

Cholsey Parish Council



Cholsey Neighbourhood Plan

Sustainability Appraisal Scoping Report Appendices

May 2017

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Introduction

The steering group has used published information and their local knowledge to prepare the baseline information for Cholsey. Whilst baseline information should be as comprehensive and current as possible, there are acknowledged gaps in data coverage, especially at parish level. The areas this baseline report will cover include:

Baseline Theme	Page	Relationship to SEA Directive
Housing	4	Material assets, soil
Population	5	Population
Community Safety	6	Material assets
Services & Facilities	7	Material assets
Community Health & Well-being	7	Human health
Employment & Skills	8	Material assets
Education	9	Material assets
Water Quality, Flooding & Water Supply	10	Water, biodiversity
Flooding	10	Water
Air Quality, Noise & Climate Factors	11	Human health, climatic factors, air
Landscape & Biodiversity	11	Biodiversity, flora & fauna, soil, cultural heritage
Built Environment- Heritage & Archaeology & Townscape	14	Cultural heritage
Soils & Geology	16	Soil
Energy & Waste	16	Water, air, climatic factors

Context

In 2011 Cholsey had a population of 3457 living in 1426 homes. Since 2011 there has been a small boundary change and around 108 homes have been moved from Cholsey parish to Wallingford. There has also been a considerable number of new homes built. Cholsey now has an approximate population of 4380 people living in approximately 1810 homes. The parish is around 1800 hectares and stretches from the Wallingford bypass in the north, to the North Wessex Downs escarpment in the south, and the River Thames forms the eastern boundary. The village lies approximately 2 miles south of Wallingford, 17 miles from Oxford and 14 miles from Reading.

Map 1 in the main report shows the extent of the parish. Map 2 shows the village in its local context and identifies [environmental highlights and constraints in South Oxfordshire](#)

Housing

There has been a considerable amount of housing built in Cholsey recently, particularly since 2011. The Cholsey Meadows development at the Fairmile Hospital site includes 350 new homes, and additional infill sites within the village have contributed to a further ~100 homes. It is worth noting that the affordable housing provision at the Cholsey Meadows development was below the SODC policy requirements. This was due to the viability of converting the listed hospital buildings.

Affordability is a serious problem in South Oxfordshire. Lower-end house prices are often ten times higher than lower-end incomes. This inequality is much greater in South Oxfordshire than both the Oxfordshire and National averages.

The Cholsey Meadows development re-used an existing derelict site, however, there is now relatively little brownfield land left available in Cholsey.

Housing Targets

In order to assist in meeting the housing requirements identified in the Oxfordshire Strategic Housing Market Assessment (SHMA) 2014, Cholsey needs to deliver the number of new homes identified in the emerging South Oxfordshire Local Plan 2033. At the time of writing this document, this figure is at least 135 new homes (around 15% additional growth).

However, a number of other larger villages within South Oxfordshire will not be able to deliver 15% growth. It is expected that those villages with capacity will be able to deliver more homes in order to help meet any shortfall. The overall number of homes anticipated to be built in all the larger villages is currently 1,733. Cholsey may have some capacity and is seeking to provide more than 15% growth.

Our initial view is that around 250 new homes (above existing commitments at April 2017) would assist in meeting the wider housing needs in larger villages, and provide an acceptable level of growth for Cholsey, having regard to the growth already experienced since 2011.

Affordable housing requirements in South Oxfordshire are currently 40% of all the housing on sites of 11 or more homes.

The Neighbourhood Plan should allocate land for housing, giving preference to the development of previously developed land, if possible.

Population

Action with Communities in Rural England (ACRE) have prepared a Rural Community profile for Cholsey in 2013, using information from various sources including the 2011 census. The information below has been taken from their Cholsey profile.

Population	Households	Children under 16	Working age adults
3,455	1,380	640	2,145
49.3% male; 50.7% female	18.5% (England average = 18.9%)		62.1% (England average = 64.7%)
Lone parent families with children	Single pensioner households	People from Black or Minority ethnic groups	People born outside the UK
55	135	220	240
13.8% of all families with dependent children (England average = 24.5%)	9.7% of households (England average = 12.4%)	6.3% (England average = 20.2%)	7.1% (England average = 13.8%)
People living in 'income deprivation' (Economic Deprivation Index)	Housing and Council Tax benefits claimants	Households below 60% of the median income, after housing costs (as a % of all households)	Working-age DWP benefit claimants
139	14	12.9%	126
5.3% of all people (England average = 13.5%)	11.9% (England average = 20.6%)	(England Average = 21.5%)	5.9 of working age adults (England average = 13.9%)

Key findings

Cholsey is likely to have an increasing number of older residents. The Neighbourhood Plan can help to provide for an ageing population by, for example, providing some specialist and appropriate accommodation and ensuring that new housing is planned in proximity to services and facilities. Remaining active is important to health and wellbeing, and Cholsey residents have access to a good range of footpaths and green-spaces. Oxfordshire County Council are preparing Rights of Way and Countryside Access management plans which will provide guidance on maintaining opportunities for informal recreation and activity.

Community Safety

This information is provided at a district level in the SODC Sustainability Appraisal Scoping Report Appendix 2 page 64¹.

Key findings

Developments should be designed to reduce the opportunity for crime and to improve the security of premises.

