the Parish
- improve the health and wellbeing of the community including minimising vulnerability and improving resilience, particularly in the face of global threats
- support the local village economy by allowing suitable conversions or new buildings for business and/or tourism uses
- minimise car travel, particularly congestion at peak times, discourteous parking, and speeding, which makes our roads less attractive for other users by:
  - making walking, cycling and public transport more attractive options for local journeys and ensuring new developments mitigate their impact by contributing to the network of routes available both by adding new routes and making existing routes more attractive and practical. This may include new junction arrangements and pedestrian crossing facilities.
  - ensuring that new developments reduce air pollution, traffic congestion and speeding on village roads by providing electric vehicle charging points, appropriately sited access arrangements and traffic calming measures
- improve the level of facilities and services the community enjoy, particularly:
  - to ensure the primary school and pre-school capacity meets the needs of the village, to eliminate the need for local young children to travel outside the village to school
  - to secure village-based health facilities to eliminate the need for elderly residents and those with young families to travel outside the village to access health services



- ensure that development does not worsen the extent and frequency of flooding events in the village by siting new development away from areas liable to flood, and to work with infrastructure providers to ensure essential infrastructure is upgraded when necessary.

64. To help achieve this strategy, a built-up area boundary is defined for Cholsey which seeks to enable development opportunities within the village, whilst protecting its rural setting and the surrounding countryside from inappropriate development. The Cholsey Built-Up Area Boundary is shown on Map 4.
65. Although the whole parish was assessed for its development potential during 2017-2018 as set out in the Site Assessment document (IoE 18), we continue to take the view that the main village is the most sustainable place for new housing and the spatial strategy has focused new housing development in this location. This strategy has regard to the importance which local people place on Cholsey's character as a rural village set in a nationally important landscape. Responses to our public consultations on the CNP in 2017-2018 (IoE 14) demonstrate that residents value the village's character, history, and the exceptional quality of the surrounding landscape.

### **National & Local Strategic Policy.**

66. The neighbourhood plan strategy is well aligned with the presumption in favour of sustainable development contained in the NPPF. The following paragraphs of the NPPF are particularly relevant to the CNP:
- Supporting a prosperous rural community (paragraph 28)
  - Good Design (paragraph 126, 127, 129)
  - Meeting the challenge of climate change and flooding (Paragraph 152 – 169)
  - Protecting healthy communities (paragraph 92 - 93)
  - Protecting local green spaces (paragraph 98 - 100)
  - Conserving and enhancing the natural environment (paragraph 174 - 179)
  - Conserving and enhancing the AONBs (paragraph 176)
  - Conserving and enhancing the historic environment (paragraph 189,190)
  - Neighbourhood planning (paragraph 128 - 130)
67. The national and local strategic planning policy background to each of the neighbourhood plan topics is set out in the relevant sections of the plan. The neighbourhood plan must be in general conformity with the strategic policies of the current Development Plan. Our policies must reflect these policies and should plan positively to support them. The neighbourhood plan should not promote less development than is set out in the Development Plan, nor undermine its strategic policies.
68. The Development Plan for the Parish currently comprises:
- the adopted Cholsey Neighbourhood Plan
  - the South Oxfordshire Local Plan 2035 (IoE 6)
  - the Minerals and Waste Local Plan Part 1 (2017) and saved policies of the 1996 local plan adopted by Oxfordshire County Council (OCC) (IoE 9)

### **South Oxfordshire Local Plan 2035**

69. The South Oxfordshire Local Plan 2035 attaches great weight to the protection and improvement of South Oxfordshire's urban and rural environment, the quality-of-life which residents and visitors enjoy, their amenity and the conservation of its natural and created resources. This means precluding development which destroys, unacceptably damages, or pollutes the environment. The Local Plan distinguishes clearly between the countryside and the built-up areas and aims to focus most development within or adjacent to the built-up areas of the district. The Local Plan aims to protect and strongly resist inappropriate development within the countryside, particularly those areas of special qualities such as the best and most versatile agricultural land, Areas of Outstanding Natural Beauty, Strategic and Local Gaps. The loss of wildlife habitats and corridors is also resisted, together with harm to heritage assets and their setting. Enhancement of the countryside through good management is encouraged. The Local Plan aims to encourage high standards of design and enough infrastructure wherever new development is permitted.
70. The essence of the overall planning strategy for the district is to:
- focus development at the Science Vale centred around Didcot, with major expansions at Culham and Berinsfield together with a further major expansion at Chalgrove airfield on previously developed land.
  - In the rest of the district the focus is on some limited growth in the main towns and larger villages, and to maintain the rural character of the open countryside that makes up most of the area.
  - To assist Oxford City to make sufficient provision for growth major allocations of Green Belt land adjacent to the city boundary are included.
71. The affordable housing policy framework is well-established requiring 40% affordable housing provision in new developments. The new government initiative for First Homes will form part of the affordable housing mix. Appendix 5 explains more about First Homes.
72. SODC has provided guidance on housing needs in the South Oxfordshire Local Plan 2035 which indicates that Cholsey is one of twelve larger villages and is a local service centre. It indicates in table 4F that core strategy commitments together with 15% growth give a requirement of 612 homes, completions and allocations provide for 690 homes, so the outstanding requirement is 0. The Local Plan more than meets the level of growth identified for the district in the Oxfordshire SHMA.
73. The Local Plan 2035 policies seek to prevent the unnecessary loss of valued community facilities. This provides an opportunity for the CNP to identify those community facilities in the Parish that warrant protection.
74. The Local Plan 2035 includes a comprehensive framework of relevant landscape protection policies given the presence of the AONB and River Thames in the Parish. These policies allow for appropriate development but reinforce the importance of ensuring all development proposals respect the special landscape character of the AONBs and their settings. The CNP policies are in general conformity with



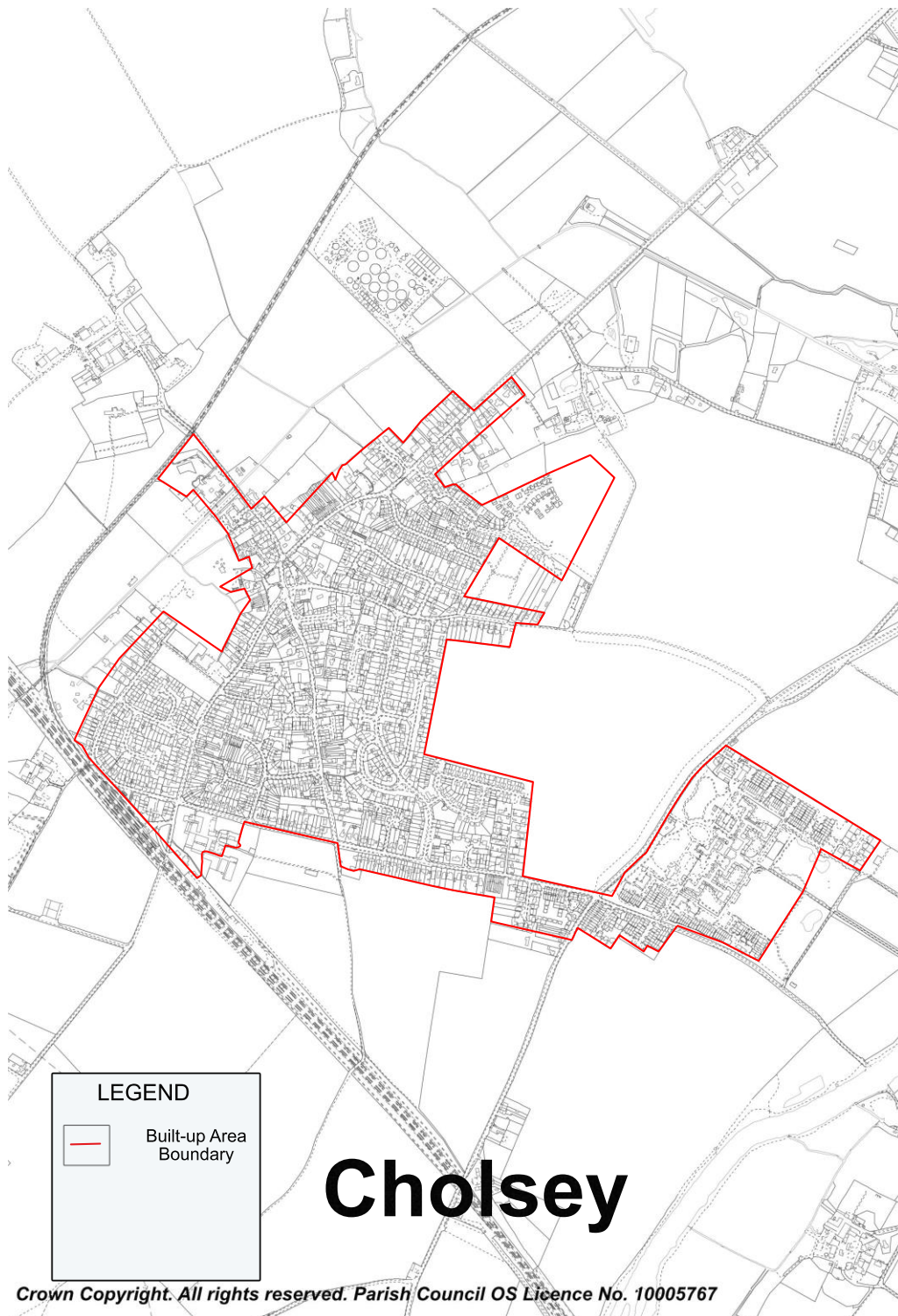
these policies. They reinforce the importance of proposals having full regard to heritage assets, whether formally designated or not.

## **Built-Up Area Boundary**

75. Following the overall strategy set out for Local Plan policy STRAT1, which identifies a need to distinguish between towns and villages and countryside areas where different policies apply, there is a clear need for a distinction between the built-up village area where certain forms of development are likely to be appropriate and the countryside, where conservation and enhancement of the environment are most important. A built-up area boundary will help ensure the CNP contributes to the achievement of sustainable development in Cholsey.
76. Defining the Built-up Area Boundary is a logical way of applying Government advice and strategic policy at the local level. The principle of settlement boundaries is consistent with the NPPF, which expects planning to take account of the character of different areas recognising the intrinsic character and beauty of the countryside, provided the boundary is not preventing the delivery of a supply of housing. The Built-up Area Boundary and related policies provide the basis for development management decisions to:
- define those areas within which planning permission will normally be granted for new development, subject to other planning policies
  - ensure new development is sustainable
  - enable the best use to be made of existing and future services
  - provide a useful tool to protect and preserve Cholsey's important and sensitive setting by protecting the surrounding countryside from inappropriate development
  - The Built-up Area Boundary is important in setting a distinction between Cholsey's built form and the surrounding countryside. Development which consolidates the built form of the village and is in accordance with all the relevant policies will be supported and encouraged but proposals for inappropriate development spreading over the countryside surrounding the village not in line with relevant policies will not be supported. It is not simply a means of showing the limits of existing development, as some developed areas lie outside it, and some undeveloped areas lie within it.
77. The principles used in defining the Built-up Area Boundary are inclusion of:
- the main existing residential and/or commercial areas
  - areas on the edges of the village, where planning permission has already been granted for housing
  - other land on which housing may be acceptable
78. We have not included the following within the Built-Up Area Boundary:
- school playing fields, recreation grounds and allotments, where these adjoin the rural area
  - groups of isolated houses or other buildings where infilling or intensification of development would result in harm to the character and appearance of the rural area or setting of the AONBs or village and would be inappropriate

- land within the curtilage of dwelling houses which adjoin the rural area, where 'back-land' development would be inappropriate

79. Although, boundaries provide a useful guide for decision making all proposals must have regard to all other planning policies in the NPPF and the Development Plan.



**Map 4 - Cholsey Built Up Area Boundary**

## **Section 4: Neighbourhood Plan Aims and Policies**

### **Policy Comparison and Compliance**

80. We have tried not to duplicate national and local policies in this plan. The Policies set out are those to which CPC is committed. Where an aspect of local development is not covered by a specific policy in this plan, the relevant policy/ies contained in the South Oxfordshire Local Plan 2035 are supported and endorsed by CPC. A cross reference of policies may be found in the document 'CNP SODC Policy Comparison' (IoE 51). For development management purposes, the South Oxfordshire Local Plan 2035 and this neighbourhood plan are part of the development plan for the parish.

### **Housing**

#### **Objective HO1**

81. To provide enough market and affordable housing to meet local Cholsey needs as identified in the South Oxfordshire Local Plan 2035. To secure an appropriate range and mix of homes for specific groups in the community including for self-build, older people, those with special needs, younger or first-time buyers.

### **National and Local Strategic Policy Compliance**

82. National policy requires that enough housing be provided to meet the objectively assessed needs for the area (IoE 4). Working together, all the councils in Oxfordshire have prepared an Oxfordshire Strategic Housing Market Assessment (SHMA) (IoE 5) that identifies the housing needs for the county and for each district.
83. The overall strategy for South Oxfordshire, set out in the South Oxfordshire Local Plan 2035 (IoE 6), is set out above in the National and Local Strategic Policy section. The Local Plan 2011 - 2035 proposes that larger villages should grow by around 15% based on their 2011 housing stock together with South Oxfordshire Core Strategy commitments, and that development in larger villages should be proportional, appropriate, and dependent on existing infrastructure. The plan indicates in Table 4f that Cholsey has more than met the target housing figure and the outstanding requirement is 0.
84. The plan also indicates outstanding requirements for specific villages in policy H4, Cholsey is not included in the named villages in the Policy.

### **Evidence**

85. The original Community Survey (IoE 16) showed that:
- 71% of respondents would not support development of dwellings beyond the level identified in the current version of the South Oxfordshire Local Plan 2035 there is a need to provide new dwellings for individuals and families living in Cholsey (64 at time of survey) and those known to have an ambition to move into Cholsey (73 at time of survey). These figures were based on a return of 20% of the total canvassed. (When taken together with the numbers of dwellings

already allocated, or permitted, the neighbourhood plan housing policies provide an appropriate level of growth to meet these needs)

- 51% of respondents prefer development to be dispersed over 3 or more sites

## Commentary

86. Housing in South Oxfordshire is some of the most expensive in the county. Through the 2019 original neighbourhood plan we have allocated new sites to exceed the number of homes required to deliver our share of the overall provision of much needed housing in the district. We are mindful of the need to minimise the effects of climate change; it is our view that in comparison to many other places in South Oxfordshire Cholsey is not a particularly sustainable location as was set out in our Sustainability Appraisal for the 2019 plan (IoE 41). Table 3 below which sets out travel times to essential services also demonstrates this. OCC in its recent consultation for the Local Transport and Connectivity Plan identifies some of the parish in the second most deprived zone in the county in relation to access to services (IoE 8).
87. CPC first identified around 14ha (approximately half of the site) of CHOL2 (see Site Assessment (IoE 18) as the proposed site allocation with a new road junction arrangement at Papist Way and the Reading Road. A Pre-submission Consultation was conducted with 14ha of CHOL2 as the preferred housing site, OCC cast doubt on the viability of the proposal and the landowners/developers indicated that they were not prepared to undertake that development and would only pursue a scheme on the complete 28ha site. CPC took the view that the full 28ha site was not a reasonable alternative for the reasons set out in detail in the Site Assessment (IoE 18). The site selection process and Sustainability Appraisal (IoE 41) were repeated, and an alternative site allocation was taken forward in the submitted plan. Our view of the Chol 2 site is unchanged.
88. Cholsey is a significantly constrained village with the AONB closely defining the curtilage on three sides and significant areas of land subject to flooding within and adjoining the village. The village is also only separated from Wallingford by a small area of land which forms a sensitive and valued landscape between the two settlements. The community has strong concerns about the remaining capacity of several essential services and facilities. Many of these facilities: sewage, formal recreation, secondary education, and health are shared with Wallingford and other villages. These concerns remain, it is notable that OCC continue to indicate that Wallingford Secondary School has limited capacity and the doctors' surgery has on occasions closed to new patients. Since the CNP was made in 2019, significant growth has occurred or been committed in Wallingford and Crowmarsh Gifford. Appendix 1 sets out how development on the allocated sites has progressed since the CNP was completed (Made) in 2019. It shows that the number of homes on the allocated sites and other large sites within the built-up area boundary has increased the allocations by 27 homes to 216 homes. As the existing completions and commitments in the 2019 plan exceed the need identified in the SODC local Plan 2035 and in our own Housing Needs Survey there are no new allocations beyond those made in the plan as adopted by SODC in 2019.

89. The village is well screened and unobtrusive in the wider landscape, particularly from prominent viewpoints, this is a result of the well wooded nature of the village. We believe, in view of the village's rural location and proximity to two AONBs, that it is important that there continues to be space for substantial trees and other landscaping to soften the appearance of new development. We note that South Oxfordshire Local Plan 2035 Policy STRAT 5 suggests a significantly higher density for some very sustainable locations in Didcot, the market towns and around Oxford. It is our view that Cholsey's location closely surrounded by AONBs on three sides forms a significant locational constraint. We do not consider that Cholsey is well located to encourage use of public transport, cycling, or walking to Wallingford town centre to access essential services and facilities or to services such as hospitals further away, Table 3 sets out travel times to essential services and demonstrates that Cholsey is poorly connected compared to Oxfordshire generally and to England. In these circumstances, Policy H1b has been refined from the approach taken in the made Plan so that it takes a more nuanced approach which reflects the specific circumstances which exist in the parish. Plainly this policy will form part of the development plan and will be considered alongside Policy STRAT5 of the Local Plan. In these circumstances Policy H1b of this Plan does not propose a specific minimum density. The allocated housing sites in the made Plan now have planning permission. As such the policy would apply to any additional sites which may come forward in the Plan period. The policy approach requires that development proposals optimise the use of land on the one hand whilst responding positively to a series of environmental criteria. This approach acknowledges that the District Council will be able to come to a judgement on development proposals on a case-by-case basis.
90. Our view continues to be that Cholsey's rural character and proximity to sensitive AONB landscapes means that there needs to be flexibility on housing densities as set out in policy CNP H1b. In streets adjoining submitted housing sites and using the SOLP 2035 definition of net density we have found net densities to be:

Ilges Lane (East End)	area 2.20ha	23 homes	density 10.5 homes/ha
Rothwells Close	area 1.36ha	36 homes	density 26.5 homes/ha
Lapwing Lane	area 0.79ha	23 homes	density 23.7 homes/ha

In addition, a survey of the most recent development within Cholsey shows the following densities:

East End (CHOL1)	area 2.71ha	67 homes	density 25 homes/ha
Agatha Christie Way (CHOL3)	area 2.42ha	75 homes	density 31 homes/ha
Poppyfields (CHOL7 sub-site C)	area 3.6ha	106 homes	density 29 homes/ha
Old Timber Yard (CHOL9)	area 0.43ha	16 homes	Density 37 homes/ha
<b>Total</b>	<b>Area 9.16ha</b>	<b>264 homes</b>	<b>Density 29 homes/ha</b>

91. We support the efficient use of resources and in particular Local Plan 2035 paragraph 8.25 which indicates that ‘All development will be expected to use land efficiently, with a density and form appropriate to the site and its surroundings, considering local character and accessibility to services and facilities.’
92. The initial version of the Plan allocated three housing sites - East End Farm (CHOL1) together with land west of Wallingford Road (part of CHOL7) for around 165 homes; Boshers Yard corner of A329 and Papist Way (CHOL9) for around 10 homes and Fairmile (CHOL10) for 14 homes. Full details about the housing sites considered were set out in the Site Assessment paper (IoE 18). This paper together with the Sustainability Appraisal (SA) (IoE 41) also provides an assessment of the impacts of all the sites considered and a summary of how we chose the sites we allocated. The SA was used to inform the decision-making process, this shows in the overview of development options at paragraph 4.5 onwards that, whilst there are pros and cons for many of the sites, the group of sites selected performs better than the alternative in sustainability terms. A screening report was also undertaken as part of the review of the Plan in 2022. The CHOL1, CHOL9 and CHOL10 site allocations are now built out. As such Policy H1 now refers only to the allocation of land west of Wallingford Road (CHOL7). It also reflects the number of houses already constructed on that site.
93. Policy CNP H1a sets out the need for proposals on the CHOL7 site to be in general accordance with the masterplan in Map 5. This process will need to be applied flexibly. Large development sites tend to change and refine as they are worked out in detail. In addition, financial and viability circumstances change. On this basis the planning process may need to be applied flexibly throughout the Plan period to allow the development to come forward and to deliver the required strategic housing for the village. This flexibility should not undermine the intentions for high quality development on the site that sits well both within the village itself and its wider landscape setting. Development proposals should demonstrate how they can be satisfactorily incorporated into the local highway network through the preparation of a travel and cycle plan.