Road Safety

As reported on the Oxfordshire County Council website, Oxfordshire has over 4,200km of roads, approximately 640,000 residents and around 325,000 vehicles registered within the authority's area. Each year on Oxfordshire's roads there are:

- an estimated 30,000 accidents of all types (including damage only and injury)
- approximately 1,700 reported injury accidents
- around 30 deaths, 300 serious injuries and nearly 2,000 slight injuries reported

When matched with the information on the www.crashmap.co.uk, over the past five (5) years Cholsey has experienced 12 slight, 4 serious and 1 fatal incident within the parish boundary. As shown in MAP 3.



MAP 3 - Road Safety

Key findings

The general trend of road casualties in South Oxfordshire has been reducing since 2007. Oxfordshire County Council are currently developing an updated road safety strategy in line with the National Strategy Framework for Road Safety.

Housing allocations in the neighbourhood plan must ensure that new developments make provision for safe movements for all modes, both on site, and on the links between the site and key local destinations.

¹ <http://www.southoxon.gov.uk/sites/default/files/SA%20Scoping%20report%20final.pdf>

Facilities

The village currently has both a thriving pre-school and primary school, plus an independent non-fee paying school (The Treehouse). However, despite this, there is still insufficient capacity for all school-age children in Cholsey to attend these facilities.

The listed C of E Church (St Mary's) and cemetery lie just outside the village to the west. There is a Methodist Church in Honey Lane. The village boasts two public houses and two restaurants. There is a small general store in Papist Way and a small parade of shops, cafe and small businesses at The Forty, which includes a post office. However, parking around the shops at The Forty is currently inadequate and poorly organised.

The village is well endowed with community halls and buildings. The recently built Pavilion on Station Road, includes a library, youth room and children's hub, along with a large hall and industrial-type kitchen that can be hired out. The Great Hall at Cholsey Meadows development is the largest community hall in the village which also has a smaller room and small kitchen for hire. St Mary's church hall (Laurence Hall), scout hut and cricket pavilion are also often used for community activities.

Cholsey is able to pride itself with a vibrant and active community, with approximately 60 community groups/clubs providing a wide variety of support and activities for its residents.

Key findings

The neighbourhood plan should have positive policies to enable expansion of education facilities and should encourage facilities that promote walking and cycling to the local shops.

Community Health and Wellbeing

Information at a district level is included in the SODC Sustainability Appraisal Scoping Report Appendix 2 page 64.

Action with Communities in Rural England (ACRE) prepared a Rural Community profile for Cholsey in 2013 using information from various sources, including the 2011 census. The information below has been taken from their Cholsey profile.

People with a limiting long-term illness (aged 16-64)	Attendance Allowance claimants (aged 65+)	Disability Living Allowance claimants	Adults (aged 16+) participating in sport 3+ times each week
200	105	85	26%
9.3% of 16-64 yr olds (England average = 12.8%)	15.4% of 65+'s (England average = 16.7%)	2.5% of the population (England average = 5.1%)	Data shown is for South Oxfordshire (England = 22%)

Key findings

The neighbourhood plan can help to maintain high life expectancy and community health by seeking to ensure that people are provided with decent homes, jobs, and a healthy living environment.

Levels of Deprivation

Information at a district level is included in the SODC Sustainability Appraisal Scoping Report Appendix 2 page 64. Overall, South Oxfordshire currently has no Lower Super Output Areas in the worst 20% nationally.

Key findings

The neighbourhood plan can help to reduce deprivation by:

- increasing the supply of housing, in particular affordable housing
- helping maintain services and facilities needed by people and which remain economically viable

Employment and skills

Action with Communities in Rural England (ACRE) have prepared a Rural Community profile for Cholsey in 2013 using information from various sources, including the 2011 census. The information below has been taken from their Cholsey profile.

The number of people working:

Economically active residents	Economically inactive residents	Full-time employees	Part-time employees	Working from home
1,881	636	1,091	361	150
74.7% of people aged 16-74 (England average = 69.9%)	25.3% of people aged 16-74 (England average = 30.1%)	43.3% of people aged 16-74 (England average = 38.6%)	14.3% of people aged 16-74 (England average = 13.7%)	5.9% of people aged 16-74 (England average = 3.5%)

Self-employed	Working 49+ hours per week	Jobseekers Allowance claimants (Feb 2013)
306	240	23
12.2% of people aged 16-74 (England average = 9.8%)	13.3% of people in employment (England average = 13.3%)	1.1% of working age adults (England average = 3.8%)

Residents skill levels:

People with no qualifications	People with highest qualification: Level 4 (degree level qualifications)
475	1,100
16.8% of people aged 16+ (England= 22.5%)	39.1% of people aged 16+ (England= 27.4%)

Where people work and what they do:

Largest employment sector	Second largest employment sector	Third largest employment sector
Retail	Health and social work	Professional
255 employees (14% of 1,805 of people in employment)	230 employees (13% of 1,805 of people in employment)	220 employees (12% of 1,805 of people in employment)

Managerial	Professional (or associate)	Administrative or secretarial	Skilled trades	Elementary
235	720	150	205	130
13.0% of 1,805 people in employment (England = 12.0%)	40.0% of 1,805 people in employment (England = 30.3%)	8.4% of 1,805 people in employment (England = 11.5%)	11.5% of 1,805 people in employment (England = 11.4%)	7.2% of 1,805 people in employment (England = 11.1%)

Key findings

Cholsey has a greater percentage of the workforce in employment than the national average. The workforce is also more skilled than the national average. The village has a significant number of people working from home and self-employed.

Retaining existing employment sites within employment uses, will help to retain work opportunities locally. The neighbourhood plan should be positive about enabling people to work from home.