**Map 5 – Indicative Master plan of CHOL7**

### **Policy CNP H1**

94. Land is allocated to provide new homes on land to the west of Wallingford Road (part of CHOL7) for around 99 homes.

### **Policy CNP H1a**

95. Proposals on CHOL7 should be in general accordance with the Masterplan (MAP 5) and will provide or ensure that:
- footpath and cycle links through the site linking Wallingford Road to Caps Lane and Ilges Lane
  - traffic calming on the Wallingford Road
  - substantial buffer planting and green infrastructure around the northern, eastern, and southwestern boundaries of the site including a green corridor between the houses along the Wallingford Road and the new development, and an area of community woodland as shown on the masterplan
  - the design, layout, orientation, and massing of the new houses has regard to the character and appearance of the dwellings to the north-west and south of the site and to the setting of the village within the wider rural landscape
  - a range and mix of new homes to meet the housing needs set out in the Neighbourhood Plan Housing Mix Strategy
  - an appropriate setting for listed buildings in the vicinity of the site
  - contributions to community buildings and education to include a preschool
  - new allotments together with appropriate parking facilities
  - recreation facilities for young children and for teenagers
  - appropriate contributions to public transport provision, and for bus stop improvements

### **Policy CNP H1b**

96. Proposed residential developments should optimise the use of land and the potential of the site and indicate the way in which they have made a positive response to the following matters:
- the relationship between the neighbourhood area and the Chilterns and the North Wessex Areas of Outstanding Natural Beauty;
  - the need to secure a high-quality design on the site concerned;
  - the proximity of the site to local services and facilities;
  - their impact on the amenities of adjacent residential properties; and
  - their impact on any heritage assets in their immediate locality.

### **Infilling and Redevelopment Objective HO2**

97. To ensure that opportunities for suitably sited new homes in the village are allowed, and that the countryside around the village is protected to avoid unsustainable and inappropriate development. To provide an attractive rural setting for Cholsey and to retain the separate identities of Wallingford and Cholsey.



## National and Local Strategic Policy Compliance

98. National policy seeks to ensure that the intrinsic character and beauty of the countryside is recognised. The NPPF also seeks in paragraphs 79 and 80 to ensure that housing in rural areas is sited where it will help maintain the vitality of the rural community and avoid isolated new homes in the countryside unless there are exceptional circumstances.

## Commentary

99. There have been significant numbers of new homes built on small sites around the village in recent years. The neighbourhood plan has only looked to allocate sites of 10 homes or more. Whilst these allocations will meet the major requirement identified for the village there will continue to be small sites promoted for new housing.
100. In the main, such small sites have been supported by the community and add to the variety and choice of homes available. However, concern has been expressed about cramming homes onto particularly small plots and corners of land, and about filling the complete width of plots. Cholsey is a rural village and space for trees and landscaping to soften the impact of buildings, and the village in the wider landscape is important. Proposals on infilling sites within the village Built-up Area Boundary shown on the Proposals Map that meet the requirements set out in policy CNPH5 will be supported.
101. Policy H2 does not mean that every space within the village should be used. Many pieces of land are important for recreational, wildlife or amenity purposes, or are important to an area's character, and proposals for development of such spaces will be resisted. Care will also be taken to ensure that the cumulative effects of development will not damage the character and amenity of the village or local area. Some large houses have extensive grounds and development of such garden areas will not normally be permitted if it would spoil the spacious character of the area. The NPPF makes specific provision for policies to resist inappropriate development of garden land, the CNP seeks to achieve that. 'Cramming' new development in small spaces is an area of strong concern to the community who feel it insidiously chips away at the village character and is detrimental to health, well-being, and biodiversity. In appropriate locations higher-density development may be possible, whilst still maintaining adequate space and privacy. Proposals should have adequate access and not cause problems to neighbours.
102. Much of the remainder of the parish outside the built-up area boundary lies in the North Wessex Downs AONB where there is already special protection for the natural beauty of the area. The area between the village and the Wallingford bypass is outside the AONB and is more vulnerable. As Wallingford expands southwards to the bypass this small area of land provides an important green gap which helps maintain the separate identities of both Wallingford and Cholsey.
103. There are several outlying homes along Wallingford Road, Caps Lane, and Reading Road. There is also the Mongewell Park nursery at Elizabeth House, a sizeable local business. Otherwise, the land is in

agricultural and grazing uses. A solar farm has been established immediately adjacent to the bypass; this is quite prominent but planting around the margins will help to soften it in the longer term.

104. The village is quite compact with well-defined boundaries and this plan seeks to ensure that new housing allocations provide a soft edge to the village allowing it to sit well in the landscape, whilst still maintaining its compactness to enable residents to easily access facilities and the countryside. There is a small ribbon of development stretching south along the Reading Road, this is in the AONB and should not be extended. There is also a longer ribbon of development stretching north along the Wallingford Road. This has a clear boundary at Old Blackalls Lane with strong tree planting defining the village. Extending the village further north would very clearly extend the village into the countryside and should be avoided.
105. To retain the rural character of the village and the separate identities of Wallingford and Cholsey it is important that the small gap and valued landscape between them is maintained. This area is also important in providing part of the setting for the adjoining AONBs and a visual link between the North Wessex Downs and Chilterns AONBs providing extensive views of the iconic Sinodun Hills around Wittenham Clumps. Development should only take place in the rural areas beyond the village boundaries where exceptional circumstances exist as set out in the National Planning Policy Framework '(where land is within the AONB) and with full regard to the 'duty of regard' to conserve and enhance the AONB in section 85 of the Countryside and Rights of Way Act which applies within the AONB and to land within the setting of the AONB.
106. The detail for LCA 7 (IoE 3) indicates that:
- 'Landscapes with strong landform and a mature structure of woods and hedgerows may be more able to absorb small-scale development, as long as it is in character with the locality, carefully sited and well-integrated. Landscapes on the fringes of settlements are particularly vulnerable to change and special attention should be paid to creating strong landscape edges to reduce the urbanising influences of development on adjacent countryside and to prevent the coalescence of settlements.'
107. Proposals for redevelopment of previously developed land outside the built-up area boundary should be considered against national policy and South Oxfordshire policies in the development plan.

## **Policy CNP H2**

108. The village Built-up Area Boundary is defined on the Proposals Map. Permission will be supported for new homes on infill sites which lie within the village Built-up Area Boundary provided that:

- the proposal does not have an unacceptable impact on an important open space of value to the community nor a space of environmental or ecological value, nor an important public view as set out in document - Cholsey Views Assessment (IoE 12)
- the proposal would not produce an unacceptable impact on noise, privacy, and access, for example by creating a narrow side access in the neighbourhood area to the rear, and would not extend the built limits of the settlement
- maintains the general character and appearance of the area

109. Proposals for development outside the built-up area will not be supported unless they are appropriate to a countryside location and are otherwise consistent with development plan policies and national policy.

## **Housing for Older and Disabled people**

110. National policy seeks to ensure that appropriate provision is made for housing for older people. We have undertaken a review of potential need and the supply position for the immediate local area centred on Wallingford which has a good range of facilities and better access to public transport than Cholsey Appendix 1 sets out details of this review.
111. We have concluded that in the short term the supply of specialist housing is sufficient but there may be a small shortfall by 2031. This could best be addressed by expanding the permitted schemes on the Wallingford strategic housing sites. Specialist housing needs to be provided in larger schemes (over 60 units) to be viable, the need in Cholsey is not sufficient for a viable scheme.
112. Cholsey has many bungalows which can provide suitable housing for elderly people wishing to remain living independently. South Oxfordshire Local Plan policy H11 requires that all affordable housing and at least 15% of market housing on sites of 10 homes or more should be designed to meet the standards of Part M (4) Category 2: accessible and adaptable dwellings. In addition, at least 5% of affordable homes should be designed to the standards of Part M (4) Category 3: wheelchair accessible dwellings.
113. We support independent living for older people in mixed-age residential areas. By improving the general mix of housing, the CNP aims to provide more opportunities for independent living by widening housing choice and flexibility for this group who wish to downsize and to retain independence. Despite this it is our view that some older people will want to move into Wallingford so they can access a greater range of services and facilities more easily.

## **Housing Mix, Custom and Self-build Homes**

### **Evidence**

114. The Community Survey provided information on the sizes of homes indicated to be needed by the local community. This information has been used to provide a locally specific housing mix strategy.
115. Almost 20% of the Cholsey community was over 65 in 2011, this is higher than the England average (16.3%), and of these nearly 10% are living in single pensioner households. Provision of suitable small and adapted housing will be increasingly important.
116. The Community Survey showed the top considerations for new developments to be:
- ensure minimal invasion of privacy for existing homes: 83%
  - avoid abrupt changes of density between new and existing housing: 77%
117. The Community Survey showed support for:
- supported housing: 51%
  - semi-detached houses: 50%
  - affordable housing: 46%
118. The Community Survey showed the desire for supported housing:
- independent accommodation with care support: 69%
  - housing association sheltered housing: 55%
  - private sheltered housing: 54%

### **Commentary**

119. We have prepared a Housing Mix Strategy set out in Appendix 5 using the evidence obtained from the Community Survey. Appendix 5 will be updated periodically when new evidence is collected. Proposals should have regard to this. Appendix 5 also shows the home sizes built or committed on the allocated sites, this demonstrates that a good mix of housing will be built in the village and will provide opportunities for up and downsizing. Policy 1a addresses the need for the allocated housing site (CHOL 1/7) to deliver a range and mix of housing types. Policy CNP H3 has a specific focus on custom and self-build houses. It applies across the neighbourhood area.
120. Taking an active role in building their home may enable some people to become homeowners. We support initiatives that enable this. SODC maintains a list where people can register their interest in custom or self-build opportunities. The council also expects that suitable plots will be provided on larger sites, and it is anticipated that the requirement will be around 2% of proposed developments.

121. The South Oxfordshire Local Plan 2035 sets out standards and requirements for Category 2 accessible and adaptable dwellings, Category 3 wheelchair accessible dwellings, and space standards for smaller affordable homes.

### **Policy CNP H3**

122. Proposals for self-build and custom build homes within Cholsey will be supported where they meet policies in the development plan.

### **Objective HO3**

123. To ensure that people in housing need with a strong connection to Cholsey receive priority on housing allocations.

### **National and Local Strategic Policy Compliance**

124. The South Oxfordshire Local Plan 2035 sets out in Policy H9 the affordable housing requirement and tenure mix of different forms of affordable housing for new developments with 10 or more homes outside AONBs and 5 or more homes within AONBs. This requirement is 40% of the new homes in any scheme and the mix is 40% affordable rented, 35% social rented and 25% other affordable routes to home ownership.
125. The Localism Act 2012 introduced some flexibility into housing allocation policies. Affordable housing is explained in the glossary in Appendix 6. SODC has prepared a First Homes Guidance Note (IoE49) which should be referred to for development proposals.

### **Evidence**

126. The community has expressed a desire to foster a caring spirit in Cholsey, one aspect of which is to have multiple generations of families living locally. National evidence of the value of grandparent childcare to family welfare supports this desire.
127. A report published by the International Longevity Centre (ILC) indicates that grandparents spend an average of more than eight hours a week looking after their grandchildren, saving parents in the UK a total of £16 billion a year in childcare costs (IoE 15). It is estimated that nine million people make up 'the UK's grandparent army' of child carers, including 2.7 million who are relied upon to provide regular childcare.
128. The ILC report estimates that grandparents save families an annual average of £1,786 in childcare costs. The figure is based on looking after one child, so savings could easily be higher. Two thirds of grandparents in the UK provided some form of childcare, making it easier for parents to go out to work. As well as babysitting themselves, 23 per cent also paid for babysitters.
129. Baroness Greengross, president and chief executive of the ILC, said: 'It is clear grandparents have become one of the biggest sources of childcare after parents themselves....'

‘Nevertheless, how we support and reward this growing unpaid army and how we reconcile an increasing need to work longer for the over-fifties, sixties and seventies, and shape and expand family-friendly policies for all, remains subject to debate.’

130. There are obvious benefits to living close to family members and the consequences of living considerable distances apart means the frequency and amount of contact and childcare that can be provided is lessened. Living close together also means that the family can support older generations better.
131. In the Community Survey (IoE 16) 64 out of 339 respondents (18%) reported that new homes are required by those currently living in existing households. 47 (14%) of respondents noted a total of 73 households currently living outside Cholsey who would like to live in Cholsey in the future. The Community Survey also showed that regular community events and a sense of belonging serves to strengthen the village community. Having one’s family as part of the community enhances that community spirit.
132. At the time the NP was made, Cholsey had 524 affordable homes. The Community Survey identified that there were at least 48 households looking to find affordable housing locally. SODC has indicated in their Housing Allocations Policy (IoE 17) that they may give priority on first letting of 20% of affordable rented properties to those with a strong local connection to the parish. We would like this to happen in Cholsey. For these purposes, a strong local connection is where the applicant(s):
- has lived in the parish for 5 years out of the last 8 and are currently resident
  - parent’s or child are currently resident in the parish and have at least 10 years’ continuous residence
  - has worked full time for 2 years in the parish, or equivalent in part time (this may include voluntary work), and there is evidence of continuing commitment to work in the parish

## **Commentary**

133. There is a considerable number of people in Cholsey in housing need, the community feels that some priority should be given to housing local people in new developments where the opportunity arises.

## **Policy CNP H4**

134. Affordable housing will be provided in new housing developments as required by national policy and guidance and the South Oxfordshire Local Plan 2035. Considering the requirements for affordable housing set out in the development plan, as well as the requirement that at least 25% of all affordable housing units delivered should be First Homes, the affordable housing tenure sought should be as follows:

First Homes 25%

Social Rent 35%

Affordable Rent 25%

Other affordable routes to home ownership 15%

Priority on first letting or sale of 20% of affordable homes should be given to people with a strong local connection.

## **Objective HO4**

135. To ensure new housing is well designed, and affordable and private housing are mixed to avoid separate enclaves of one or the other.

## **Commentary**

136. We are impressed by the 2016 South Oxfordshire Design Guide (IoE 19) and agree with its objectives, although we have a difference of opinion about how they are achieved in respect of housing separation distances. We would like new development in Cholsey to use the design guide. All development proposals should explain in the Planning Statement how they have met with all the objectives of the design guide, and where they have not, to provide reasons for an alternative approach.
137. Ensuring market and affordable housing are integrated is a key design objective in the South Oxfordshire Design Guide, with which we agree and consider that it should be specifically included in local policy. It will enable communities to integrate better and more discretely.

## **Objective HO5**

138. To ensure new housing sites are well and safely connected with all parts of the village and to the countryside.

## **Commentary**

139. We want to encourage local residents to walk and cycle for local journeys, this will have health benefits through people being more active, it will also encourage a sense of community enabling people to meet others, it is more sustainable and will reduce traffic and congestion on village streets.

140. Some residents in the new housing at the Fairmile development have indicated that the A329 Reading Road forms a barrier that can be difficult to cross, and that footpath routes to village facilities are unattractive, inconvenient and of inadequate quality. We want to ensure that future new housing does not result in the same difficulties.

## **Objective HO6**

141. To ensure new housing sites provide a decent quality environment for existing and new residents, and appropriate infrastructure and services for the increased population.

## **Commentary**

142. Good design and living environments provide successful places where individuals want to live and work. Research (IoE 19) and national guidance demonstrate that good design has positive outcomes and improves people's quality of life, improves equality of opportunity, and can result in lower crime rates. Physical and mental well-being can be improved through well designed living environments and attractive streets and public spaces. We want to achieve this with new developments in Cholsey.
143. Proposals are expected to demonstrate the key aspects of good design identified in the NPPF paragraphs 126 to 135. The SODC Design Guide Part 2 identifies that providing private amenity space is important to achieving a successful and attractive development. All homes should have a convenient and useable space to provide for the well-being of residents. New proposals should also have regard to the amenity of both existing and future residents. We agree with these goals but feel that for a rural village environment the SODC recommended distances between new homes are too small and would not reflect the character of the village or allow space for important trees, landscaping, and biodiversity to maintain the rural character and appearance of Cholsey within the wider landscape. We also wish to ensure that our roads have enough width for safe cycling and occasional parking.
144. Proposals should be designed to minimise climate change impacts, Local Plan policy DES 10 sets standards on reducing carbon emissions and the Cholsey Climate Emergency Action Plan provides advice and guidance.
145. Green infrastructure is important in providing attractive environments and for biodiversity. This can include open green space, wild green space, allotments, and green walls and roofs which can all be used to create connected habitats suitable for species adaptation to climate change. Green infrastructure gives multiple benefits for people including recreation, health and well-being, access to nature, opportunities for food growing, and resilience to climate change. Research at Exeter University (IoE 20) (IoE 21) shows that people living in neighbourhoods with more access to nature including birds, shrubs and trees are less likely to suffer from depression, anxiety, and stress.
146. Clever design should limit the impact of light pollution from artificial light to preserve existing dark skies. Inappropriate or excessive use of artificial light can be a public health issue as light disrupts people's sleep, damages the character of the environment, adversely affects nocturnal wildlife, and



reduces opportunities for people to enjoy looking at the night sky. Where lighting is used consideration should be given to the use of forms which minimise light intrusion and the time it is on, Planning Practice Guidance provides advice about external lighting.

147. New housing should be built to minimise nuisance arising from all sources and particularly from noise and odour. We do not believe that existing businesses should have to move or have constraints imposed on their activities through new homes being built in proximity. There are several sources of potential nuisance to residents around the village these include:
- the railway lines
  - roads particularly the A329
  - the sewage works
  - pubs, restaurants, and activities at the village centre
  - local farms with animals and other machinery
  - gravel workings
148. Good internet and broadband connections are vital to our way of life and enable residents to work from home. New homes should be well connected, this does not mean that we require developers to install offsite connections which is the role of other providers, however within new homes suitable provision should be made to enable residents to take advantage of fast broadband when it is available locally.
149. All new homes and all extensions to existing homes where the extension has vehicular access should be equipped with charge points for electric vehicles. OCC in association with the district and city councils has prepared an Electric Vehicle Infrastructure Strategy, this should be followed for all new developments where appropriate.

## **Objective HO7**

150. To ensure that the main highway access for new housing sites is positioned to minimise traffic through the village and that new housing sites have good access for vehicles, cycles, pedestrians, and access to public transport

## **Commentary**

151. Vehicles, cyclists, and pedestrians use village streets, they are busy and congested at peak times. Many streets have narrow or no pavements, and there are no formal crossing facilities for pedestrians. Our aim is to encourage more cycling and walking for local journeys. We therefore need to ensure that our streets do not become more hazardous and unattractive.
152. We believe that the access for new housing sites should discourage traffic needing to go through the village and should also make walking and cycling more attractive options for local journeys. Whilst we cannot know what journeys people will want to take, or what their preferred transport option will be, we believe that ensuring new housing has quick and convenient access to the main road network and the bus route will be the best option to help achieve our objective.