Education

Cholsey children attend the following schools:

Cholsey Pre-school – 24 places: 2.5 years to school age. Ofsted Report – Outstanding

The pre-school does not have sufficient capacity to accommodate all children in the age group and some children attend facilities outside the parish.

<http://cholseypreschool.co.uk/>

Cholsey Primary School -- has Academy status, 180 pupils, could be expanded to full 2fe school for 200+ pupils.

The school runs 'before and after school clubs' to cover the hours from 8am to 5.30pm.

<http://www.cholsey.oxon.sch.uk/>

Treehouse School – an alternative non fee paying primary school, around 15 places, Ofsted Report - Good

<http://thetreehouseschool.org.uk/>

Mongewell Park Nursery School - (private nursery) 134 places for 3 month to 5 year olds. Ofsted Report – Outstanding

<https://www.brighthorizons.co.uk/our-nurseries/mongewell-nursery-and-preschool>

Cranford House Nursery School – (private nursery) for children from 3 years old (boys and girls). At the time of writing there was no further information available.(www.cranfordhouse.net)

Some Cholsey children attend schools in the neighbouring parishes: South Moreton, Wallingford and Crowmarsh.

There are two local private schools in the adjoining parish of Moulsoford. Cranford House and Moulsoford Preparatory School.

Wallingford School – secondary education - has Academy status, 1165 pupils, Ofsted Report - Good

Attainment at Wallingford School has been growing between 2010 and 2013 the number of pupils achieving A* - C grades has increased from 58% to 75%.

There is strong concern that Wallingford School does not have capacity to accommodate all the pupils from the expansion of homes within its catchment area.

<http://wallingford.oxon.sch.uk/>

Some secondary pupils attend schools further afield including in Didcot, Abingdon and Oxford

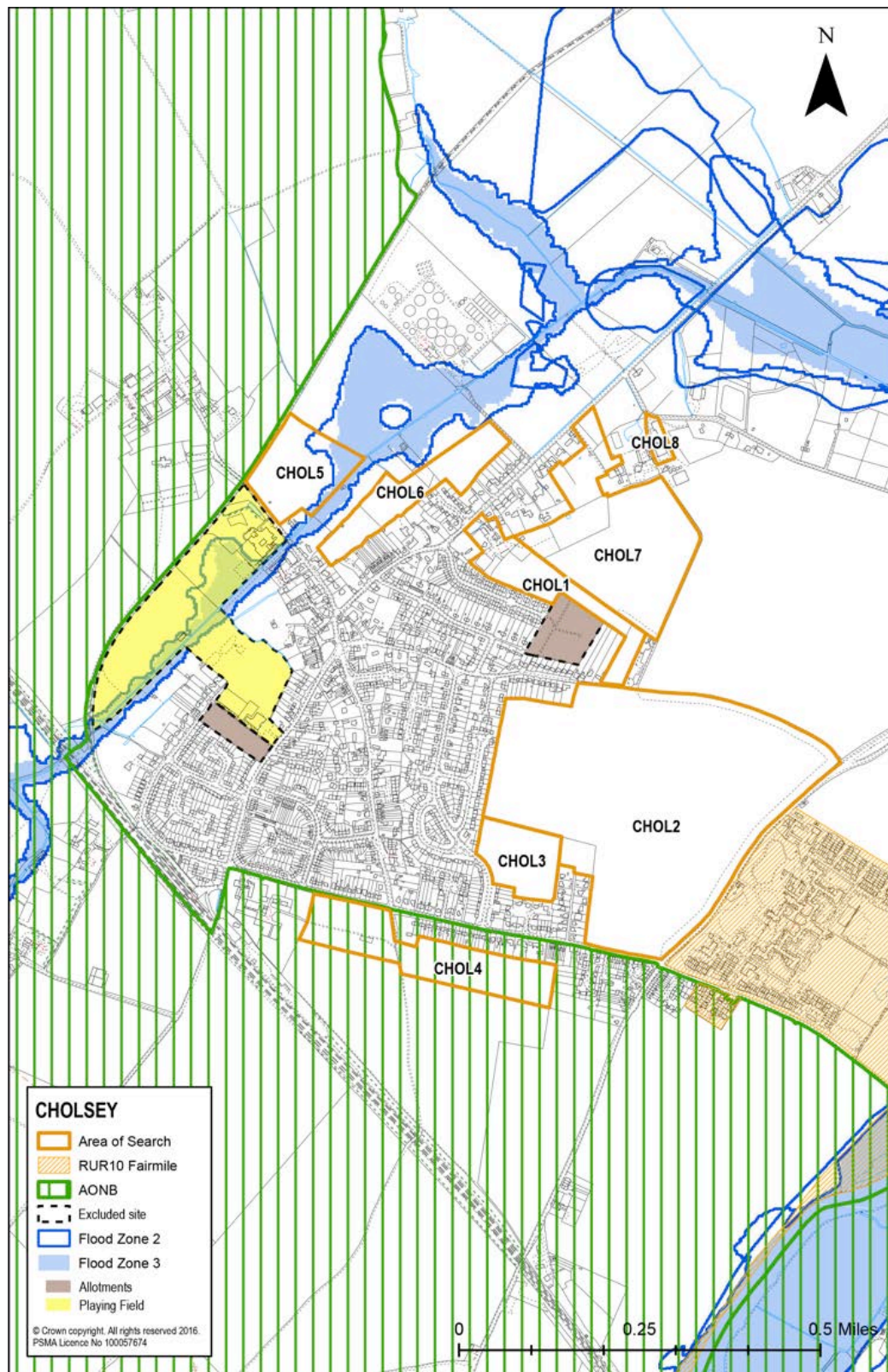
Key findings

While local education facilities are good they are under pressure from the level of development in the area. The neighbourhood plan needs to ensure that there continues to be sufficient places for children to attend good schools locally.

Water – Quality, Flooding and Water Supply

Cholsey Brook is the main water course in the parish, and the River Thames also forms the parish boundary in the east. Much of the parish in the Thames valley is low lying and historically was marsh land. Most of this land has been drained and there are many drainage ditches crossing the area. Significant areas beside both the River Thames and Cholsey Brook lie within flood zones 2 and 3. Map 4 shows those areas included in the flood plain close to the main part of the village.

Cholsey Brook has a poor ecological and overall status and a good chemical status. The Thames has a moderate ecological and overall status and a good chemical status¹.

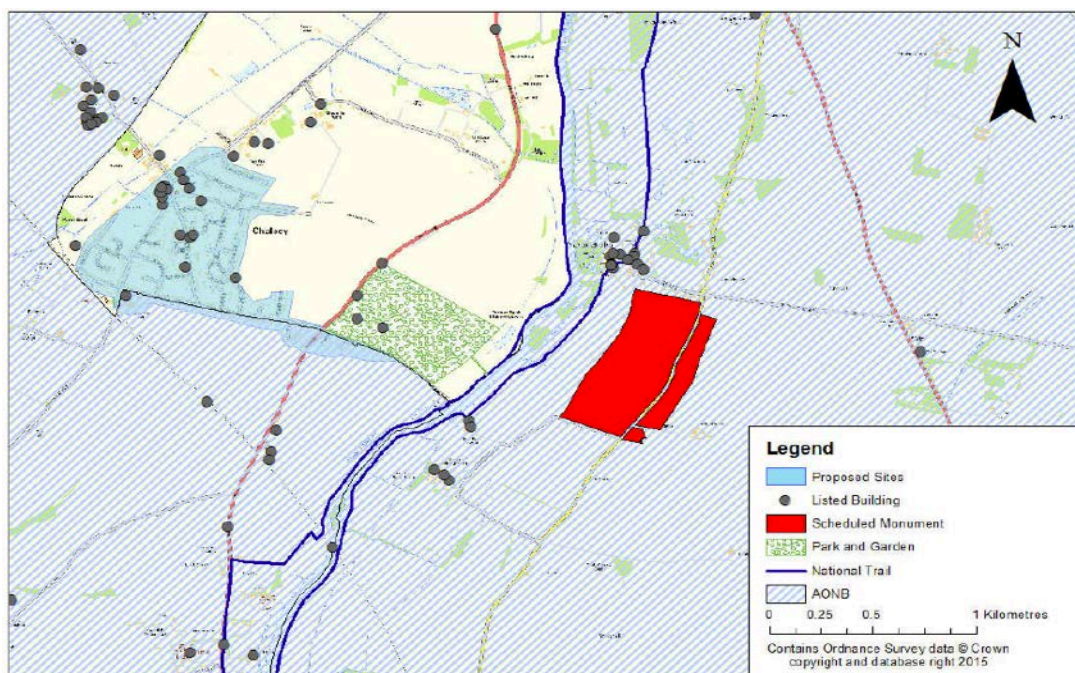


Map 4 Flood Plain with Cholsey

There are a number of springs around the parish at the base of the chalk hills. Not all these springs are known and may only produce water after rainfall. Of particular concern in relation to proposed housing sites is the area along the Wallingford Road where there are known to be a number of springs.

Cholsey sewerage works serve both Cholsey and Wallingford and lie on the east side of the Wallingford Road at the edge of the village. The scale of development in the area may require alterations to these works. The outfall from the sewerage works is to the Cholsey Brook. SODC are preparing a Water Cycle Study which will include an assessment of the water quality from this outfall. The Phase 1 report includes a summary of issues and mitigation measures at pages iv to vi. <http://www.southoxon.gov.uk/sites/default/files/Water%20Cycle%20Study%20Phase%201%20-%20%20Oxfordshire%20District%20Council.pdf>

Cholsey (8)	Listed Buildings	There are 24 Listed Buildings within the site boundary or within 100m.
	Parks and Gardens	Fairmile Hospital is located on the eastern border of the site.
	AONB	There are two AONBs located immediately to the south, the Chilterns AONB and North Wessex Downs AONB.
	National Trails	The Ridgeway and Thames path are located to the west of the site.
	Watercourse and WFD Classification	The River Thames flows in a southerly direction to the west of the site, it has a moderate ecological status in this area.
	Aquifer Maps - Superficial Deposits Designation	Secondary A
	Aquifer Maps - Bedrock Designation	Principle
	ALC	Grade 2



Despite the marshy nature of much of the parish, Cholsey and Oxfordshire more generally, is in an area of serious water stress and there is concern about longer term water supply. SODC are preparing a Water Cycle Study and will be working with Thames Water on solutions. Thames Water draft water resource management plan (2013) shows that by 2020 demand for water will outstrip supply from the Swindon and Oxfordshire catchment area meaning that more water will have to be imported from adjoining water resource management areas.

Key findings

Housing developments should contribute to the costs of upgrading sewerage and water supply infrastructure as appropriate. Water quality management measures should be implemented on new developments.

Solutions should be found to resolve known flooding issues before additional homes are built which are likely to worsen existing problems.