## **Policy CNP H5**

153. As appropriate to the site context and scale of development, proposals for new housing in Cholsey must:

- ensure that the new housing is well and safely connected with the village and surrounding countryside for pedestrians and cyclists
- have good access to effective public transport services
- minimise traffic through the village
- ensure all types of housing are well integrated
- provide good quality, well designed homes
- provide an attractive environment maintaining Cholsey's distinctiveness
- make provision for green infrastructure and at least a 10% net gain in biodiversity to be provided in the local area
- meet the objectives in the South Oxfordshire Design Guide
- provide a neighbourly environment for all residents
- provide for residents' wellbeing and ensure they are not subject to unacceptable levels of noise or odour
- provide facilities and infrastructure demonstrated to be required
- meet the challenge of climate change and flooding
- ensure new housing is in keeping with local character, materials, and colour palette
- provide for enough landscaping to soften the impact of the buildings and of the village in the wider landscape
- contribute to improving provision for recreation
- make provision for access to fast broadband
- have electric vehicle charge point(s)

Please note some of the justification for the criteria in this policy is in the Infrastructure and Services section.

## **Objective HO8**

154. All new and extended homes should have adequate on-site parking and should not rely on street parking to meet their needs.

## **Commentary**

155. The community is concerned that all new homes should have enough off-road parking spaces to cater for residents' needs. This will also make it easier to provide sufficient facilities for Electric Vehicle charging points. Recent new housing in Cholsey has provided insufficient off-street parking.

As a result, there are elevated levels of on-street parking which make it difficult for vehicles to pass, particularly emergency vehicles, make walking and cycling more dangerous and make areas unattractive. The lack of adequate parking at Cholsey Station means that commuters are parking in residential streets throughout the village and adding to local congestion. It is imperative therefore that new housing provides adequate on-site car parking. The density proposed on the allocated sites is such that these requirements are considered possible with well-designed proposals.

156. OCC existing parking standards groups together the three local authority areas South Oxfordshire, West Oxfordshire and Vale of White Horse, Table 2 below shows that car ownership levels of Cholsey residents are higher than the average for the three authority areas and fewer households have one or no vehicles.

**Table 2 Car Ownership Census 2011 (Total households 1,185)**

No of cars per household	0	1	2	3	4+
% of households in Cholsey	10.6	39	36.9	9.3	4.2
% in South & West Oxfordshire & Vale of White Horse	12.2	39.3	35.5	8.8	3.6
% of households in England	25.8	42.2	24.7	5.5	1.9

Source: OCSI February 2018

157. Policy H6 seeks to address this matter. In doing so it sets out to balance the need for appropriate levels of car parking whilst ensuring that they are incorporated successfully into a well-designed scheme which has regard to the contents of Section 12 of the NPPF. It applies the minimum County Council car parking standards to new residential development in the parish. Plainly there may be circumstances where a development has the space and flexibility to provide a standard of car parking beyond the minimum standards. Car parking spaces and parking areas should also be sensitively integrated into new developments in accordance with the various criteria in Policy DES1 of the adopted Local Plan.

### **Policy CNP H6**

158. Proposals for all new homes should provide off-street parking spaces having regard to site-specific circumstances and Oxfordshire County Council parking standards

### **Objective HO9**

159. Extensions to existing homes should be designed to respect the existing building and the character and appearance of the neighbourhood.

## Commentary

160. We have been concerned that homes have been extended without regard to the design of the existing building or the character of the local area. Many result in overdevelopment of plots and loss of important landscape areas, they also result in the loss of garaging or parking areas and space around the building.

### Policy CNP H7

161. Extensions to existing homes will be supported where they meet the following criteria:

- the scale, height and form fit unobtrusively with the existing building and the character of the street scene
- spacing between buildings respects the character of the street scene
- gaps which provide for important landscaping or views out of the village to surrounding countryside are maintained
- materials are in keeping with the materials of the existing building
- the traditional boundary treatment of an area is retained and, where feasible, reinforced and the privacy, daylight and sunlight of adjoining residents are safeguarded
- onsite parking is not reduced below the minimum standards required in this plan.

## Environment

### Objective EO1

162. To ensure that new development in Cholsey is mindful of its sensitive setting in and adjacent to both the Chilterns and North Wessex Downs AONBs. New housing should be at an appropriate density and of a good design with green infrastructure at its heart, acknowledging and enhancing the rural character of Cholsey, and should accord with policies for the AONBs.

### Objective EO2

163. To prioritise the protection and enhancement of:

- the River Thames including the Thames Path National Trail
- the Agatha Christie Trail
- key views
- AONBs
- biodiversity
- existing green spaces.

## Objective EO3

164. To ensure that rural areas are protected, to avoid unsustainable development, to provide an attractive rural setting for Cholsey and to retain the separate identities of Wallingford and Cholsey.

## National and Local Strategic Policy Compliance

165. National policy (IoE 23) gives great weight to conserving the natural beauty in AONBs, which have the highest status of protection in relation to landscape and scenic beauty. Consideration needs to be given to the impact of proposals both in the AONBs directly and on their setting. The conservation of wildlife and cultural heritage are also important. Both the North Wessex Downs and Chilterns AONB Management Boards have prepared Management Plans for their respective areas. The Chilterns AONB Management Board has prepared a Position Statement on Development affecting the setting of the Chilterns AONB (IoE 50), this identifies at paragraph 15 examples of adverse impacts on the setting of the AONB:

- Blocking or interference of views out of the AONB particularly from public viewpoints or rights of way
- Blocking or interference of views of the AONB from public viewpoints or rights of way outside the AONB
- Breaking the skyline, particularly when this is associated with developments that have a vertical emphasis and/or movement (viaducts, chimneys, plumes, or rotors for example)
- The visual intrusion caused by the introduction of new transport corridors, in particular roads and railways
- Loss of tranquillity through the introduction of lighting, noise, or traffic movement
- Introduction of significant or abrupt changes to landscape character particularly where they are originally of a similar character to the AONB
- Change of use of land that is of sufficient scale to cause harm to landscape character
- Loss of biodiversity, particularly in connection with those habitats or species of importance in the AONB
- Loss of features of historic interest, particularly if these are contiguous with the AONB
- Reduction in public access and detrimental impacts on the character and appearance of rural roads and lanes
- Increase in air or water pollution

Our view is that these examples apply equally to the North Wessex Downs AONB.

166. The Recent Landscapes Review Report by Julian Glover and the government response (IoE 24) propose many changes for AONBs including that they should help to boost biodiversity.
167. South Oxfordshire's local strategic policy reflects the NPPF and gives great weight to conserving natural beauty, landscape, and countryside, whilst supporting suitably located and designed development necessary to facilitate the economic and social well-being of communities in and

adjacent to the AONBs. The AONB management plans set out detailed information about the areas and how they expect change to take place. We have considered these in preparing the CNP.

168. The NPPF also seeks in paragraph 80 to ensure that housing in rural areas is sited where it will help maintain the vitality of the rural community and avoid isolated new homes in the countryside unless there are exceptional circumstances.

## Evidence

### Vision for North Wessex Downs AONB (IoE 25).

169. Vast dramatic, undeveloped, and distinct chalk downlands with nationally significant areas of semi-natural chalk grassland, contrasting with well-wooded plateaux, arable lands and intimate and secluded valleys, all rich in biodiversity and cultural heritage; a national landscape that stands apart from the increasing urban pressures that surround it; where people live, work and relax; and where visitors are welcomed and contribute to a vibrant rural economy.

170. The government's Green Strategy 'A Green Future' (IoE 26) states that our natural environment is our most precious inheritance, and we hold it in trust for the next generation. This strategy also emphasises that the natural world underpins our nations prosperity and wellbeing. It has ambitious targets for creating and restoring wildlife rich habitats and on greening urban areas.

SODC has prepared a Green Infrastructure Strategy (IoE 27), this identifies networks of key areas for biodiversity in the parish.

171. Cholsey Parish Council has prepared a Climate Emergency Action Plan (IoE 7) and commissioned a Treescape Opportunity Report (IoE 11) for the parish both of which are included in our evidence documents. Those wishing to undertake development in the parish should review the guidance and opportunities in these documents.

172. Cholsey lies in the North Wessex Downs and adjacent to Chilterns AONBs where the primary concern is to protect the natural beauty of the countryside. Both AONB Management Boards have prepared management plans for their AONB areas which should be consulted on any proposals affecting the AONBs or their settings (IoE 25) (IoE 28). The Chilterns AONB Position Statement on Development affecting the setting of the AONB (IoE 50) should also be consulted. The extent of the AONBs is shown on Maps 2 and 8. The village is unobtrusive and nestles into the landscape, the wooded character of the village makes an important contribution to softening its impact on the surrounding countryside. A small number of lighter painted homes are visible in short distance views from the south and particularly footpath no 167/1. The northern part of the new development at Fairmile is prominent in medium distance views from the Chilterns to the west of the River Thames, particularly roads and footpaths in South Stoke, Hailey and Ipsden. Cholsey lies in and adjacent to the 'Downs Plain and Scarp landscape' identified in the North Wessex Downs Management Plan which states that one of

‘the key issues for the Plan period will be ensuring that development beyond the boundary does not visually damage these critical scarp landscapes.’

173. SODC has prepared a Landscape Capacity Study for the main submitted housing sites in Cholsey (IoE 29) and we have extended this to cover other sites. This provides a detailed analysis for the potential housing sites in Cholsey and for the impact of any housing on the wider landscape and AONBs. The Cholsey Treescape Opportunity Report and SODC Green Infrastructure Strategy identify key areas to provide green corridors and for biodiversity (IoE 27).
174. The River Thames forms the eastern boundary of the parish and The Thames Path a national long-distance trail follows the western bank of the river, while the Ridgeway is another long-distance path follows the eastern bank. The paths through and adjoining Cholsey are seen in a rural context against the backdrop of the surrounding hills. There is considerable biodiversity interest along the riverbank including the Cholsey Marsh Nature Reserve (IoE 31). The community has expressed strong concern about the important rural environment and biodiversity around Cholsey. Local greenspaces are valued and the ability to walk locally in attractive and tranquil areas is important. The community has identified views they value and that they wish to protect. These and the greenspaces in the parish are shown in the evidence document - Cholsey Views Assessment (IoE 12).
175. The installation of rail electrification gantries on the Great Western Railway has harmed the character and appearance of the AONB in Cholsey parish. Network Rail has established a tree planting programme ‘Mend the Gap’ to help address the harm caused by electrification, we hope that suitable sites will be found in Cholsey to make use of this funding. We have identified a village Built-up Area Boundary on the Proposals Map within which infilling and other development may be appropriate. Outside this area development should be avoided except in exceptional circumstances as set out in the NPPF. We highlight some redundant listed barns in the heritage section at Manor Farm and New Barn farm which would fall into this category, there may also be some other redundant buildings where change would enhance their appearance.

## Commentary

176. The government indicates in their Green Strategy ‘A Green Future’ (IoE 26) that there will be a review of AONBs. We will encourage the linking of Chilterns and North Wessex Downs AONBs at Cholsey. Views between the two AONBs are widely enjoyed particularly that from the Chilterns across to the iconic Wittenham Clumps in the North Wessex Downs, the protection of the vulnerable area between Cholsey and Wallingford is critical to protecting the setting of both AONBs.
177. Cholsey is a nucleated village however the existing homes extending north along Wallingford Road and those extending south along Reading Road have slightly eroded the nucleated character into a linear ribbon character. Any new development should aim to minimise this ribbon development effect. The land to the north of Papist Way between the A329, Celsea Place and Ilges Lane, and that on the higher land to the east of the Wallingford Road sit on the Cholsey Plateau and have potential to be highly visible in both short and long-distance views from both AONBs. Development above 2

stories in height will be likely to be particularly prominent in this area and should be avoided. Any new development should also maintain the wooded character of the village to ensure that it continues to sit unobtrusively in the landscape and minimise its impact on the setting of the AONBs. It should be remembered that development which is visible from footpaths and bridleways may form the focal point for a considerable time.

178. Land off Church Road will be particularly prominent from the land in the North Wessex Downs AONB to west. This includes the route of The Dame Agatha Christie Trail (IoE 33) which runs from Wallingford High Street to her home in Winterbrook and to her burial place in Cholsey Churchyard and is a locally important footpath route for many visitors exploring her life and history. It also includes the route of the Cholsey and Wallingford Railway (IoE 34), a local heritage line forming the eastern boundary of the AONB and is a well-used and appreciated amenity and tourist attraction.
179. Landscape appraisals will be required for any development proposals for new homes or other development of a similar scale and should take care to assess the impact of proposals on the AONBs. Development proposals should have regard to the Landscape Capacity Study for Cholsey prepared by SODC and the parish council.
180. Information in the housing section describes the sensitive nature of the small gap between Wallingford and Cholsey, this is important in retaining the separate identities of the two settlements.
181. Biodiversity is important to our environment, to food production and to our wellbeing, the government's recent green strategy 'A Green Future' sets out in its first policy that it will 'embed' 'an environmental net gain' principle for development, including housing and infrastructure, we include this requirement in policy H5.
182. Cholsey has a network of important green infrastructure set out in SODC's Green Infrastructure Strategy we would like to see these areas protected and enhanced and linked to other areas where possible. Planting more trees and hedges and utilising odd corners of land for wildlife gain around the parish are important to achieving these links and will be encouraged. We would also like to establish a community woodland area on a new housing site for residents to enjoy. There are several protected species and areas of ancient woodland within the Parish, policies in the South Oxfordshire Local Plan protect these and should be consulted. Local wildlife sites and SSSIs are shown on map 8; close to the village Cholsey Marsh wildlife site is under considerable pressure from recreation. The area along the river is part of the Goring to Wallingford Conservation Target Area (CTA). CTAs identify some of the most key areas for wildlife conservation in Oxfordshire, where targeted conservation action will have the greatest benefit. Evidence relating to biodiversity in the parish is set out in the Cholsey Treescape Opportunity Report Evidence document (IoE 11).
183. Policy CNP E1 sets out a policy to address these principal issues. It makes a distinction between the parts of the neighbourhood area that are affected by AONB status and those which are not. This will



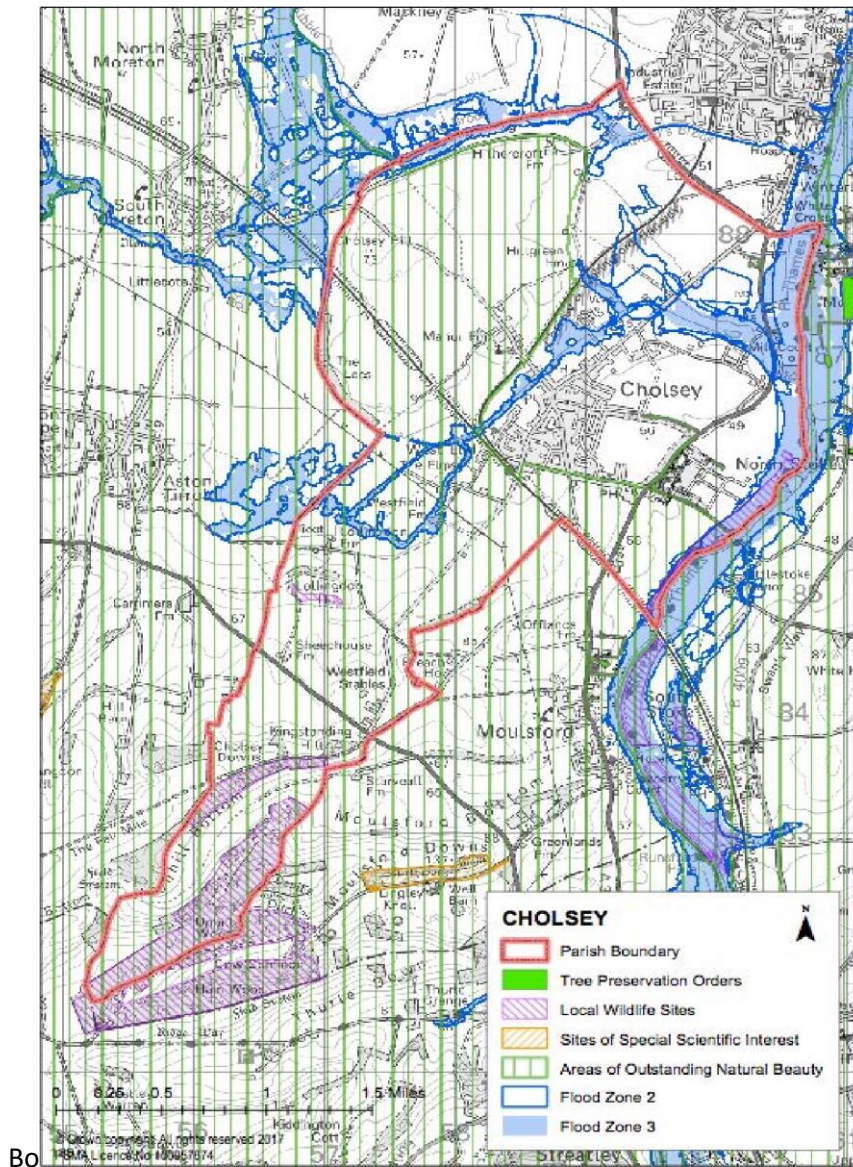
ensure that the policy has regard to national policy. In relation to proposals outside the AONB development proposals should address the following matters as appropriate to their location:

- How it would safeguard key views of importance in the Cholsey Views Assessment (IoE 12); and
- how it would impact on local landscape features such as trees, hedgerows, watercourses, and bodies of water

184. All proposals for development should demonstrate how they will ensure a 10% net gain in biodiversity. Where mitigation is provided off-site this should be in the local area so that local communities can benefit. Key areas of green infrastructure should be protected and enhanced and where possible linked to other green infrastructure areas. South Oxfordshire's Green Infrastructure Strategy identifies green infrastructure networks and links. New cycle and footpath routes should incorporate high quality green infrastructure.
185. All proposals for new development which affect the landscape of the parish must submit a Landscape Visual Impact Assessment (LVIA) following the Guidelines for Landscape and Visual Impact Assessment with the application. The loss of best and most versatile agricultural land should be avoided, all proposals on current or recently used agricultural land should submit a soil survey.

### **Policy CNP E1**

186. Cholsey's landscape, countryside, biodiversity, and rural areas will be protected against inappropriate development and where possible enhanced.
187. Within the AONBs (as shown on Map 2) and their settings great weight will be given to conserving landscape and scenic beauty. Development proposals for major development will not be supported in these areas except in exceptional circumstances and where they can be demonstrated to be in the public interest.
188. Elsewhere in the neighbourhood area development proposals will only be supported where it would promote small scale economic growth which promotes the conservation and enhancement of the countryside.



**Map 6 AONBs, Flood Zones & Wildlife Areas**

Source: SODC

## Objective EO4

189. To enable residents and visitors to enjoy Cholsey's special riverside location and capacity for water-based recreation.

## National and Local Strategic Policy Compliance

190. National and local policies aim to conserve and enhance the natural beauty and biodiversity of the River Thames environment whilst also encouraging its use as a recreation resource.

## Evidence

191. The River Thames forms the parish boundary for a significant distance (3900m). Apart from four houses at the northern end of the parish, which have gardens extending to the river, the remaining

bank is rural with fields and set aside areas. The river and Thames Path provide a tranquil, well used, and attractive recreation opportunity for local people and visitors.

192. Several activities take place on the river, most particularly rowing with Wallingford, Oxford University and Oxford Brookes boathouses in the local area, the latter within Cholsey at Bowbridge. The river in this area is popular for rowing training due to its uninterrupted length; competitive training can, however, be intimidating for other river users. Wallingford Head, a large rowing event is still held on the Thames in December, but Wallingford Regatta has moved to Dorney Lake, and other local events are no longer held. Throughout the year the Boys Brigade use the river and slipway at Ferry Lane for boat launching and run weekly activities and training for kayaking, paddle boarding and wild swimming. They also use Cholsey Marsh for environment conservation and bush craft training. Others in the community also enjoy these activities. The river is well used by cruise boats with a hire centre at Benson just upstream.
193. There are four footpath access points. These are situated at the Wallingford bypass bridge at the northern end, at Bowbridge in the central section and by Fairmile and Ferry Lane towards the south.
194. The only vehicular access is at Ferry Lane, which is rutted and in poor condition with only a few roadside-parking places. This is also the only access in the parish for launching small craft. For larger boats there is a slipway at Benson and mooring facilities at many places nearby. For much of its length within Cholsey the riverside area serves as a flood plain and is flooded in most years at times of high rainfall. At these times, the path is impassable and the river too dangerous to use.
195. Our consultation results indicate that residents would like more opportunities to access and use the river.

## **Commentary**

196. The neighbourhood plan does not propose any change to the riverside area within the parish. We envisage that informal recreation will continue to be the main way that residents and visitors enjoy this resource. We will support proposals that support this objective and resist those that will cause damage to the riverside environment, biodiversity potential or its tranquil character.
197. We do believe that residents could benefit from better parking and water access facilities at Ferry Lane, and for secure storage for canoes, kayaks, and other small watercraft in proximity to the river.
198. We will support proposals which help secure these aims and seek to achieve benefits through CIL resources. Oxford Brookes University has a substantial mooring platform, which as it is unfenced is by default accessible to the public.
199. Joint use of this facility together with some secure storage for residents would be advantageous and we would encourage their provision in any extension of facilities on this site.

200. We believe also that the continued capacity of the river to accommodate more formal sports whilst still allowing for quiet and informal enjoyment needs to be monitored and if necessary appropriate management adopted.
201. Proposals for a large-scale development adjoining the River Thames that will be harmful to the tranquil riverside environment, landscape setting of the AONB and local biodiversity and should be avoided. Proposals that will result in conflicts with and hazards for other boat users locally particularly the considerable number of non-powered craft which use this section of the Thames should be avoided. Rowing and kayaking are healthy forms of recreation and are an important recreation resource for the local community.
202. A key part of the attractiveness of the rural parts of the neighbourhood area arises from its association with the River Thames. Policy CNP E3 addresses this important matter. At its heart is safeguarding the tranquillity of this part of the neighbourhood area in general, and that of the River Thames in particular.

#### **Policy CNP E2**

203. Proposals which improve opportunities for residents and visitors to informally enjoy Cholsey's riverside location, or which improve facilities for river-based sport or recreation and are compatible with CNP E1 and CNP E3 will be supported.

#### **Policy CNP E3**

204. Development proposals should respect the landscape, waterscape, cultural heritage and user enjoyment of the River Thames, its tributaries, floodplains, the Ridgeway, and the Thames Path. As far as planning permission is required proposals for mooring stages, posts, earthworks, or river facing banks with piles and planking outside the built-up area boundary will not be supported.

#### **Objective EO5**

205. To ensure that our heritage and historic environment is retained within an appropriate environment for future generations to appreciate and value.

#### **National and Local Strategic Policy Compliance**

206. National and local policies require that there be positive strategies in place, which seek to ensure the conservation and enjoyment of the historic environment. These should consider enhancing the significance of heritage assets and ensuring they have viable uses. Also, that account is taken of the wider benefits of these assets and the desirability of new development also helping to contribute to local character and distinctiveness.

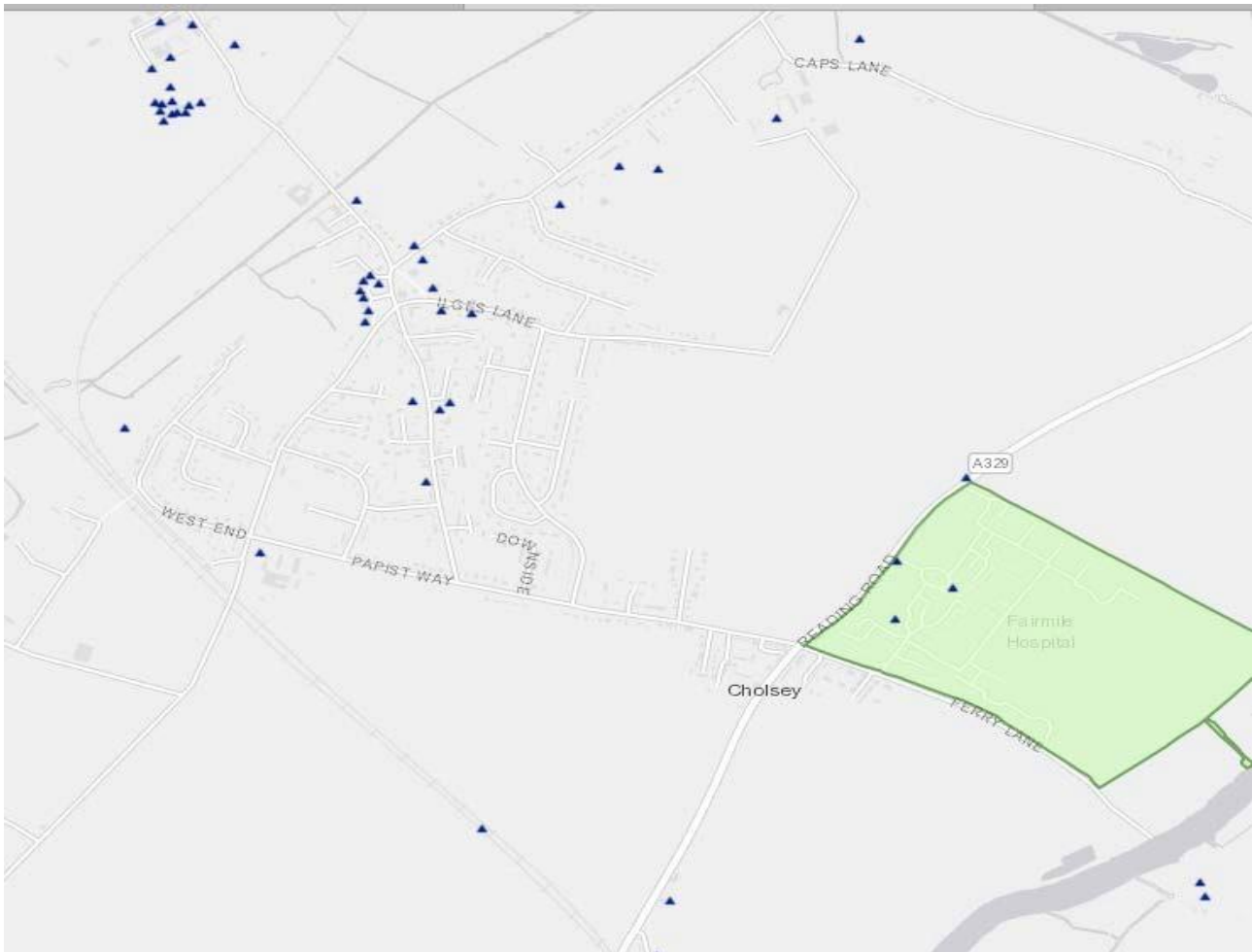
#### **Evidence**

207. Historic England indicate that our 'rich and varied historic places and landscapes, both urban and rural, are a powerful expression of our culture and heritage – our sense of identity. The historic

environment represents a resource that should be sustained for the benefit of present and future generations.' The NPPF sets out the national approach towards both designated and non-designated heritage assets. Policy E4 applies that approach towards such assets in the neighbourhood area.

208. Cholsey has 56 listed buildings and a small conservation area around The Forty. The listed buildings are shown on Map 7. The full list of buildings is set out in the evidence document - Built Environment and Heritage Assessment (IoE 46). The listed buildings include:
209. **Fairmile Hospital** – Occupied until this century as a mental hospital the main Victorian buildings were recently converted to flats as part of the redevelopment of this site. To help fund the redevelopment of the hospital buildings permission was granted for a considerable amount of housing in the hospital grounds. The grounds at Fairmile are listed as an historic garden and contain many important trees.
210. **Duxford, Red Cow Cottage, 42 Wallingford Road** and **Blackalls House** form a line of substantial houses which originally fronted onto the old Wallingford Road with open countryside to the southeast. The road was realigned in the nineteenth century and these houses are now set back with a line of homes constructed on the new Wallingford Road frontage to the west. The setting of the older listed buildings needs to be carefully considered in any proposals to change the area. We consider it is desirable to preserve the line of the old road and the context for these important buildings.
211. Around **The Forty** and the south end of **Ilges Lane** in the centre of the village there are several listed buildings. These together with the small green are the focal point and historic core of the village and the listed buildings are a particularly important asset to the character of this area. This area is defined as a small conservation area. Tesco's building and the poor public spaces and parking around the shops detract from the character and enjoyment of the centre here. Ways to improve this area have been difficult to find and are still being explored. Proposals which improve both safety and the appearance of the village centre will be supported.
212. **The Manor** and **Manor Farm** in Church Road have several impressive farm buildings including an immense stone barn. The farm buildings are now largely unused (one has been converted and is used as a gym). The main barn at **New Barn Farm** on the Wallingford Road is also listed and unused. Both sets of farm buildings are in danger of decay. Proposals which secure new uses and a long-term future for these important buildings without damaging their essential structure, character and appearance need to be found and will be supported.
213. **St Mary's Church** (IoE 35) is close to Manor Farm buildings but sits separately from the village and farm buildings giving it a unique setting and enabling it to contribute to the landscape around the village. The earliest parts of the building date from the 12<sup>th</sup> century, although there was a building on the site in the 11<sup>th</sup> century.

214. The preservation of the church and its special setting are important to the community. Views of the church are particularly valued and are considered in the Cholsey Views Assessment document. There are several tombstones in the churchyard listed. Agatha Christie is buried in the churchyard and her tombstone is part of The Dame Agatha Christie Trail.
215. There is a track running south from the village parallel to Westfield Road which provides a link to Aston Tirrold and Upthorpe. **Westfield House** and **Lollingdon Farmhouse**, a moated building, are important listed buildings on this route.
216. Archaeologically there is potentially significant interest in the Cholsey area with known Iron Age, Bronze Age and Roman finds in the parish and nearby. Honey Lane is thought to be part of the Roman road. There is also likely to be significant Saxon and Mediaeval interest as Wallingford and Cholsey were important settlements at these times. Any sites which have not been previously disturbed are likely to need archaeological research. The Oxfordshire Historic Environment Record (IoE 1) and the Oxfordshire Archaeological Advisor should be consulted to check the potential of a site for non-scheduled archaeological remains. The Oxfordshire Historic Landscape Character Assessment should be checked for historic landscape features. Policy CNP E3 sets out the Plan's approach towards the relationship between heritage assets in the neighbourhood area and development proposals. Its first part indicates that development proposals should assess the historic environment and how the proposal concerned contributes toward their settings. A good example of how this process could be achieved is set out in Historic England's publication 'Managing Significance in Decision Taking' (IoE 36).



**Map 7 Listed Buildings within the Cholsey Parish**

### **Policy CNP E4**

217. Cholsey's designated historic heritage assets and their settings, both above and below ground including listed buildings, scheduled monuments and conservation areas will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character, and sense of place. Proposals for development that affect non-designated historic assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the National Planning Policy Framework (NPPF 2021).

## **Infrastructure and Services**

### **Objective IO1**

218. To provide a range of sports, leisure, and social facilities to meet the needs of the whole Cholsey community.



## National and Local Strategic Policy Compliance

219. The NPPF at paragraph 93 states that 'to deliver the social, recreational, and cultural facilities and services the community needs, planning policies and decisions should:

- plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses, and places of worship) and other local services to enhance the sustainability of communities and residential environments
- guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs
- ensure that established shops, facilities, and services can develop and modernise in a way that is sustainable, and be retained for the benefit of the community
- ensure an integrated approach to considering the location of housing, economic uses and community facilities and services'

## Evidence

220. The Cholsey Open Space & Recreation evidence document (IoE 37) identifies the facilities available in the village and provides an assessment of their quality. SODC has specific standards for the provision of many facilities based on population and travel distances.

221. The Pavilion on the recreation ground and the Great Hall at the Fairmile Hospital development mean that the village is well provided for indoor halls and meeting space, although these and some of the smaller and older halls in the village may need improvement over time.

222. The main playing pitches are on the recreation ground and are joint use open space areas, a cricket pitch has been provided at the Fairmile. Additional playing pitch capacity is likely to be required. Wallingford Sports Park provides good facilities for several sports not catered for within the village.

223. There are several allotment sites, and these are used close to capacity, further allotments are likely to be required.

224. There is a new Skate Park opened in 2021 designed for the use of all skill levels and ages.

## Commentary

225. We will expect that new housing developments provide open space and playing pitches in accordance with the SODC standards of provision. We will use our own audit of local facilities to help identify where improvements may be required and may use CIL receipts to fund those improvements.



## Policy CNP I1

226. Where appropriate new housing developments should provide or contribute towards facilities, including the enhancement of existing facilities, for formal and informal sport and recreation to meet adopted standards for the increased population generated by the development. This must include provision for toilets, changing facilities, maintenance, and parking as well as increased pitches and other facilities. On larger developments the provision of open space, sport, recreation, and play is expected to be delivered on site. On smaller developments (less than 75 houses), developers should contribute to enhancing existing facilities in the village.

## Objective IO2

227. To apply pressure on the Clinical Commissioning Group (CCG) to provide a 'satellite' or independent surgery in Cholsey and ensure that a suitable space is available in the village for a surgery to operate.

## Evidence

228. Except for the monthly baby clinic and the services at the pharmacy, there is no NHS provision in Cholsey. In our wide-ranging survey, the most desired additional facilities for the village were a GP surgery and an NHS dentist. 56% of residents rated the provision of a GP surgery as 'very important', and 29% as 'fairly important' (IoE 16) 230 out of 325 respondents (70%) to the Community Survey indicated that the most important additional benefit they would like to see realised would be some form of medical/nurse centre (IoE 16).
229. Cholsey residents use the Wallingford Medical Practice for doctor and other medical services. This is one of the largest practices in Oxfordshire with around 16,800 registered patients. The practice operates on a limited site adjoining Wallingford hospital which provides geriatric and maternity services. There is limited space on the site for expansion.
230. Residents already find it difficult to obtain timely appointments and have, in face-to-face consultations, expressed growing concern for the Medical Practice in Wallingford to be able to cope with the increase of population in the area. Significant additional housing is proposed (c2,000 households) in Wallingford, Crowmarsh Gifford and other parishes who depend on the practice. The practice will require more doctors and additional premises to provide a service for the communities it serves. The practice has on occasions been closed to new registrations.
231. Wallingford Medical Practice has a poor Doctor/Patient ratio and uses specialist nurses to support in some areas. The practice already has major parking issues, recently introducing a payment scheme with the first half hour free, to free up parking places, but it remains an issue and access for appointments causes concern. Information about health services in Southeast Oxfordshire is provided in the document Locality Place Based Primary Care Plan: Southeast Oxfordshire Locality (IoE 39). This indicates that the three practices in the Wallingford, Goring and Woodcote group have space for around 500 additional patients without expanding their premises. In addition, that they expect an increase of around 6000 patients in the next ten years. Some capital funding has been secured from development in Wallingford. There is a higher prevalence of Quality and Outcomes Framework

conditions<sup>1</sup> in the Wallingford area than in Oxfordshire or England, this is likely to result from the older population profile.

232. Provision has been made to house a satellite surgery in the Cholsey Pavilion. The offer of the use of this space has been repeatedly declined.
233. The road distance to a GP is 3.4km compared with an average of 1.8km in South Oxfordshire and 1.2km in England.

**Table 3 Average travel times in minutes to key services**

	Cholsey	Oxfordshire	England
To further education	29	22	20
To secondary school	29	22	18
To primary school	10	10	9
To GP	18	14	11
To hospital	56	54	39

**Source: OCSI February 2018**

### **Policy CNP I2**

234. Proposals for a doctor's surgery in the village will be supported, provided the proposals can demonstrate the site is suited to this purpose in terms of access, car parking and design, and will not lead to a loss of amenity for residents.

### **Pledge I1:**

235. CPC will apply pressure on the Clinical Commissioning Group and Wallingford Medical Practice to provide surgery facilities in Cholsey and will investigate options for a separate surgery or a satellite surgery in Cholsey. Space is available in the Pavilion for a satellite surgery.

### **Objective IO3**

236. To ensure relevant agencies work together to provide adequate surface water drainage and reliable sewerage works for Cholsey and Wallingford. To ensure that new development does not exacerbate and where possible, mitigates any existing flooding, water, drainage, and sewage problems.

---

<sup>1</sup> hypertension, atrial fibrillation, asthma, depression, dementia, and diabetes

## National and Local Strategic Policy Compliance

237. NPPF states in paragraph 159 inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere<sup>1</sup>.
238. Local Plans should apply a sequential, risk-based approach to the location of development to avoid flood risk to people and property and manage any residual risk, taking account of the impacts of climate change.

## Evidence

239. The River Thames flows to the east of Cholsey, and its tributary the Cholsey Brook runs to the northwest of the village with a narrow floodplain before entering the Thames in a confluence area to the north of the village. Refer to Map 6.
240. Areas of Cholsey village regularly flood during and after heavy rain, in specific places at The Forty and Station Road, Wallingford Road/Goldfinch Lane and the Red Lion, and Station Road/Westfield Road (under Railway Bridge).
241. Parts of Cholsey village have experienced surface water flooding for quite some time. However, in recent years this has become more frequent. This could be for several reasons, increase in rainfall due to climate change, lack of regular maintenance of ditches and waterways, drainage pipes becoming blocked by an accumulation of debris and tree roots.
242. Climate change will increase the severity and frequency of flooding on the Cholsey Brook and River Thames. The extent of flooding is likely to increase in low-lying areas. Increased rainfall intensity in the future may exacerbate flooding from surface water and small watercourses. Wetter winters may result in more groundwater flooding problems (IoE 42).
243. In recent years, properties along Wallingford Road/Goldfinch Lane junction and Church Road, have suffered sewage overflows in their gardens and houses. Thames Water has registered 5 such properties, with 4 at risk of internal flooding. This is unpleasant and a health risk. The capacity of sewage infrastructure is a frequently raised issue in our public consultations, however a major upgrade to the sewerage works has been completed and should provide future capacity. The pumping station, located at the Red Lion, Wallingford Road, has recently failed, leading to sewage overflows. This has led Thames Water to increase the maintenance programme to 4 times a year rather than 2.

---

<sup>1</sup> Technical guidance on flood risk published alongside this Framework sets out how this policy should be implemented.

244. The proposals for new developments in Wallingford and the local areas that feed into the Cholsey sewerage works will create additional pressure. There may be a need for an additional pumping station at Wallingford, but this cannot be delivered until new developments are finalised. Parts of the older sewerage in the village were designed to take both foul water and surface water together. This gives rise to occasional flooding. Thames Water no longer allow surface water connections which are proposed into the foul system.

245. Thames Water has issued the following statement for developers.

‘Developers need to consider the net increase in water and wastewater demand to serve their developments and any impact the development may have off site further down the network, if no/low water pressure and internal/external sewage flooding of property is to be avoided.

246. SODC has prepared a Water Cycle Study (IoE 43) for the district. Issues identified are:

- South Oxfordshire is in a serious water stress area (SWOX), there is no additional water available for abstraction licensing, the amount of housing growth in the area has not been finally determined
- 10 wastewater treatment works, including Cholsey, will need improvements to prevent deterioration to receiving watercourses
- none of the wastewater treatment receiving watercourses meet Good Ecological Status for Phosphorus, and several also fail for BOD
- increased effluent discharges do not pose a significant risk of increasing flooding
- the sewerage system capacity in Cholsey is inadequate for the level of growth

247. Many of the recommendations apply at catchment level, of relevance to the CNP are:

- require new developments to be designed to Building Regulations water consumption standard for water scarce areas (110 litres per person per day)
- apply demand management measures as per Water Resource Management Plans
- divert development to where the risk of flooding is lower
- manage surface water at source following the SuDS management hierarchy, although these may be less effective when groundwater levels are high
- the desirability of developers engaging in pre-application discussions with Thames Water.