Solutions will need to be found to water supply issues in Oxfordshire.

Air Quality, Noise and Climate Factors

There are no unusual sources of air pollution in Cholsey and pollution levels are likely to be consistent with background levels for this part of South Oxfordshire. The A329 and Wallingford bypass are busy roads and there is concern about both noise levels and pollution arising from, and close to these roads.

Parts of the parish are low-lying and fall within the River Thames and Cholsey Brook floodplains. Wetter winters are likely to result in more flooding incidents but these will be primarily to agricultural areas. Flooding on roads particularly in the centre of the village and on the Wallingford Road occurs frequently, and is a strong concern and needs to be addressed.

Warmer dryer summers are likely to result in water stress and potentially to water supply rationing. Long term water supply is a strong concern and needs to be addressed.

Key findings

The neighbourhood plan should seek to locate new development where the need to travel by car and van is reduced and where more sustainable modes of travel are available, in particular to seek to ensure that walking and cycling are safer and more attractive options.

Landscape and Biodiversity

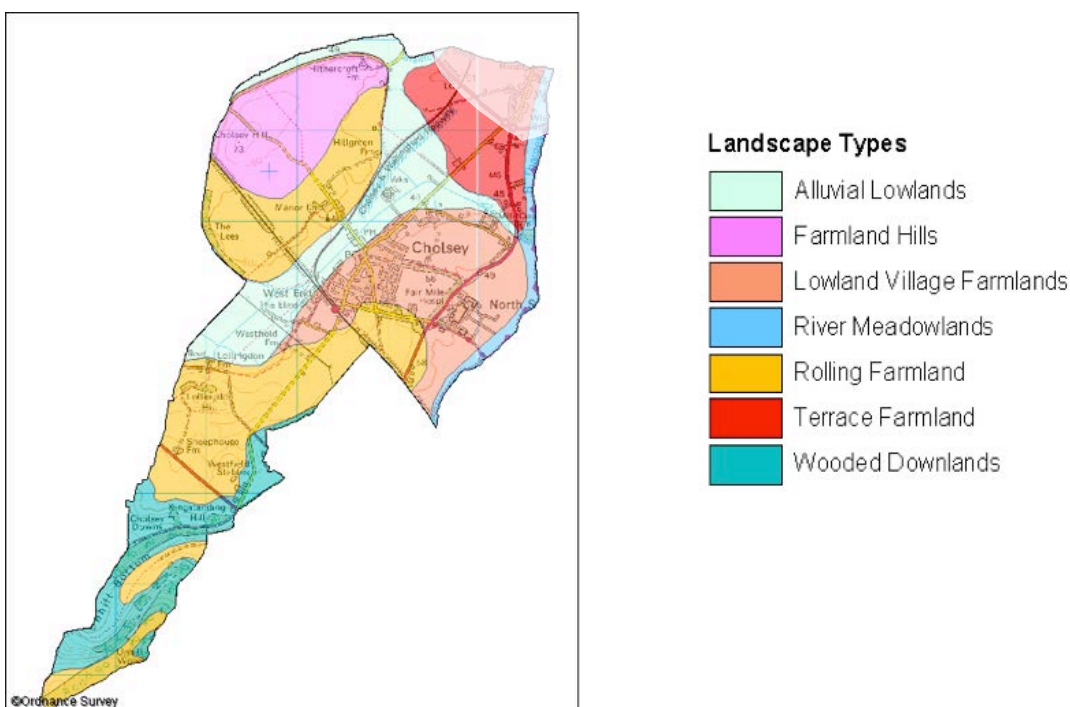
Information on UKBAP priority species is provided at a district level in the SODC Sustainability Appraisal Scoping Report Appendix 2 page 89. Cholsey is a large village in southern Oxfordshire. It is set within a wide, broadly rural landscape setting of farmed downland, with higher ground of the North Wessex Downs to the south-west, gently sloping down to the River Thames approximately 1.25km to the east.

Beyond the River Thames, the Chiltern Hills rise on the eastern side of the Thames valley. 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 designation covers the wider Chiltern Hills landscape rising to the east of the Thames. A substantial proportion of the parish lies in the North Wessex Downs AONB as shown on Map 5. The village itself, and a small area extending north to the Wallingford bypass, lies outside the AONB, but both the village and this small area fall within the setting of both AONBs. Both AONBs have prepared management plans which set out ambitions and priorities for their areas.

There are excellent views from many places in the village to the downland areas in the AONBs. There is access to a good network of public rights of way from the village enabling residents to easily enjoy the wider landscape, and making it safe and convenient to walk off road to Wallingford and all the adjacent villages on the west of the River Thames. The Thames Path National Trail runs along the bank of the Thames from Wallingford to Moulsoford and the Agatha Christie Trail from Wallingford to Cholsey are important in attracting visitors to the area. Currently there are no off-road cycle routes to nearby destinations, although the footpath along the Wallingford Road has been widened to form a joint use footpath and cycleway

More detailed information on the landscape types is available from the Oxfordshire Wildlife and Landscape Study (OWLS)² As shown in Map 4

Map 4 Landscape types in Cholsey



The nationwide assessment base 'Countryside Character Map of England' 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) identifies Cholsey within 'Character Area 7: Wessex Downs and Western Vale Fringes'. The character area is then subdivided and the site context is set within the 'Open Rolling Downs' landscape sub type. The full SOLA character area 7 data is available at www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/evidence-studies/policy-publications/south

The key characteristics of the 'Open Rolling Downs' landscape are described as:

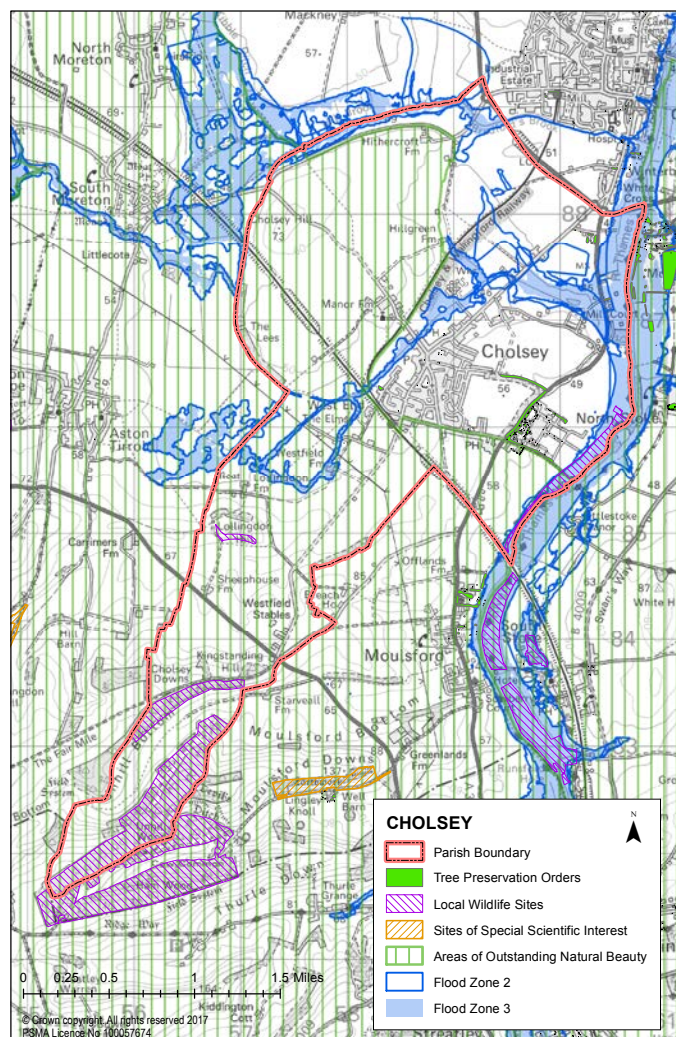
- smoothly rounded hills and downland flanks
- dominance of intensive arable cultivation with weak or absent hedgerow structure and large scale field patterns
- distinctive 'grey' and flinty soils
- large-scale open and denuded landscape
- rural character with few detracting influences
- open landscape results in highly inter-visible and extensive views

Settlement/building characteristics are identified as: hillside locations; individual dwellings through to towns; dispersed pattern; nucleated form; and in a broad range of materials.

Landscape quality and sensitivity are identified as medium scenic quality; weak sense of place; occasional intrusive influences; occasional heritage values; high visual sensitivity; moderate sensitivity to change; and management strategy to restore the landscape.

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 which results from the topography and layout 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.

The countryside around the village also contains considerable ecological interest with designated ancient woodland, species-rich hedgerows and other protected species, and offers potential for enhancement.



MAP 5 - AONB & SSI's

The parish's distinctive character and sensitive landscape and ecology are under threat from significant and inappropriately located or designed development and from over or inappropriate use by residents and visitors.

There are two SSSIs, nearby but outside the parish, in the North Wessex Downs AONB, Moulsoford Downs and Aston Upthorpe Downs. There are also two County Wildlife Sites in the parish Lollingdon Hill and Cholsey Marsh. As shown in Map 5.

Moulsoford Downs is a steep banked area of chalk grassland which is typically rich in small colourful wildflowers. Chalk grassland is a national priority for nature conservation. The site also includes areas of scrub and planted woodland. Wildflowers found in these areas include wild thyme, eyebright, cowslip, rock-rose and salad burnet. The nationally scarce wild candytuft has been recorded here. A number of nationally rare and scarce insects have also been recorded from this site including the silver-spotted skipper butterfly. Many other butterflies are present including marbled white, dark green fritillary and green hairstreak.

Cholsey Marsh is a tranquil area managed by Berks, Bucks and Oxon Wildlife Trust and is important for great crested grebe, warblers and a colony of the nationally rare Desmoulin's whorl snail. Riverside marshes are now scarce habitats because of large-scale drainage for farming. The marsh is home to a wealth of plants, insects and birds that depend on the wet reed and sedge beds. This marsh also has patches of grassland, willow scrub and two large ponds. The site is important because of the presence of the rare wildflower grass-poly which is protected under the Wildlife and Countryside Act 1981. The summer snowflake or Loddon lily also a national rarity grows here. A variety of birds use the site for breeding and roosting. The ponds attract a range of ducks whilst the reed-bed and scrub provide ideal habitat for warblers. Kingfishers, snipe, corn buntings and meadow pipits are also often seen, other species of interest include the club-tailed dragonfly and the white-legged damselfly.

Lollingdon Hill consists of the southern and western slopes of a chalk hill with chalk grassland. Chalk grassland is now mainly restricted to steeper banks such as these and is a national priority for nature conservation. The short turf, which is typical of chalk grassland, has a good variety of wildflowers including wild thyme, rock-rose cowslip and salad burnet. Butterflies seen here include common blue and marbled white.