### Policy CNP I3

248. All proposals for new housing should demonstrate that they will not exacerbate surface and groundwater drainage and flooding problems. Sustainable Drainage Systems (SuDS) should be incorporated into development proposals where possible.
249. New developments must provide appropriate facilities for water supply and sewage disposal. New developments should also be designed in a way which will neither exacerbate existing water supply or wastewater issues nor create water supply or disposal issues for properties elsewhere in the neighbourhood area.
250. All new developments will be designed to Building Regulations water consumption standard for water scarce areas (110 litres per person per day)

### Objective IO4

251. To seek opportunities to improve shopping facilities for the village with room for trolleys, storage for the shops and space for delivery vehicles to park and manoeuvre safely. To protect existing shops, restaurants, cafes, and public houses unless they are proven to be no longer viable. Where the change of use of a public house is sought it is recommended that a public house use the CAMRA Public House Viability Test. Appropriate, detailed and robust evidence showing, where relevant that there has been a comprehensive and sustained marketing campaign for at least one year at a realistic market price that reflects the existing (community) use of the premises and in a manner to encourage a sale for the existing use will be required to satisfy the policy criteria CNP I6. Independent assessment of this evidence will be required.

### Evidence

252. Shops, public houses, cafes, and restaurants (retail businesses) in the village provide services which are valued immensely by the community and help with the sustainability of the village. There is a strong feeling in the village that any reduction in shops, pubs, cafes, or restaurants would represent a significant loss of amenity. The following businesses provide these services and should be retained:

### Business and leisure premises essential to the community

253. **Best One Convenience Store** (part of Best Way franchise). 126 Papist Way.

254. **Tesco Express - Mini Supermarket** 1 Ilges Lane

This Tesco Express also contains the village Post Office making it very convenient for not only village residents, but also for many residents of other villages in the local area. This leads to issues with parking at The Forty, as many people visit this store by car. There is also considerable congestion when deliveries are taking place.

255. **Rowlands Pharmacy** No 1 The Pound

This pharmacy offers a prescription collection service, flu vaccination service and a medsXpress service.

256. The **Cholsey Cafe** No 2 The Pound and **Oxshed café** at Cholsey Meadows

Family run cafés serving hot and cold drinks and food. [1] [SEP]

257. **Accountant No 4** The Pound

258. **R. G. Park Family Butcher** No 5 The Pound

This butcher's shop has been at the Pound since mid-1960s, previously located at a shop on The Forty since the end of the 19<sup>th</sup> century. They sell locally supplied produce from within 30 miles of the shop.

259. **Clippers Hairdresser**, The Pound

260. **Memories of Bengal**, Restaurant and Take away 12 Wallingford Road

This restaurant offers Indian, Bangladeshi, and Bengali cuisine both in the restaurant and as take-away.

261. **Shanki-Li, Restaurant and Take away** 20 The Forty

This restaurant offers traditional Cantonese, Sichuan, Malaysian, Singapore, and Thai dishes, also as take-away.

262. **Public House**, The Red Lion, Wallingford Road

The Red Lion is a tied public house situated at the north end of the village and has recently had several proprietors in succession. The pub is now run by a group of village residents whose desire is to keep the pub as a going concern. They now offer a traditional pub menu.

263. **Members Club with public bar**, The Morning Star, 68 Papist Way

The Morning Star is owned by The Fairmile Sports and Social Club, the front bar is open to the public. They offer quiz night, darts teams, Aunt Sally, and other pub entertainment to members.

264. **Cholsey Pavilion** – Station Road

Includes a hall, meeting room, library, consulting rooms and changing rooms used as a children's hub

**Cholsey Church** – Church Road

265. Used for **religious** services and community events

266. **Laurence Hall** - Church Road

Used for a playgroup and community events

267. **Scout Hall** – Wallingford Road

Used by the scouts and for community events

268. **Great Hall** - Fairmile

Large hall used for community events

## **Policy CNP I4**

269. Proposals which improve parking, delivery, and operational arrangements for shops around The Forty will be supported.

## **Policy CNP I5**

270. Proposals that result in the loss of a recognised Essential Community Facility or service, nursery and education premises or public open spaces (IoE 37) through change of use or redevelopment, will not be supported unless:

- it would lead to the significant improvement of an existing facility or the replacement of an existing facility equally convenient to the local community it serves and with equivalent or improved facilities; or
- it has been determined that the community facility is no longer needed; or
- in the case of commercial services, it is not economically viable.

## **Pledge I2:**

271. CPC will investigate opportunities for improvements around The Forty with retail owners and operators.

## **Objective IO5**

272. To require that new housing sites contribute to improving provision for recreation.

## **Objective IO6**

273. To improve facilities at the recreation ground.

## **Evidence**

274. Cholsey has a recreation ground in the centre of the village of approximately 3.77 hectares. This area has a children's play area with 8 play items and adequate seating. However, there is only disabled access to some of the play area, no dedicated disabled play equipment, and no hard-surface approach to the play area. The Pavilion, Station Road, provides toilet facilities for the public when the building is open. Providing toilets and baby changing facilities for the users of the children's play area and the recreation ground would be of great benefit.

275. There is a youth club operating in the pavilion however the facilities are regarded as basic and in need of improvement.

## **Policy CNP I6**

276. Proposals which improve facilities at the Recreational Ground will be supported.

## **Objective IO7**

277. To require that all new homes have access to fast broadband.

## **Objective IO8**

278. To safeguard employment land and support those who work from home.

## **Evidence**

279. The modern economy is changing and increasingly needs good communications infrastructure as a basic requirement. The 2011 Census highlights how people are working differently to a generation ago in Cholsey, 6% of people work from home and 12% are self-employed. Of these self-employed people, 31% have no employees so effectively work for themselves with no support. Commonly these activities simply require access to a computer and a broadband connection. In some cases, planning permission may not be required for people to work for such businesses. Policy CNP I8 will apply only to proposals which require planning permission.
280. The need for high-speed broadband to serve the whole of Cholsey is paramount. Some residents report broadband speeds to be poor, and it is therefore a fundamental constraint to the continuing expansion of those working from home or from a small office.
281. Employment levels are higher in rural rather than urban areas, with a gradual shift in many areas towards commuting. The railway station at Cholsey offers a fast service into Reading, London, and Birmingham. At the time of the original plan, there were 1881 (74.7%) economically active residents aged 16-74 and 636 (25.3%) economically inactive residents aged 16-74. The number of residents in full time employment was 1091 (43.3%), in part-time employment 361 (14.3%), in self-employment 306 (12.2%) and working from home 150 (5.9%) (IoE 44).
282. There are numerous small businesses within the village which employ local people. Policy CNP I9 addresses the issue of new business development. It supports new enterprises which would respect the scale of the village and its wider landscape setting. Plainly each proposal would need to be considered on its own merits. However, the Plan anticipates that any such new developments would be of 0.5ha or less in site area. Local businesses include several arable/mixed farms, dog kennels, motor vehicle repair shops and food outlets. We encourage and support sustainable economic growth in Cholsey as promoted in the NPPF paragraph 85 as this will provide more local employment. We believe it would be inappropriate and unsustainable to encourage large scale economic growth which would require in-commuting to attract a suitable workforce, difficulty in accessing suitable infrastructure or cause harm to the rural environment.

## **Policy CNP I7**

283. Where planning permission is required, proposals that enable residents to work from home without detriment to neighbouring properties will be supported.



### **Policy CNP I8**

284. Proposals for business uses in or adjacent to the village which respect the scale of the village and its wider landscape setting will be supported where they meet other policies in the Development Plan.

### **Objective IO9**

285. To safeguard the allotments and the cemetery in Cholsey.

### **Evidence**

286. There are 3 allotment sites in Cholsey: Station Rd., Rothwells Close, Fairmile. A fourth (Mongewell) is now disused being too distant from the village centre. Ilges Lane allotments cover an area of 0.9ha and contain 90 plots. Station Road allotments cover 0.50ha and contain 55 plots. There are around 40 plots on the Fairmile site (IoE 45). Rates of take-up vary but waiting lists occur at times.
287. Cholsey Cemetery is in Church Road adjacent to the St Mary's Church. There are 1600 plots in total, of which 500 are vacant. To ensure that allotment provision is made as accessible as possible, raised beds should be considered in new proposals.

### **Policy CNP I9**

288. Proposals which would involve the loss of the existing allotments or cemetery space will not be supported. The existing allotments and cemetery will be safeguarded for the benefit of all residents. New allotments will be provided on any major housing scheme over 50 units to a standard of 20 allotments per 1000 households.

### **Objective I10**

289. To further develop tourism within the village.

### **Evidence**

*Dame Agatha Christie*

290. The Dame Agatha Christie Trail begins in The Market Place, Wallingford, and passes

Winterbrook House where she lived with her husband Max Mallowan (1934-1976). Continuing along Winterbrook Lane and the footpath, which crosses the by-pass, the trail runs parallel to the Cholsey-Wallingford railway line to St Mary's Church and her grave.



291. We would support the further small-scale development of tourism within the village, and particularly aspire to have a permanent display to enhance The Dame Agatha Christie Trail, and to improve signage to facilities.

#### *Cholsey and Wallingford Railway*

292. The Cholsey & Wallingford Railway is a rural branch line of GWR and runs between Wallingford and Cholsey. Visitors travel in 1950's coaches pulled by Heritage diesel locomotives or a visiting steam engine. Trains run on selected weekends and bank holidays



throughout the year, and there are special trains for events such as 'Easter', 'St George's Day', 'Agatha Christie Day', and many more.

#### **Policy CNP I10**

293. Small scale proposals for local tourism will be supported, provided they are also in accordance with the relevant policies in the Development Plan. The provision of appropriate signage and a permanent display to enhance The Dame Agatha Christie Trail and to direct visitors to village facilities will be particularly supported.

#### **Objective TO1**

294. To promote walking, cycling and public transport as the first-choice travel options for Cholsey residents and ensure that new development connects to and where possible improves the walking and cycling network.

## Objective TO2

295. To ensure that new development and its associated access to the road, footpath, and cycle networks takes place in areas which minimise traffic hazards on existing roads and where opportunities arise, enhance road safety for all users.

## Evidence

296. The Community Survey showed that residents felt that getting around should be made easier with improved walking, cycling and bus options within the village and between Cholsey, Wallingford and Didcot.

297. The speed of traffic and the narrowness of many pavements makes residents feel unsafe whilst cycling and at road crossings. Specific issues have been identified including:

- Church Road is unsafe for schoolchildren at school start/finish times
- many narrow roadside footpaths
- Inadequate cycle paths around the village and to Wallingford.

298. Specific areas have been identified as needing improved road crossings:

- Reading Road from the Fairmile to Papist Way
- around the Forty
- Church Road
- Wallingford Road which has footpaths on one side only
- Honey Lane
- Wallingford by-pass

299. The Community Survey showed that 76% of respondents want designated on and off-road cycle routes throughout the village, and 76% want alternative pedestrian/cycle routes from Cholsey to Wallingford. 68% of respondents want an improved safe crossing at the

Wallingford by-pass. 86% of respondents want better maintenance of pavements/hedges.

300. There are no formal pedestrian crossing facilities in the village, 74% of Community Survey respondents want a pedestrian crossing at 'The Forty' and 77% want an upgraded pedestrian crossing at Reading Road.

## Commentary

301. Cholsey's roads and paths should be safe, attractive and encourage non-car travel. The village should be accessible and safe for walking and cycling, have good public transport connections and a safe and efficiently functioning road network with enough parking for residents. OCC's current consultation on

the latest Local Transport and Connectivity Plan (LoE 8) recommends looking to achieve 20-minute neighbourhoods and emphasises the need to secure safe and attractive walking and cycling routes.

- 302. Convenient footpath and cycle paths with suitable negligible impact lighting should be provided in new developments. Providing new dedicated cycle paths around the village is not likely to be possible due to the narrow width of many roads and the need to allow roadside parking as many homes do not have off-road provision.
- 303. To encourage more cycling to and from Wallingford a combined footpath and cycle path is required. The current path is too narrow at around 1.8m wide and so some cyclists still prefer to use the road. It would be advantageous to improve this route. The footpath along the west side of Reading Road has also been improved and is now continuous, although it is also narrow and overgrown in places. There is no dedicated crossing of the A4130.
- 304. Footways, and the general condition of road surfaces in Cholsey have deteriorated, this causes difficulties for users with children in buggies, the elderly and infirm, and those using wheelchairs and mobility scooters. Relevant authorities will be alerted where conditions are dangerous. Particularly bad areas are outside the Tesco supermarket at The Forty, Station Road junctions and Honey Lane.
- 305. National Cycle Network Route 5 passes along Wallingford High Street, this is 3.5km away.

#### **Policy CNP T1**

- 306. Where appropriate, new developments should connect to and where possible improve Cholsey's walking and cycling network. Where appropriate, traffic calming, new junction arrangements and dedicated cycle and pedestrian paths should be provided.

#### **Pledge T1:**

- 307. CPC will canvas for a controlled pedestrian crossing facility on the Reading Road.

#### **Pledge T2:**

- 308. CPC will canvas public transport providers to seek to secure convenient and reliable public transport options, retaining a bus service for primary school children.

#### **Objective T03**

- 309. To support the development of facilities that encourage the use of public transport including the improvement of the railway station through the provision of access for the disabled and secure and adequate cycle parking.

## **Evidence**

310. The Community Survey showed that residents felt that facilities for cyclists and the disabled at Cholsey Station are poor or non-existent. Also, that 74% of respondents want more parking spaces at the railway station and 61% want additional parking spaces for the disabled at the station.

## **Commentary**

### **Rail Services**

311. Cholsey railway station is an attractive amenity with half hourly services to Didcot, Oxford, Reading and London throughout the day. It is used by people from Wallingford and other local villages. The recent electrification has increased capacity to allow larger trains to use the line. The station carpark has not been expanded and is already used beyond capacity so local roads are being used extensively for parking causing problems for residents and other road users. Some motorists ignore parking restrictions and park along Station Road near the station, and on roads throughout the village, causing considerable inconvenience to residents during the day. Occasionally parking outside designated bays in the upper car park results in Hutt's coal delivery lorries not being able to access the coal storage area. The parking restrictions in place at Station Road and Papist Way to stop all day parking are not regularly enforced.
312. A strategy is needed to address the problems caused to Cholsey residents by commuter traffic attracted to the railway station.
313. Safe cycle routes around the village and to Wallingford, and secure cycle parking at the station, are a high priority to avoid speeding and parking issues around the village escalating.
314. The station does not currently have facilities for disabled access, and disabled train users must access services at Didcot some 5 miles away.

### **Bus Services**

315. Thames Travel operate a circular clockwise bus service between Cholsey, Wallingford and Benson (and on to Henley on Thames). On weekdays the service runs hourly and more frequently in peak times; the service is available from 6am to 6:30pm. The Saturday service is hourly and on Sundays there is no service. There are specific bus stops for pupils attending Wallingford school for drop-off and pick-up during school term time. There does not appear to be a high demand for a late-night service at the weekend, 56% of returns from the Community Survey did not want more frequent bus services at the weekend.
316. One disadvantage of the circular route is that there are no return services around the village and specifically not from the railway station to the Fairmile. 79% of the survey returns indicated there was no demand for this. The bus company indicate that a return route operated in the past but was not well used. Although overall the bus service appears well used, 45% of respondents to the Community

Survey never use the bus. The service has been supported by funds from the Fairmile development, but these have now been used and the service needs to operate on a commercial basis, this is likely to mean a reduction in services.

317. Improvements to bus stops, shelters and travel information would make bus travel more attractive. CPC owns the bus stops.

318. The bus service to Wallingford connects to routes from Wallingford to Reading and Oxford and to Didcot, Henley on Thames, and Abingdon.

### **Policy CNP T2**

319. Proposals which improve public transport facilities, increase disabled provision and secure off-road car and cycle parking provision for rail users at Cholsey Station will be supported and encouraged. Where appropriate proposals should be designed to minimise their impact on the AONB.

### **Pledge T3:**

320. CPC will canvas the relevant authorities to provide more secure cycle parking, cycle transport and disabled access.

321. CPC will undertake a strategic review of the issue of commuter parking at the station. This will include resident consultation, representation to relevant bodies and will result in an agreed requirement put to involved parties.

Options will include:

- Additional parking
- policed no parking areas
- park and ride
- new railway service from Wallingford

### **Objective T04**

322. To improve parking arrangements in Cholsey at the Forty and the primary school.

### **Evidence**

323. The Community Survey showed that residents are particularly concerned about:

- the limited parking for shoppers at the Forty
- the limited parking in Church Road and resultant parking on pavements, on zigzag and double yellow lines and blocking driveways

324. The Community Survey canvassed ideas for more parking:

- 64% of respondents did not want to convert an area of the recreation ground into a car park.
- 72% of respondents did not want an open space near the centre of Cholsey to be made into a car park.
- 73% of respondents wanted off-road parking at Church Road to provide more safety for school children.

## **Commentary**

325. Cholsey shops are attractive for residents and those using the station as well as people living in nearby smaller villages with no shops. Car parking is an increasing problem and frequently results in chaotic and dangerous situations particularly at peak periods, which in the morning coincide with children walking to school. Tesco deliveries add to these difficulties. The Forty is a focal point in the village and the area around the green on the south side is a conservation area.
326. Church Road suffers congestion caused by users of the Laurence Hall (playgroups and private hirers), the day centre for the elderly and private hirers, the pre-school and primary school, and the public gated access to White Meadows recreation ground. There is limited off-road parking available at the car park near the church, to the West of the railway.
327. The railway bridge is now one-way only, with traffic light control. This is an improvement for pedestrians; however, a raised pavement and proper pedestrian protection is required.
328. If the Laurence Hall is redeveloped this should be used as an opportunity to improve car parking provision in Church Road and provide sufficient parking for their own use including sublets.

## **Pledge T4:**

329. CPC will investigate potential improvements to the parking and manoeuvring arrangements at the Forty to improve safety and enhance its appearance as an important public space. It will be considered for inclusion in the CIL spending plan (IoE 10).

## **Pledge T5:**

330. CPC will consider options for encouraging more children to walk or cycle to school and for improving parking provision at the Primary school.

## **Objective T05**

331. To improve the safety of cyclists and pedestrians in the village, particularly from excess traffic speed, areas of prime concern include:
- children getting to and from the primary school in Church Road
  - pedestrians around The Forty

## **Evidence**

332. Respondents to the Community Survey agreed, by large majorities, that all locations identified had speeding concerns. Wallingford Road: 82% (of 292 respondents) agree that speeding was a problem. The figures for Station Road were 76% (of 282 respondents) and Church Road: 73% (of 278 respondents).
333. In 2014 average two-way traffic flow on Wallingford Road was approximately 4200 vehicles per day and peak hourly counts of approximately 400 vehicles per hour per day in both the morning and evening peaks. Within the 30mph speed limit area speeds were below the speed limit during the morning and evening weekday peaks. However, they were above the speed limit at other times and 37% of vehicles travelling in either direction were travelling faster than the 30mph limit. Traffic calming has been introduced. A sizeable proportion of traffic through the village arises from station users and the need to meet train times may cause speeding issues.

## **Commentary**

334. Traffic speeding in Cholsey remains a problem. Any proposals for developments that increase traffic on the Wallingford Road should include proposals for traffic calming. It is recognised that on-road parking helps to slow traffic.

## **Pledge T6:**

CPC has applied to OCC for a reduction in speed limits in all 30mph areas to 20mph and will seek to secure appropriate traffic calming measures. Buildouts are preferred to speed humps.



## Education

### Objective EDO1

335. To ensure that there are enough spaces for all who wish to attend the schools and/or use the education facilities in Cholsey.

### Objective EDO2

336. To reduce congestion around Cholsey Primary School and to ensure safe accessibility always.

### Objective EDO3

337. To increase the proportion of children walking or cycling to school.

## Evidence

338. Cholsey has two primary schools, the longest standing being Cholsey School situated on Church Road. The school has been expanded in 2020/21 taking the school to a full two-form entry with 420 places. It should therefore have capacity for children from the allocated housing sites.

#### Current Student Numbers in 2021

Year	Reception	1	2	3	4	5	6	TOTALS
Students	43	53	37	42	50	34	32	291

339. The Treehouse School is a non-fee-paying independent school on Wallingford Road with a maximum number of 15 pupils. The school has plans to increase numbers of pupils to 30 in the next 5 years.
340. There are two private nurseries on the Reading Road outside the village built up area boundary.
341. The Happy Hub (IoE 47) is a Children's centre providing facilities and support for young children and families. It operates in space at the Pavilion on the recreation ground.
342. All schools and children-centric facilities in the parish are regarded as Essential Community Facilities. This includes all buildings and associated outdoor playing areas.
343. Wallingford School is already operating at its capacity of an intake of 190 pupils per year and is heavily over-subscribed, with a waiting list. However, the school regularly accepts late arrivals with a result that no secondary school aged child from the catchment area has been forced elsewhere in recent years. The school has plans to expand to 1500 students by 2026-27.
344. The details are a matter for the school and the County Council. The figures below were given by the school year this year (2021):

Year	7	8	9	10	11	12	13	TOTALS
Students	209	217	230	197	206	108	143	1310

345. The situation regarding secondary education is clearly volatile. Pressure on Wallingford School due to housing growth in the local area may be relieved by Secondary Schools in Didcot, Woodcote, and Watlington, however this is not a sustainable option and means that access for after school activities and social contacts may be limited.
346. Transporting children to secondary school is a necessity. The challenge is to find the safest and most sustainable way to get children to a school with the capacity to accept them. Transport costs may be a burden for some parents if children cannot be accepted at Wallingford School. Table 3 shows the existing travel times to Wallingford School is 29 minutes. If pupils must attend alternative schools travel times and costs will increase.
347. Most Cholsey parents want their children to be educated in a local school without the need for excessive travel so there are two key issues - school capacity and transport. The provision of enough school places is a County Council responsibility and is beyond the scope of this Plan.
348. It is likely that the traffic on Cholsey's roads will increase with new development, minimising car travel is the safest and most sustainable approach for school children to get to school and to avoid unnecessary congestion on local roads. Walking, cycling, or public transport are the best options.

### **Pledge ED1:**

349. CPC will work with the county council and Wallingford School to seek to ensure that there continues to be enough capacity at Wallingford School for all Cholsey young people who wish to attend the school.

### **Pledge ED2:**

350. CPC will work with relevant organisations to seek to provide opportunities for adult education within the village.

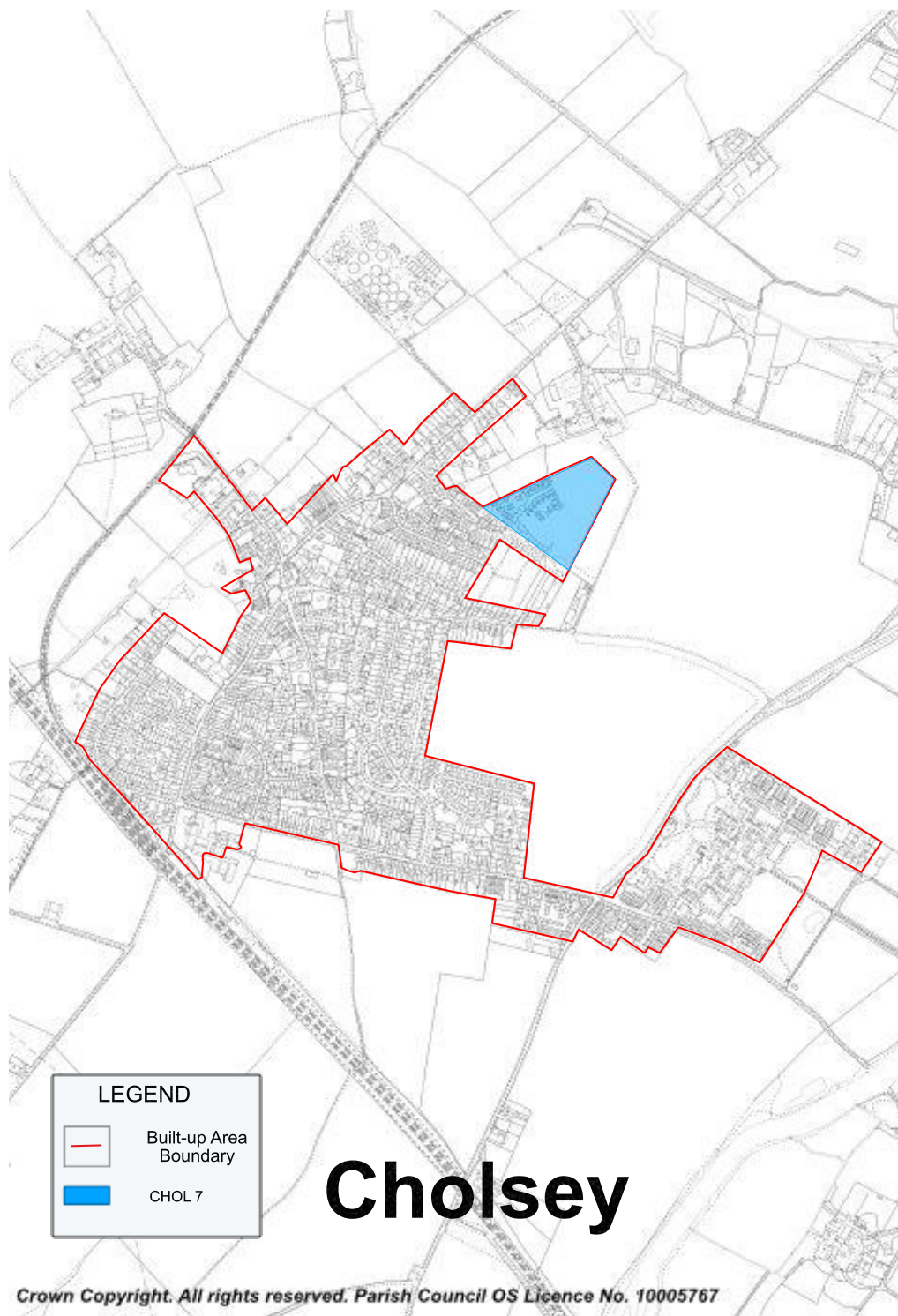
## **Implementation**

351. Implementation of the CNP will be ongoing. The sites allocated for development are available and are deliverable within the plan period.

## Monitoring

352. CPC regard the CNP as a document that should be reviewed and amended as necessary over time. CPC has reviewed the CNP Policies and Objectives having regard to changes in national policy and the South Oxfordshire Local Plan 2035.

## Cholsey Proposals Map (Map 8)



# Appendix 1 - Housing

## Housing completions on allocated sites - (supporting policy H1)

Since 2019 when the CNP was made development on the allocated sites has progressed as follows:

- East End Farm Chol 1 and 7 – increased from 165 to 171 homes, development is currently taking place and is expected to complete in 2024/25
- Boshers Builders Yard, Papist Way Chol 9 – increased from 10 to 16 homes, development is complete
- Fairmile site Chol 10 – development complete
- An additional site within the village boundary extending the Celsea Place development with 15 homes has also been completed.

This has resulted in an additional 27 homes on these large sites in the village taking the total provided through the CNP allocations and the additional site within the built-up area boundary to 216 new homes.

## Housing for older and disabled people

### Introduction

National policy is seeking to expand supported housing in the community and avoid or delay older people moving into care homes. The NPPF indicates at paragraph 62 that the housing needs of different groups in the community should be assessed. The NPPF is not looking exclusively at provision for the 'frail elderly', rather it embraces a wide range of people both in terms of age and in matters like mobility and general health.

Planning Practice Guidance (PPG) suggests that strategic policy making authorities should set out in their plans these needs for both those who are already retired and for those reaching retirement age within the plan period. Oxfordshire County Council (OCC) has prepared some guidance which is referred to below. Unfortunately, the South Oxfordshire Local Plan 2035 (SOLP 2035) does not provide an overarching requirement of need for the district or set out needs for different types of specialist housing. SOLP 2035 policy H13 suggests that neighbourhood plans can identify suitable sites. The Inspector at the Sonning Common appeal<sup>1</sup> referred to elsewhere suggested: '... without a more definitive district wide requirement it would be difficult for neighbourhood plan groups to assess the levels of provision required, which will vary; and neighbourhood plan groups generally lack the expertise to fully appreciate the requirements and the different housing models available and their viability and practicality.'

Nevertheless, the steering group has assessed the limited evidence available. It is our view that providing facilities in the wrong places will not be sustainable or be likely to meet needs properly, facilities may remain unused and/or be unviable. We have concluded that in the short term there is a reasonable supply locally and this will allow time for the strategic authorities to make a more thorough and wide-ranging assessment of requirements. No allocation is made in this neighbourhood plan review.

## Types of specialist housing for older people

The PPG sets out different types of specialist housing designed to meet the diverse needs of older people:

---

<sup>1</sup> Appeal reference APP/Q3115/W/20/3265861 Little Sparrows, Sonning Common RG4 9NY 21.6.2021

**Age-restricted general market housing:** This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens, but does not include support or care services.

**Retirement living or sheltered housing:** This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.

**Extra care housing or housing-with-care** (also known as assisted living): This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.

**Residential care homes and nursing homes:** These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes.

The list is not definitive, in addition tenure is a consideration and provision needs to be made for both market and affordable options. Any single development may contain a range of different types of specialist housing.

Quantification of the need for open market sheltered and extra care housing is not straightforward, there is no prescribed or generally accepted methodology.

General housing also has a role to play which needs to be recognised. Many older people may not want or need specialist accommodation or to pay for care packages that they do not need. They may wish to stay or move to general housing that is already suitable, such as bungalows, or homes which can be adapted to meet changes in their needs. Assistance can be bought in as required through care agencies in the same way as it is provided in sheltered or extra care housing. Location is a key consideration for older people, importantly proximity to good public transport, local amenities, health services and town centres. The Oxfordshire Market Position Statement indicate in key messages at par 6.3 that they wish to: Achieve a geographical spread of Extra Care Housing across the county, while ensuring that residents have good access to transport, health, leisure and other key services<sup>1</sup>.

The Oxfordshire SHMA<sup>2</sup> highlights that the 55+ population is expected to grow by 46% between 2011 and 2031, with single pensioner households forming 11.5% and 2 pensioner households forming 9.1% of all households in 2011. 77% of pensioner households were owner occupiers, although single pensioner households have much lower levels of home ownership (64% compared to 81%) and higher proportions living in the social rented sector 23% compared to 8.8%).

Underoccupancy of housing is common with pensioner home owners, many have built up equity in their homes that they wish to retain and will want space to enable friends and relatives to stay. The SHMA identified that around 1,800 social rent pensioner homes had +2 bedrooms suggesting there is scope to enable downsizing if suitable accommodation is available in the right locations.

---

<sup>1</sup> Oxfordshire Market Position Statement (MPS) 2019-2022 – OCC and CCG [https://www.oxfordshireccg.nhs.uk/about-us/Oxfordshire MPS 2019-22v1 3.pdf](https://www.oxfordshireccg.nhs.uk/about-us/Oxfordshire_MPS_2019-22v1_3.pdf)

<sup>2</sup> Oxfordshire Strategic Housing Market Assessment 2014  
[https://www.oxford.gov.uk/downloads/download/495/strategic\\_housing\\_market\\_assessment](https://www.oxford.gov.uk/downloads/download/495/strategic_housing_market_assessment)

The SHMA also suggested that ‘there may for example be an option to substitute some of this specialist provision with a mix of one and two bedroomed housing aimed to attract ‘early retired’ older people which could be designated as age specific or not. Such housing could be part of the general mix of one and two bedroom homes but built to Lifetime Homes standards in order to attract retired older people looking to ‘down size’ but perhaps not wanting to live in specialist retirement housing.’

Oxfordshire County Council (OCC) has prepared an Extra Care Housing Supplement 2019-2022<sup>1</sup>. This indicates that extra care facilities would normally be in schemes of 40 or more homes and usually between 50 and 80 units in order to secure the required on-site facilities. At para 6. OCC suggest provision should be made on the basis of 25 extra care units per 1000 people aged over 75. This standard is for rent, shared ownership and private ownership. They seek to achieve mixed tenure schemes aiming for a 50%:25%;25% mix of high/medium and low care needs. Provision nationally is closer to 15 units per 1000 of the 75+ population.

This assessment calculates needs based on this standard. It is anticipated that a greater proportion will need to be social rented units as many homeowners will wish to retain the equity in their homes rather than downsize, particularly as equity release schemes are readily available now. Those living in social rented housing may be encouraged to downsize when alternatives are available.

The older population 75+ in 2021 in Cholsey is only around 670 people (columns a and b in Table 1) and therefore would not justify an extra care housing facility. In any event some older people may want to move closer to health, shopping and other facilities in Wallingford.

This assessment is therefore based on the neighbouring communities of Cholsey, Wallingford, Crowmarsh Gifford and Brightwell-Cum-Sotwell. No allowance has been made for deaths over the period as it is assumed that some new older residents will move in. It is unfortunate that the 2021 census data is not yet available, so best estimates are made by using age data from the 2011 census. These are limitations on the analysis.

**Table 1 Requirement**

<b>Location</b>	<b>a) Residents over 75 in 2011</b>	<b>b) 65 – 74 in 2011- over 75 in 2021</b>	<b>c) 60 to 64 in 2011 -Over 75 in 2026</b>	<b>d) 45 – 60 in 2011 Over 75 in 2031</b>
Cholsey	290	379	234	680
Wallingford	696	694	441	1367
Crowmarsh Gifford	91	109	79	261
Brightwell cum Sotwell	194	195	120	365
Total by year	1271	1377	897	2673
Total +75s		2648	3545	6218
Need at 2.5%		67	89	156

<sup>1</sup> Oxfordshire MPS Extra Care Housing Supplement 2019 – 2022 - OCC

[https://www.oxfordshire.gov.uk/sites/default/files/file/adult-social-and-health-care/MPS2019-22\\_0.pdf](https://www.oxfordshire.gov.uk/sites/default/files/file/adult-social-and-health-care/MPS2019-22_0.pdf)

**Table 2 Supply**

Extra care/sheltered housing	Units	Tenure
Millcroft Wallingford (ECH)	40	rent (social landlord)
Marymead Cholsey (SH)	20	rent (social landlord soha)
Mariot Court Wallingford (SH)	35	Rent (social landlord)
St Lucians Lane Wallingford (SH)	34	Freehold and leasehold
Silversmith Place Wallingford (SH)	22	Leasehold
Total	151	
Schemes with Planning Permission		
Site B, Wallingford P14/S2890/O (ECH)	Min 75	Rent (social landlord including 19 shared ownership units)
Site E, Wallingford P16/S4275/O	Min 60	Tenure not specified
Total	286	

**Table 3 Other retirement housing within 10 miles**

All within category 2 or 3 of the PPG definitions having management staff and some communal facilities	Units	Tenure
Barnes Close Didcot	26	Rent (social landlord)
Castle Gardens, Watlington	41	Leasehold
Chiltern Close, Benson	19	Leasehold
Clarence Way Didcot	14	Rent (social landlord)
Fairacres, Didcot	51	Rent (social landlord)
Hale Road, Benson	14	Rent (social landlord)
Hanover Court, Didcot	31	Rent (social landlord)
Herringcote, Dorchester on Thames	19	Leasehold
Manor Farm, Didcot	24	Rent (social landlord)
Marlborough Court, Didcot	55	Leasehold
Millstream, Benson	17	Rent (social landlord)
Mowforth Close, Woodcote	24	Rent (social landlord)
Old School Place, Watlington	34	Rent (social landlord)
Orchard Walk, Watlington	51	Leasehold
Paul's Way, Watlington	14	Rent (social landlord)
Ryman's Court, Didcot	43	Leasehold
St Frideswide Court, Didcot	27	Rent (social landlord)
Stonor Close, Didcot	25	Rent (social landlord)
Williams Place, Didcot	60	Private rent, leasehold, shared ownership
Towse Court, Goring (ECH)	40	Rent (social landlord)
Thames Bank, Goring	21	leasehold
Waltham Court, Goring	21	Leasehold

**Additional supply within 10 miles radius**

Leasehold    330                      Rent            341

**Table 4**

Care homes within 10 miles		
Alma Barn Lodge Harwell	85	Care home with nursing
Benson House, Benson	70	Care home with nursing
Huntercombe Hall, Nuffield	42	Care home with nursing
Rush Court, Wallingford	50	Care home with nursing
The Meadows, Didcot	68	Care home with nursing
Watlington and District	60	Care home with nursing
Westgate House, Wallingford	61	Care home with nursing
Waterside Court, Wallingford	70	Residential Care
Sowell Hill House	36	
The old Vicarage, Moulsoford	61	

## Conclusions

Looking at the 2011 census and taking the population of 45+ (which projects the older population forward to 2031) gives an overall need for the four settlements as follows:

**Table 5 Need**

	Need at 25 units/1000 of 75+ population (OCC standard)	Supply
2021	67	151
2026	156	226
2031	312	286

Overall, the total supply is currently easily sufficient to meet this requirement, and the tenure mix is skewed to social rented provision. In addition, the current pipeline supply will come close to meeting needs in 2031.

Table 3 identifies other current provision within a 10 mile radius of Cholsey and demonstrates that there is considerable choice in the locality.

It is unrealistic to think that every village will have their own extra care or sheltered housing provision since it would not be viable to include the range of facilities and services needed. In addition, policies indicate that sites should be close to an established town centres and public transport. It would clearly be preferable that a needs assessment is carried out at a district level to understand needs for both affordable and market provision and to ensure that appropriate provision is made where it is required. The CPC will liaise with SODC to seek to secure this.

Provision is sufficient to meet current needs, taking account of pipeline schemes, but will need to be increased to meet needs later in the plan period. No allocation is therefore proposed in this plan review but the situation will be monitored for future plan reviews.

## Density

SOLP 2035 policy STRAT 5 seeks net densities of 45 dwellings per hectare on sites well related to existing towns and villages and served by public transport or with good accessibility by foot or bicycle to the town centres of Didcot, Henley, Thame, and Wallingford. In addition, that the design of developments should



respect local character and have regard to local constraints such as AONBs. This plan argues at paragraphs 88 to 90 Cholsey is not a particularly sustainable location since access to essential services and facilities is poor in relation to other settlements and that having regard to the existing character of the village and the proximity of two AONBs lower densities are appropriate. The presence of a railway station does not provide good access to essential services since most are in Wallingford and other settlements not connected by rail.

We note two irregularities with the SOLP 2035 policy:

1 that the large allocated strategic sites do not aim to achieve the density set out in STRAT5

2 that the Housing Topic Paper which provides evidence to support policy STRAT 5 at section 5 does not use the definition of net density provided in the SOLP 2035 glossary at Appendix 1 which is: 'Net dwelling density is calculated by including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided.'

Instead, the topic paper examples exclude all roads, green spaces, and other uses. The Topic paper therefore identifies that higher densities are possible than are achieved using the net density definition in the glossary. This is confusing and undermines the policy itself. We consider it important to have a clear policy within the neighbourhood plan.