Wildlife Corridors

A habitat or wildlife corridor enables animals and plants to survive in areas being developed for buildings, roads and other hard surfaces. The rivers and streams in Cholsey provide valuable routes but where there are no waterways land corridors are important. These can be hedgerows, strips of woodland or simply a line of shrubs along a footpath or pavement.

Biodiversity is protected by a range of legislation and through the planning system, as set out in the Oxfordshire County Council guide: Biodiversity and Planning in Oxfordshire. Protecting and enhancing biodiversity is of great importance.

Key findings

The neighbourhood plan should not allocate land for development where there would be significant harm to biodiversity or landscape, particularly to the landscape of the AONBs and their setting.

Housing densities will need to reflect Cholsey's sensitive rural location and the need to maintain a well landscaped appearance.

Built Environment - Heritage and Archaeology and Townscape

Cholsey has more than 50 listed buildings and a small conservation area around The Forty. These are shown on map 6. Details of the listed buildings are provided in the attached Built Environment assessment. Cholsey also has significant archaeological interest which is set out in the Built Environment Assessment.

The listed buildings include:

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. The grounds at Fairmile are listed in their own right as an historic garden and contain many important trees.

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 south east. The road was realigned some years ago and these houses are now set back with a line of homes constructed on the new Wallingford Road frontage to the west.

Around **The Forty** and the south end of Ilges Lane in the centre of the village there are a number of listed buildings. These, together with the small green and memorial 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 has been designated as a Conservation Area.

The Manor and Manor Farm in Church Road have a number of 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.

There is an old track south from the village running 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.

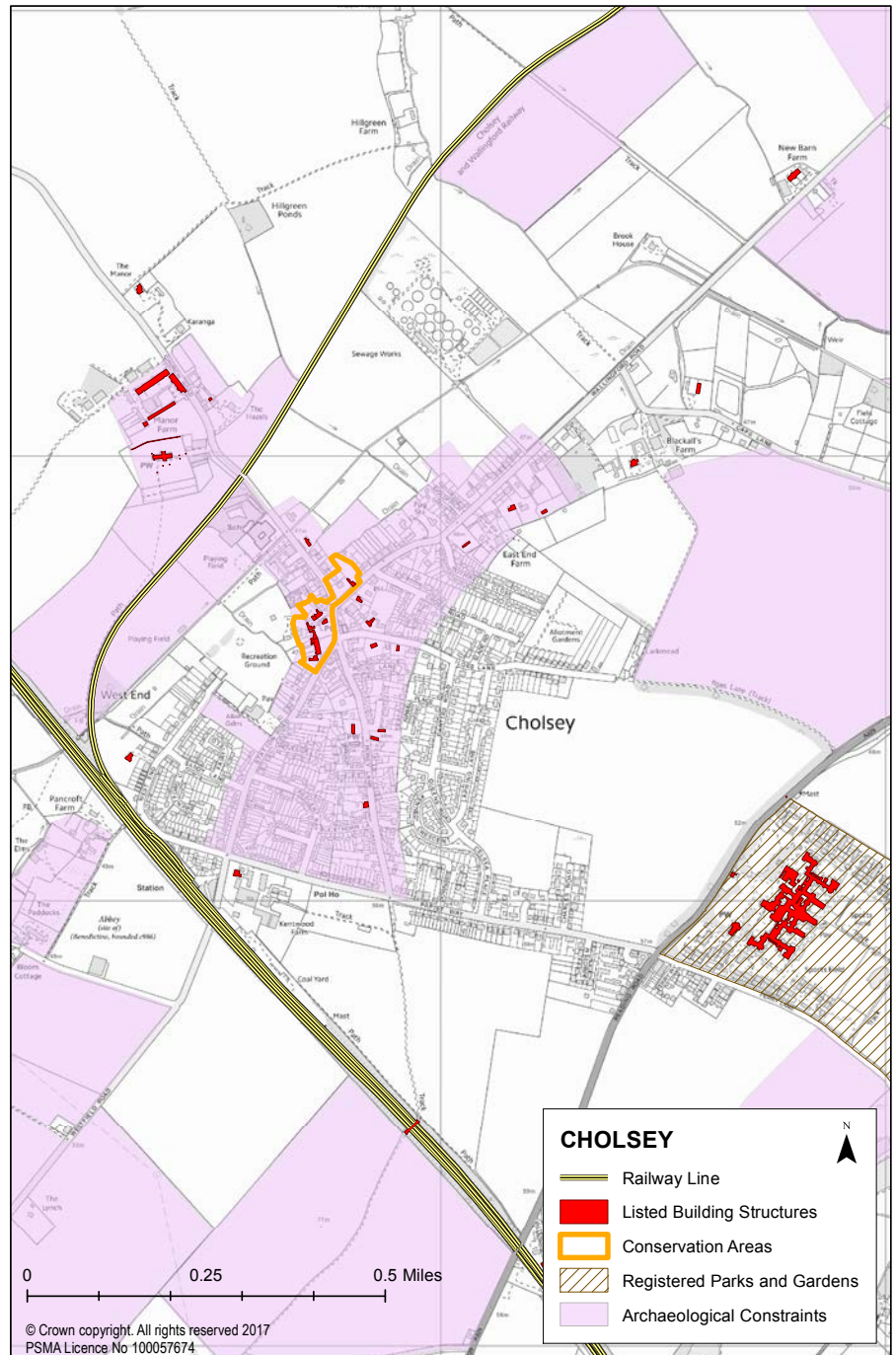
Archaeologically there is potentially significant interest in the Cholsey area with known bronze age and Roman finds in the parish and nearby. Honey Lane is thought to be part of the Icknield Way.