## Appendix 2 - NP Designation

### Planning Services

HEAD OF SERVICE: Adrian Duffield



Listening Learning Leading

CONTACT OFFICER: Gayle Wootton  
Gayle.wootton@southoxon.gov.uk  
Tel: 07717 271929

135 Eastern Avenue, Milton Park  
Milton OX14 4SB

CC: [REDACTED]

4 August 2016

#### DECISION REGARDING DESIGNATION OF CHOLSEY AS A NEIGHBOURHOOD AREA UNDER SECTION 61G OF THE TOWN AND COUNTRY PLANNING ACT 1990 AS AMENDED

This letter confirms that on 4 August 2016, the Head of Planning at South Oxfordshire District Council, designated the area shown on map 1 below as the 'Cholsey Neighbourhood Plan Area'. This designation has been made for the purposes of preparing a Neighbourhood Development Plan by Cholsey Parish Council under section 61G(1) of the Town and Country Planning Act 1990 as amended. It was decided not to designate the area as a business area under section 61H(1) of the Act as it is not primarily or wholly business in nature. The relevant designation information is set out below:

- a) Name of neighbourhood area: Cholsey
- b) Map of neighbourhood area included below
- c) Relevant body: Cholsey Parish Council

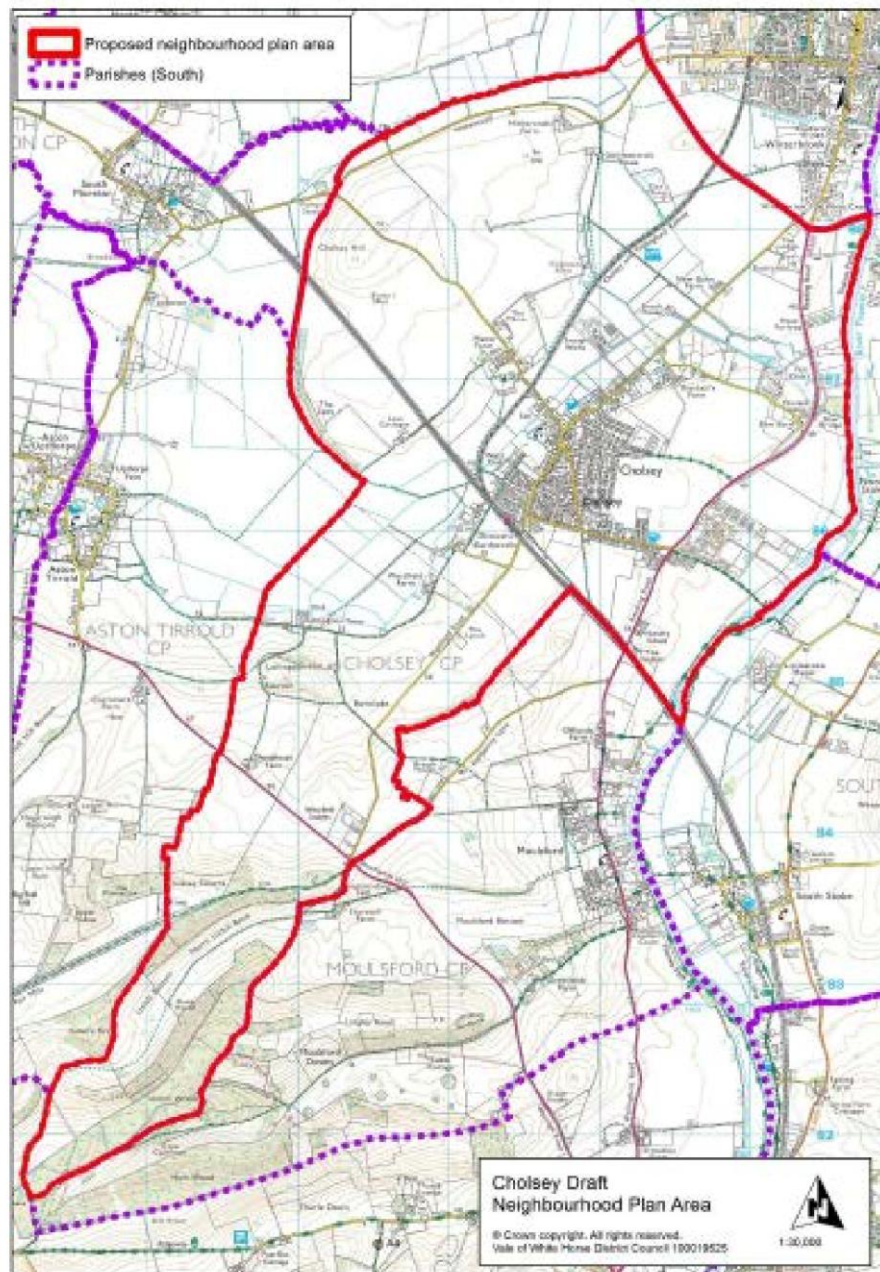
Yours sincerely,

Adrian Duffield  
Head of Planning

[www.southoxon.gov.uk](http://www.southoxon.gov.uk)



## Map 1 Cholsey Neighbourhood Plan Area



[www.southoxon.gov.uk](http://www.southoxon.gov.uk)



## Appendix 3 - CNP Vision and Objectives

Issues identified	Objectives	Policy
<b>Housing</b>		
Insufficient housing for older people to downsize and that younger people can afford	<b>HO1</b> To provide sufficient market and affordable housing to meet local Cholsey needs as identified in the emerging South Oxfordshire Local Plan 2033. To secure an appropriate range and mix of homes for specific groups in the community including for self-build, older people, those with special needs, younger or first-time buyers.	<b>CNPH1 CNPH2 CNPH3</b>
Difficulty for local people to find housing	<b>HO2</b> To ensure that people in housing need with a strong connection to Cholsey receive priority on housing allocations.	<b>CNPH4</b>
affordable housing should be integrated in housing schemes	<b>HO3</b> To ensure affordable and private housing are mixed to avoid separate enclaves of one or the other.	<b>CNPH5</b>
retain and improve local connections (on foot or by bike) around Cholsey e.g., to shops, school, public footpaths, and station to discourage car use for short trips, to improve health and wellbeing, to encourage cohesion and engender a sense of community	<b>HO4</b> To ensure new housing sites are well and safely connected with all parts of the village and to the countryside.	
<ul style="list-style-type: none"><li>• Ensure infrastructure is not overloaded e.g. drainage, sewerage, flood capacity, schools, and children’s’ facilities</li><li>• maintain a distinction between Cholsey and Wallingford</li><li>• are well designed homes distinctive to Cholsey</li></ul>	<b>HO5</b> To ensure new housing sites provide a decent quality environment for existing and new residents and appropriate infrastructure and services for the increased population.	
Traffic in the village causes congestion, road safety concerns and deters walking and cycling	<b>HO6</b> To ensure that the main highway access for new housing sites is positioned to minimize traffic through the village and that sites have good access for vehicles, cycles, pedestrians and to public transport.	
Congestion from traffic volumes, station and shop users and extensive roadside parking, also poor junction arrangements and visibility particularly on Papist Way, Ferry Lane, Ilges Lane, and Church Road. Some junctions beyond capacity.		
<b>Infrastructure</b>		
Ensure new/extended facilities are provided for health, recreation, family services, public transport	<b>IO1</b> To provide a range of sports, leisure, and social facilities to meet the needs of the whole Cholsey community.	<b>CNPI1</b>
Poor access to medical services	<b>IO2</b> To continue to apply pressure on the Clinical Commissioning Group (CCG) to provide a ‘satellite’ surgery for village residents and ensure that a suitable space is available in the village for a surgery to operate;	<b>CNPI2</b>
<ul style="list-style-type: none"><li>• In high rainfall roads flood to the point of closure, sewage flooding in gardens and house drainage non-functioning.</li><li>• South Oxfordshire is a water stressed area and is likely to have water supply problems before the end of the plan period.</li></ul>	<b>IO3</b> To ensure relevant agencies work together to provide adequate water supply, surface water drainage and reliable sewage works for Cholsey and Wallingford and ensure that new development does not	<b>CNPI3 CNPI4</b>

Issues identified	Objectives	Policy
	exacerbate and where possible mitigates any existing flooding, water, drainage, and sewage problems.	
<ul style="list-style-type: none"> <li>Shops and visitors to the shops at the Forty cause damage and a highway hazard</li> <li>Concern about the ongoing viability and existence of local pubs and restaurants.</li> </ul>	<p><b>IO4</b> To seek opportunities to improve shopping facilities for the village. This could include further retail space away from the existing Centre as well as additional facilities for existing shops such as trolley storage space, shop storage and space for delivery vehicles to park and maneuvers safely.</p> <p>To protect existing shops, restaurants, cafes, and public houses unless they are proven to no longer be viable.</p>	<p><b>CNPI5</b> <b>CNPI6</b></p>
Poor facilities for teenagers	<b>IO5</b> To require that new housing sites contribute to improving provision for recreation for teenagers.	See <b>CNPH5</b>
Lack of infrastructure and facilities on the recreation ground	<b>IO6</b> To improve facilities at the recreation ground.	<b>CNPI5</b>
A lack of local employment	<b>IO8</b> To safeguard employment land and support those who work from home.	<b>CNPI7,8,9</b>
<b>Traffic and Transport</b>		
Getting around should be easier. Improved walking, cycling and bus options between Cholsey, Wallingford and Didcot.	<b>TO1</b> To promote walking, cycling and public transport as first choice travel options for Cholsey residents and ensure that facilities to support these are in place including safe routes and reliable and sustainable public transport.	<p><b>CNPT1</b> <b>CNPT2</b></p> <p>Pledges 1,2,3</p>
Fatalities have occurred on Cholsey's roads. The speed of traffic makes residents feel unsafe whilst on footpaths, cycling and at road crossings.	<b>TO2</b> To ensure that new development and their associated access to the road network takes place in areas which minimize traffic hazards on existing roads and where opportunities arise enable improvements to road safety.	
	<b>TO3</b> To ensure that the design of new development connects to and where possible improves the walking and cycling network and provides for the safety of all road users both within the development area and on existing roads.	<b>CNPT2</b>
<ul style="list-style-type: none"> <li>The station carpark is at capacity and local roads are used for parking causing problems for residents and others. Parking for shoppers at the Forty is chaotic and dangerous.</li> <li>Poor facilities for cyclists and disabled at Cholsey Station.</li> <li>Church Road parking at school start/finish times is dangerous, on pavements, zigzag and double yellows, blocking driveways.</li> </ul>	<p><b>TO4</b> To improve facilities that encourage residents to walk and cycle within the village, this includes footpaths, cycle routes and road crossings; and to improve parking facilities, in particular:</p> <ul style="list-style-type: none"> <li>for station users by encouraging the franchise operator to provide secure and adequate car and cycle parking</li> <li>for children to get to and from school safely</li> </ul>	<p><b>CNPT3</b> Pledge 4</p>

Issues identified	Objectives	Policy
<p>Children safety at school start/and finish times. Inferior quality footpaths and pedestrian safety at road crossings as there are no formal crossings. Problems occur at:</p> <ul style="list-style-type: none"> <li>• Crossing the Reading Road from Cholsey Meadows</li> <li>• Around the Forty – complicated junctions</li> <li>• Church Road</li> <li>• Wallingford Road – footpaths on one side only</li> <li>• Wallingford bypass</li> </ul>	<ul style="list-style-type: none"> <li>• for older and disabled people to use village facilities</li> </ul>	<p><b>CNPT4</b></p>
<b>Environment, leisure, and well-being</b>		
<p>Retain and improve wilder areas for play and enjoyment, with outdoor gym</p>	<p><b>EO1</b> To encourage public access to green spaces and to the wider countryside, where possible link greenspaces through green corridors. To allocate resources to improve the quality of greenspaces, footpaths, and bridleways both for recreation and for ecological diversity.</p>	<p><b>CNPE1</b> <b>CNPE2</b></p>
<p>retain green links within the village and to the countryside, to provide for recreation and wildlife and not develop all spaces</p>		<p><b>CNPH5</b></p>
<ul style="list-style-type: none"> <li>• Not to damage the landscape and setting of the Chilterns and North Wessex Downs Areas of Outstanding Natural Beauty (AONBs).</li> <li>• Ensure the rural character of the village is maintained</li> </ul>	<p><b>EO2</b> To ensure that new development in Cholsey is mindful of its sensitive setting in and adjacent to both the Chilterns and North Wessex Downs AONBs. New housing should be at an appropriate density and of a good design acknowledging and enhancing the rural character of Cholsey and should accord with policies for the AONBs.</p> <p><b>EO3</b> To prioritise the protection and enhancement of:</p> <ul style="list-style-type: none"> <li>- the River Thames including the Thames Path National Trail</li> <li>- Key views</li> <li>- AONBs</li> <li>- existing green spaces.</li> </ul>	<p><b>CNPE3</b> <b>CNPE4</b></p>
<p>Retain the character of the Forty as the village Centre</p>	<p><b>EO4</b> To ensure that our heritage and historic environment is retained within an appropriate environment for future generations to appreciate and value.</p>	<p><b>CNPE5</b></p>
<p>Preserve productive farmland</p>	<p><b>EO5</b> To ensure that rural areas are protected in accordance with national and local strategic policies.</p>	<p><b>CNP9</b></p>
<p>A wish to enjoy the river for its beauty and for recreation.</p>	<p><b>EO6</b> To enable residents and visitors to enjoy Cholsey's special riverside location and capacity for water-based recreation.</p>	<p><b>CNPE6</b></p>

Issues identified	Objectives	Policy
Education		
	<b>EDO1</b> To ensure that there are sufficient spaces for all who wish to attend the schools and/or use the education facilities in Cholsey	Pledge 1, 2
	<b>EDO2</b> To reduce congestion around Cholsey Primary School and to always ensure safe accessibility.	
	<b>EDO3</b> To increase the proportion of children walking or cycling to school	

## Appendix 4 - Local & Nearby Primary Schools

School	Age Group	Distance (miles)
Cholsey Primary School	4 - 11	
Treehouse School, Cholsey	4 - 11	
South Morton County School	4 - 11	2.20
Crowmarsh Gifford C of E Primary School	4 - 11	3.00
Fir Tree School, Wallingford	7 - 11	3.10
St John's Primary School, Wallingford	4 - 11	3.00
St Nicholas C of E Infants School, Wallingford	3 - 7	3.10



## Appendix 5 - Housing Mix Strategy

Guidance on housing requirements is provided by the Oxfordshire Strategic Housing Market Assessment (SHMA) (IoE 5). This indicates in Table 91 housing mix requirements for the county as set out below.

Table 91: Oxfordshire SHMA Conclusions regarding Strategic Mix of Housing

	1 - Bed	2 - Bed	3 - Bed	4+ Bed
SHMA Market Oxfordshire	5%	25%	45%	25%
SHMA Market SODC	5.7%	26.7%	43.4%	24.2%
Affordable	25 - 30%	30 - 35%	30 - 35%	5 - 10%
All Dwellings	15%	30%	40%	15%

The SHMA indicates in paragraph 9.85 a potential need for between 280-450 additional housing units to be specialist accommodation across the County to meet the needs of the older person population each year moving to 2031.

The SHMA also indicates that across the county:

- the tenure mix is 65.5% Owned; 19.2% Private Rented; 14.2% Social Rented
- the house types are 29% Detached, 32% Semi-Detached, 22% Terraced, 16% Flat/ Maisonette
- house sizes are 10% 1-bed, 24% 2-bed, 40% 3-bed, 20% 4-bed, 7% 5+ bed
- there are around 6,600 Sheltered and Extra Care homes; and 4,400 bed spaces in Care Homes

The housing mix across Oxfordshire in 2011 was 10% 1-bed, 24% 2-bed, 40% 3-bed, 20% 4-bed, 7% 5+ bed

Although the housing mix in the Oxfordshire SHMA is for the whole county the mix identified for South Oxfordshire was similar. We understand that South Oxfordshire District Council would wish to use their own housing mix for affordable housing needs and are recommending the mix in the Oxfordshire SHMA for market housing. We believe that a locally derived housing mix would be more appropriate for market housing. Using the information collected from the Cholsey Community Survey we believe that a Cholsey specific housing mix for market housing should be:

Proposed Housing Mix for market housing in Cholsey

	1 - Bed	2 - Bed	3 - Bed	4+ Bed
Market	12%	20%	45%	23%

SODC Local Plan Policy H11 sets out specialist housing requirements.

\*Our latest evidence is in the Oxfordshire SHMA 2014, but this will be subject to monitoring and review.  
This will be updated periodically

The actual and committed housing mix for both affordable and market housing on the allocated sites is set out below, this shows that overall, a good range of home sizes is planned for and there are slightly more 2 and 4 bed homes committed and slightly less 1 and 3 bed homes than was anticipated in the SHMA.

<b>Home sizes for affordable and market housing built or committed on allocated sites</b>					
Site	1-bed	2-bed	3-bed	4-bed	Total
Chol 1 East End Farm	4	18	21	25	68
Chol 7 Poppy Fields	8	39	48	11	106
Chol 9 Boshers Yard	4	3	7	1	15
Chol 10 Fairmile	9	5			14
Totals	25	65	76	37	203
% of total	12.3	32	37.4	18.2	

## **First Homes**

First Homes are a specific kind of discounted market sale housing which meet the definition of ‘affordable housing’ for planning purposes. Specifically, First Homes are discounted market sale units which:

- a) must be discounted by a minimum of 30% against the market value
- b) are sold to a person or persons meeting the First Homes eligibility criteria
- c) on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer
- d) after the discount has been applied, the first sale must be at a price no higher than £250,000 (or £420,000 in Greater London)

First Homes are the government’s preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.

## Appendix 6 - Glossary of Acronyms & Planning Terms

**ADOPTION** – The final confirmation of a development plan document by a local planning authority.

**AFFORDABLE HOUSING** – Affordable housing refers to housing provided by registered housing providers to people on the council's housing list i.e., eligible households whose needs are not met by the market. Social rented and affordable rented housing is provided at rents discounted below market rents. Intermediate housing is an alternative provision for house ownership using shared equity or discounted prices in perpetuity and is again available to eligible households. Eligibility is determined regarding local incomes and local house prices. Intermediate affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. As an example, on a site for 100 new homes, 60 would be open market homes, 16 at affordable rent (up to 80% of open market rents), 14 at social rent (typically around 60% of open market rents) and 10 homes for sale at a perpetual discount.

**AREA OF OUTSTANDING NATURAL BEAUTY (AONB)** – A formal designation of an area where planning control is based on the protection and enhancement of the natural beauty of the area.

**BAP - Biodiversity Action Plan** gives priority species and habitats were those that were identified as being the most threatened and requiring conservation action under the UK BAP

**BIODIVERSITY** – The degree of variation of life forms within a particular ecosystem. Biodiversity is a measure of the health of an ecosystem. Human activity tends to reduce biodiversity, so specific measures often need to be taken to offset the impact of development on natural habitats.

**CHOLSEY NEIGHBOURHOOD PLAN (CNP)** - The local area in which a neighbourhood plan can be introduced

**COMMUNITY** – A group of people that who hold something in common. They could share a common place (e.g. individual neighbourhood) a common interest (e.g. interest in the environment) a common identity (e.g. age) or a common need (e.g. a particular service focus).

**COMMUNITY INFRASTRUCTURE LEVY (CIL)** – Funds raised from developers undertaking new building projects in their areas. The spending of 25% of CIL funds in areas with a neighbourhood plan is determined by the town or parish council. Money can be used to fund a wide range of infrastructure such as transport schemes, schools, and leisure centres.

**CONDITIONS** – Planning conditions are provisions attached to the granting of planning permission.

**CONFORMITY** – There is a requirement for neighbourhood plans to have appropriate regard to national policy and to be in conformity with strategic local policy.

**CONSERVATION AREA** – An area of special architectural or historic interest, the character and appearance of which are preserved and enhanced by local planning policies and guidance.

**CONSULTATION** – A communication process with the local community that informs planning decision-making

**CUSTOM BUILD** - The occupiers take on a 'project management' role, coordinating designers, architects, planners, and construction staff. They may get actively involved in some aspects of the build.

**DESIGN AND ACCESS STATEMENT** – A short report accompanying a planning permission application. Describes design principles of a development such as layout, townscape characteristics, scale, landscape design and appearance.

**DEVELOPMENT** – Legal definition is 'the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land.'

**FIRST HOMES** - First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. Specifically, First Homes are discounted market sale units which:

- a) must be discounted by a minimum of 30% against the market value
- b) are sold to a person or persons meeting the First Homes eligibility criteria (see below)
- c) on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer
- d) after the discount has been applied, the first sale must be at a price no higher than £250,000 (or £420,000 in Greater London)

First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.

**FLOOD PLAIN** – An area prone to flooding.

**INFILLING** - 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. - South Oxfordshire Local Plan 2035

**INFRASTRUCTURE** – Basic services necessary for development to take place e.g., roads, electricity, water, education, and health facilities.

**LEGISLATION** – The Acts of Parliament, regulations, and statutory instruments which provide the legal framework within which public law is administered.

**LISTED BUILDINGS** – Any building or structure which is included in the statutory list of buildings of special architectural or historic interest.

**LOCAL PLAN** – The Local plan for the area containing policies which guide development prepared by the district council. **LOCAL PLANNING AUTHORITY** – Local government body responsible for formulating

planning policies and controlling development; a district council, metropolitan council, a county council, a unitary authority, or national park authority.

**MINERALS PLAN** – A statement of the policy, advice and guidance provided by local authorities regarding the extraction of minerals.

**NATIONAL PLANNING POLICY FRAMEWORK (NPPF)** – The government document setting out national planning policies. The National Planning Policy Framework introduces a presumption in favour of sustainable development. It gives five guiding principles of sustainable development: living within the planet's means; ensuring a strong, healthy, and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

**NEIGHBOURHOOD PLAN** – A planning document created by a parish or town council or a neighbourhood forum, which sets out vision for the neighbourhood area, and contains policies for the development and use of land in the area. Neighbourhood plans must be subjected to an independent examination to confirm that they meet legal requirements, and then to a local referendum. If approved by a majority vote of the local community, the neighbourhood plan will then form part of the statutory development plan.

**NEIGHBOURHOOD PLANNING** – A community-initiated process in which people get together through a local forum or parish or town council and produce a plan for their neighbourhood setting out policies and proposals for the development they wish to see in their area.

**OXFORDSHIRE COUNTY COUNCIL (OCC)**

**POLICY** – A concise statement of the principles that a kind of development proposal should satisfy to obtain planning permission.

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990** – The primary piece of legislation covering listed buildings and conservation areas.

**PLANNING OBLIGATION** – Planning obligation under Section 106 of the Town and Country Planning Act 1990, secured by a local planning authority through negotiations with a developer to offset the public cost of permitting a development proposal. Sometimes developers can self-impose obligations to pre-empt objections to planning permission being granted. They cover things like highway improvements or open space provision.

**PLANNING PERMISSION** – Formal approval granted by a council allowing a proposed development to proceed.

**PREVIOUSLY DEVELOPED LAND** - Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds

and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time

**PUBLIC OPEN SPACE** – Open space to which the public has free access.

**SELF-BUILD** - The occupiers take an active role in procuring, designing, and building their own home. They may outsource elements of the project. This option is cheaper than custom build

**SETTING** – The immediate context in which a building is situated, for example, the setting of a listed building could include neighbouring land or development with which it is historically associated, or the surrounding townscape of which it forms a part.

**SIGNIFICANCE** – The qualities and characteristics which define the special interest of a historic building or area.

**SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)** – A protected area designated as being of special interest by virtue of its flora, fauna, geological or geomorphological features. SSSIs are designated under the Wildlife and Countryside Act 1981 by the official nature conservation body for the part of the UK in question.

**STRATEGIC ENVIRONMENTAL IMPACT ASSESSMENT (SEA)** – Environmental assessment as applied to policies, plans and programmes. Has been in place since the European SEA directive (2001/42/EC).

**STRATEGIC HOUSING MARKET ASSESSMENT (SHMA)** A study of housing needs over a defined housing market area.

**STRATEGIC POLICY** – A policy that is essential for the delivery of a strategy, for example, the overall scale and distribution of housing and employment in an area.

**SUSTAINABILITY APPRAISAL (SA)** – An assessment of the environmental, social, and economic impacts of a Local Plan from the outset of the preparation process to check that the plan accords with the principles of sustainable development.

**SUSTAINABLE DEVELOPMENT** – An approach to development that aims to allow economic growth without damaging the environment or natural resources. Development that ‘meets the needs of the present without compromising the ability of future generations to meet their own needs’.

**TREE PRESERVATION ORDER** – An order made by a local planning authority to protect a specific tree, a group of trees or woodland. TPOs prevent the felling, lopping, topping, uprooting or other deliberate damage of trees without the permission of the local planning authority.

## Appendix 7 – Index of Evidence (IoE)

IoE Reference	
IoE 1)	HER Historic Environment Record 8874 <a href="https://www.oxfordshire.gov.uk/cms/content/historic-environment-record">https://www.oxfordshire.gov.uk/cms/content/historic-environment-record</a> <a href="#">Historic Environment Record   Oxfordshire County Council</a> Oxfordshire Historical Environmental Record HER <a href="#">Historic Environment Record   Oxfordshire County Council</a>
IoE 2)	Countryside Commission/Natural England 'New Map of England' Countryside Character Map of England. <a href="#">NCA Profile:110 Chilterns - NE406 (naturalengland.org.uk)</a> <a href="#">NCA Profile:116 Berkshire and Marlborough Downs - NE482 (naturalengland.org.uk)</a>
IoE 3)	SODC Landscape Character Assessment for the Local Plan 2033 Lepus Consulting 2017 <a href="#">Microsoft Word - LC-301 South Oxfordshire LCA 11 011117WE.docx (southoxon.gov.uk)</a>
IoE 4)	NPPF Para 47 <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</a>
IoE 5)	Oxfordshire Strategic Housing Market Assessment G L Hearn 2014 (SHMA) <a href="https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/communityandliving/ourworkwithcommunities/oxfordshirepartnership/spatialplanninginfrastructure/SHMA%20Key%20Findings%20Summary.pdf">https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/communityandliving/ourworkwithcommunities/oxfordshirepartnership/spatialplanninginfrastructure/SHMA%20Key%20Findings%20Summary.pdf</a> Oxfordshire SHMA Summary GL Hearn 2014 <a href="#">Microsoft Word - SHMA Summary 07-03-14b-nxi .doc (oxfordshire.gov.uk)</a> <a href="#">Housing – Oxfordshire Futures (oxfordfutures.org.uk)</a>
IoE 6)	South Oxfordshire Local Plan 2035 <a href="#">SODC-LP2035-Publication-Feb-2021.pdf (southoxon.gov.uk)</a>
IoE 7)	Climate Emergency Action Plan January 2022 <a href="https://cholseyparishcouncil.gov.uk/?ddownload=2568">https://cholseyparishcouncil.gov.uk/?ddownload=2568</a>
IoE 8)	OCC Local Transport and Connectivity Plan Consultation P50, 51 <a href="#">Local Transport and Connectivity Plan   Let's Talk Oxfordshire</a>
IoE 9)	Oxfordshire Minerals and Waste Core Strategy Part 1 <a href="https://www.oxfordshire.gov.uk/residents/environment-and-planning/planning/planning-policy/minerals-and-waste-policy/adopted-core-strategy">https://www.oxfordshire.gov.uk/residents/environment-and-planning/planning/planning-policy/minerals-and-waste-policy/adopted-core-strategy</a>
IoE 10)	Cholsey Community Infrastructure Levy Projects May 2017 <a href="http://cholseyparishcouncil.gov.uk/?ddownload=1403">http://cholseyparishcouncil.gov.uk/?ddownload=1403</a>
IoE 11)	Treescape Opportunity Report December 2021 <a href="https://cholseyparishcouncil.gov.uk/?ddownload=2570">https://cholseyparishcouncil.gov.uk/?ddownload=2570</a>
IoE 12)	Cholsey Landscape Views Assessment May 2017 <a href="http://cholseyparishcouncil.gov.uk/?ddownload=1414">http://cholseyparishcouncil.gov.uk/?ddownload=1414</a> Needs updating to V2
IoE 13)	Oxfordshire Joint Strategic Needs Assessment 2021 Chapter 7. <a href="#">Oxfordshire JSNA 2021</a>
IoE 14)	Cholsey Neighbourhood Plan Consultation Statement <a href="https://cholseyparishcouncil.gov.uk/?ddownload=2684">https://cholseyparishcouncil.gov.uk/?ddownload=2684</a>
IoE 15)	Report from International Longevity Centre (ILC)

	<a href="https://ilcuk.org.uk/?s=the+grandparents+army">https://ilcuk.org.uk/?s=the+grandparents+army</a> International Longevity Centre (ILC) <a href="#">HOME - ILCUK</a>
IoE 16)	Community First Oxfordshire Cholsey Neighbourhood Plan Community Survey Report (February 2017) <a href="https://cholseyparishcouncil.gov.uk/?ddownload=2564">https://cholseyparishcouncil.gov.uk/?ddownload=2564</a> Also, see appendix in Cholsey Neighbourhood Plan Consultation Statement (IoE 14)
IoE 17)	SODC Housing Allocations Policy (Para 13.3) <a href="http://democratic.southoxon.gov.uk/documents/s2087/ICMD_280613_housing%20allocations%20policy.pdf">http://democratic.southoxon.gov.uk/documents/s2087/ICMD_280613_housing%20allocations%20policy.pdf</a>
IoE 18)	Cholsey Site Assessments July 2017 <a href="http://cholseyparishcouncil.gov.uk/?ddownload=1402">http://cholseyparishcouncil.gov.uk/?ddownload=1402</a>
IoE 19)	SODC Design Guide 2016 <a href="http://www.southoxon.gov.uk/ccm/support/dynamic_serve.jsp?ID=628048297&amp;CODE=CE02022649B7F765DCAEE995A402C111">http://www.southoxon.gov.uk/ccm/support/dynamic_serve.jsp?ID=628048297&amp;CODE=CE02022649B7F765DCAEE995A402C111</a>
IoE 20)	Doses of Nearby Nature Simultaneously Associated with Multiple Health Benefits - Daniel T. C. Cox et al. University of Exeter <a href="https://www.sciencedaily.com/releases/2018/04/180413093836.htm">https://www.sciencedaily.com/releases/2018/04/180413093836.htm</a>
IoE 21)	Crowded urban areas have fewer songbirds per person - Daniel T. C. Cox et al 2018.4.13 <a href="https://www.exeter.ac.uk/news/featurednews/title_652394_en.html">https://www.exeter.ac.uk/news/featurednews/title_652394_en.html</a>
IoE 22)	The Planning Update: Written Statement HCWS 488 <a href="https://questions-statements.parliament.uk/written-statements/detail/2015-03-25/HCWS488">https://questions-statements.parliament.uk/written-statements/detail/2015-03-25/HCWS488</a>
IoE 23)	NPPF paragraph 115 <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</a>
IoE 24)	Landscapes Review Report – Julian Glover <a href="#">DEFRA - Landscapes Review - Final Report 2019 (publishing.service.gov.uk)</a> Government response <a href="https://www.gov.uk/government/publications/landscapes-review-national-parks-and-aonbs-government-response/landscapes-review-national-parks-and-aonbs-government-response">https://www.gov.uk/government/publications/landscapes-review-national-parks-and-aonbs-government-response/landscapes-review-national-parks-and-aonbs-government-response</a>
IoE 25)	North Wessex Downs AONB Management Plan page 10 <a href="#">Management Plan - North Wessex Downs AONB</a>
IoE 26)	A Green Future: Our 25 Year Plan to Improve the Environment <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/673203/25-year-environment-plan.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/673203/25-year-environment-plan.pdf</a>
IoE 27)	SODC Green Infrastructure Strategy Part 2 Page 107, extract <a href="https://data.southoxon.gov.uk/ccm/support/dynamic_serve.jsp?ID=1038255676&amp;CODE=DEBC6A309FBCBBF6864FF31AB35A3F09">https://data.southoxon.gov.uk/ccm/support/dynamic_serve.jsp?ID=1038255676&amp;CODE=DEBC6A309FBCBBF6864FF31AB35A3F09</a>
IoE 28)	The Chilterns AONB Management Plan



	<a href="https://www.chilternsaonb.org/uploads/files/ConservationBoard/ManagementPlan/Chilterns_Management_Plan_2019-2024_Full.pdf">https://www.chilternsaonb.org/uploads/files/ConservationBoard/ManagementPlan/Chilterns_Management_Plan_2019-2024_Full.pdf</a>
IoE 29)	South Oxfordshire Landscape Capacity Study <a href="https://southoxon.gov.uk/lca-larger-villages-appendix-2-record-sheets">LCA - Larger Villages - Appendix 2 - Record Sheets (southoxon.gov.uk)</a>
IoE 30)	Cholsey Paths and Local Transport May 2017 <a href="http://cholseyparishcouncil.gov.uk/?ddownload=1407">http://cholseyparishcouncil.gov.uk/?ddownload=1407</a>
IoE 31)	Cholsey Marsh BBOWT <a href="http://www.bbowt.org.uk/reserves/cholsey-marsh">http://www.bbowt.org.uk/reserves/cholsey-marsh</a>
IoE 32)	Landscape Character and Capacity Assessment (extract from SODC Landscape Capacity Assessment May 2017 <a href="http://cholseyparishcouncil.gov.uk/?ddownload=1414">http://cholseyparishcouncil.gov.uk/?ddownload=1414</a>
IoE 33)	The Dame Agatha Christie Trail <a href="https://wallingfordtowncouncil.gov.uk/agatha-christie-leaflet-1-1.pdf">agatha_christie_leaflet_1_-1.pdf (wallingfordtowncouncil.gov.uk)</a>
IoE 34)	Cholsey and Wallingford Railway <a href="http://www.cholsey-wallingford-railway.com/">http://www.cholsey-wallingford-railway.com/</a>
IoE 35)	St Mary's Church <a href="http://stmaryscholsey.org">St. Marys Cholsey (stmaryscholsey.org)</a>
IoE 36)	Historic England's publication 'Managing Significance in Decision Taking' <a href="https://historicengland.org.uk/images-books/publications/managing-significance-in-decision-taking-in-the-historic-environment/">Managing Significance in Decision-Taking in the Historic Environment   Historic England</a>
IoE 37)	Cholsey Open Space and Recreation May 2017 <a href="http://cholseyparishcouncil.gov.uk/?ddownload=1401">http://cholseyparishcouncil.gov.uk/?ddownload=1401</a>
IoE 38)	Cholsey Village Engagement Plan Summer 2016 <a href="http://cholseyparishcouncil.gov.uk/?ddownload=1400">http://cholseyparishcouncil.gov.uk/?ddownload=1400</a>
IoE 39)	Locality Place Based Primary Care Plan: Southeast Oxfordshire Locality <a href="http://www.oxfordshireccg.nhs.uk/documents/work%20programmes/south-east-oxfordshire-locality-plan.pdf">http://www.oxfordshireccg.nhs.uk/documents/work%20programmes/south-east-oxfordshire-locality-plan.pdf</a>
IoE 40)	Habitat Regulations Assessment Screening Determination May 2018 <a href="https://southoxon.gov.uk/South-Oxfordshire-HRA-Report-FINAL_0.pdf">South-Oxfordshire-HRA-Report-FINAL_0.pdf (southoxon.gov.uk)</a>
IoE 41)	Sustainability Appraisal Scoping Report May 2017 <a href="http://cholseyparishcouncil.gov.uk/?ddownload=1411">http://cholseyparishcouncil.gov.uk/?ddownload=1411</a>
IoE 42)	SODC Strategic Flood Risk Assessment Final Report Appendices <a href="https://data.southoxon.gov.uk/ccm/support/dynamic_serve.jsp?ID=1239694365&amp;CODE=61A7F95ACAA10B8F5E1FCB2A20794036">https://data.southoxon.gov.uk/ccm/support/dynamic_serve.jsp?ID=1239694365&amp;CODE=61A7F95ACAA10B8F5E1FCB2A20794036</a>
IoE 43)	South Oxfordshire District Council Water Cycle Study March 2019 <a href="https://data.southoxon.gov.uk/ccm/support/dynamic_serve.jsp?ID=1239694353&amp;CODE=61A7F95ACAA10B8FD29110EC8BAB7ED7">https://data.southoxon.gov.uk/ccm/support/dynamic_serve.jsp?ID=1239694353&amp;CODE=61A7F95ACAA10B8FD29110EC8BAB7ED7</a>
IoE 44)	Source: Census 2011 <a href="https://ons.gov.uk/2011-census">2011 Census - Office for National Statistics (ons.gov.uk)</a> Nomis – Census information at parish level <a href="https://nomisweb.co.uk/labour-market-profile-nomis-official-labour-market-statistics">Labour Market Profile - Nomis - Official Labour Market Statistics (nomisweb.co.uk)</a>
IoE 45)	Cholsey Neighbourhood Plan Audit of Facilities <a href="http://cholseyparishcouncil.gov.uk/?ddownload=2572">http://cholseyparishcouncil.gov.uk/?ddownload=2572</a>
IoE 46)	Built Environment and Heritage May 2017 <a href="http://cholseyparishcouncil.gov.uk/?ddownload=1399">http://cholseyparishcouncil.gov.uk/?ddownload=1399</a>
IoE 47)	Cholsey Happy Hub <a href="https://oxfordshire.gov.uk/cholseyhappyhub.pdf">CholseyHappyHub.pdf (oxfordshire.gov.uk)</a>
IoE 48)	Neighbourhood Planning Practice Guidance - Para 106 <a href="https://www.gov.uk/neighbourhood-planning">Neighbourhood planning - GOV.UK (www.gov.uk)</a>

IoE 49)	SODC First Homes Guidance Note October 2021  <a href="https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2021/11/2021-08-24-First-Homes-Guidance-Note-002-COMBINED.pdf">https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2021/11/2021-08-24-First-Homes-Guidance-Note-002-COMBINED.pdf</a>
IoE 50)	Chilterns Conservation Board Position Statement – Development affecting the setting of the Chilterns AONB June 2011  <a href="https://www.chilternsaonb.org/uploads/files/ConservationBoard/PlanningDevelopment/Chilterns%20AONB%20setting%20position%20statement%20adopted%20June%202011%20(R%20Rev%201).pdf">https://www.chilternsaonb.org/uploads/files/ConservationBoard/PlanningDevelopment/Chilterns%20AONB%20setting%20position%20statement%20adopted%20June%202011%20(R%20Rev%201).pdf</a>
IoE 51)	CNP SODC Policy Comparison  <a href="https://cholseyparishcouncil.gov.uk/?ddownload=2686">https://cholseyparishcouncil.gov.uk/?ddownload=2686</a>
IoE 52)	Consultation Summary 2022  <a href="https://cholseyparishcouncil.gov.uk/?ddownload=2684">https://cholseyparishcouncil.gov.uk/?ddownload=2684</a>
IoE 53)	Appeal reference APP/Q3115/W/20/3265861 Little Sparrows, Sonning Common RG4 9NY 21.6.2021
IoE 54)	Oxfordshire Market Position Statement (MPS) 2019-2022 – OCC and CCG <a href="https://www.oxfordshireccg.nhs.uk/about-us/Oxfordshire_MPS_2019-22v1_3.pdf">https://www.oxfordshireccg.nhs.uk/about-us/Oxfordshire MPS 2019-22v1 3.pdf</a>
IoE 55)	Oxfordshire Strategic Housing Market Assessment 2014  <a href="https://www.oxford.gov.uk/downloads/download/495/strategic_housing_market_assessment">https://www.oxford.gov.uk/downloads/download/495/strategic_housing_market_assessment</a>
IoE 56)	Oxfordshire MPS Extra Care Housing Supplement 2019 – 2022 - OCC <a href="https://www.oxfordshire.gov.uk/sites/default/files/file/adult-social-and-health-care/MPS2019-22_0.pdf">https://www.oxfordshire.gov.uk/sites/default/files/file/adult-social-and-health-care/MPS2019-22_0.pdf</a>
IoE 57)	Housing Supply  <a href="https://housingcare.org/elderly-uk-sheltered-housing/area-2-south-oxfordshire?page=2">https://housingcare.org/elderly-uk-sheltered-housing/area-2-south-oxfordshire?page=2</a>  <a href="https://www.autumna.co.uk/directory/retirement-living/goring-on-thames/?gclid=EAIaIQobChMIjs2m-vad-AIV3I1oCR2fkgXgEAAYBCAAEgJc1PD_BwE">https://www.autumna.co.uk/directory/retirement-living/goring-on-thames/?gclid=EAIaIQobChMIjs2m-vad-AIV3I1oCR2fkgXgEAAYBCAAEgJc1PD_BwE</a>

If you wish to raise any queries regarding this document or what it includes, please contact the Cholsey Neighbourhood Plan Team using the details below:

Email: [cnp@cholseyparishcouncil.gov.uk](mailto:cnp@cholseyparishcouncil.gov.uk)

Phone: 01491 652255 (Cholsey Parish Council)

If you would like to make a complaint, please write to:

Cholsey Parish Council, 31 Station Road, Cholsey, Wallingford OX10 9PT