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.

Townscape

The village does not have a consistent building style or use of materials. The Forty and environs is the oldest part of the village with many historic buildings of different ages and styles. This is now designated as a conservation area.

The Fairmile Hospital and some nearby housing was built in the Victorian era. There is much pre and post war housing in Papist Way, Wallingford Road and Station Road which formed ribbons of development along arterial roads. In the 1960s and 1970s small estates were built rounding off and extending the village. Overall there is a wide variety of building styles and characters across the village. Despite this, the village nestles well into the landscape and there is space for landscaping and significant trees within garden areas throughout the village to soften the appearance of the built form in the landscape. The impact of the village on the surrounding landscape is likely to gradually increase if the building form is increased in density with new dwellings in garden areas and denser forms of new development. The village lies in the valley below the surrounding hills, having landscape buffer zones around the village, whilst important, will not be sufficient on their own to disguise the impact on the village. Care needs to be taken to retain trees throughout the village.



MAP 6 - Listed Buildings

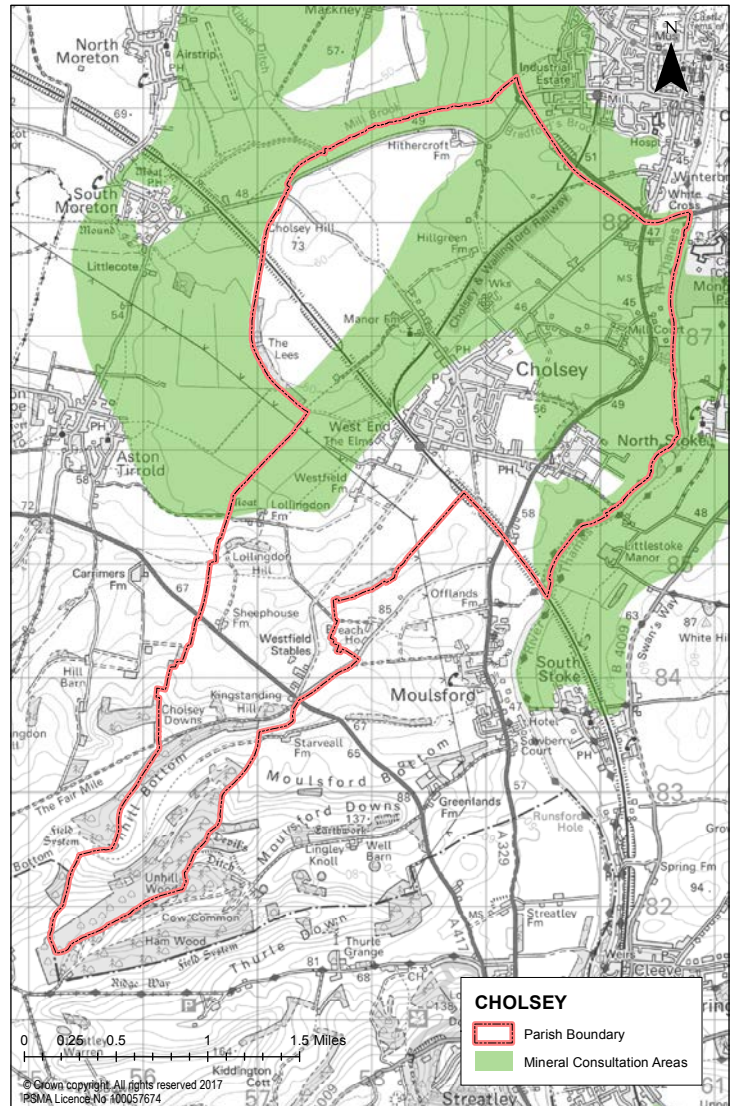
Key Findings

Support should be given to suitable uses for listed buildings to ensure their retention and upkeep.

The neighbourhood plan should ensure that allocations do not have an adverse impact on listed buildings, conservation areas and archaeology.

Soils and Geology

The predominant underlying rock is chalk which forms the down land hills. Soils on the chalk tend to be thin and of poor quality (Grade 3). The River Thames has altered its course over time and significant areas of the land between Cholsey and Wallingford contain gravel deposits. Map 7 shows areas of mineral safeguarding. Soils in the river valley are deeper and more fertile alluvium (Grade 2).



MAP 7 - Mineral Safeguarding

Energy and Waste

Information at a district level is included in the SODC Sustainability Appraisal Scoping Report 2014 Appendix 2 page 98².

² <http://www.southoxon.gov.uk/sites/default/files/SA%20Scoping%20report%20final.pdf>

Table 1: Additional Plans

Programmes and Policies to those set out in the South Oxfordshire Local Plan Scoping Reports

Relevant Plans and Programmes	Relevance to Cholsey NP (CNP)
Kyoto Climate Change Protocol, 1997 & subsequent 2015 Paris Agreement on Climate Change	Aims to keep global average temperature below 2 degrees Celsius & to keep below 1.5 degrees Celsius by reducing emissions & to mitigate impacts of climate change. WNDP relevance relating to energy efficiency, waste reduction, emissions from transport, mitigating flood risk.
Housing and Planning Act (2016)	<p>Sets out measures to support the delivery of the Government's commitment to deliver new homes.</p> <p>The Act introduces a requirement for Councils to guarantee the provision of Starter Homes on all "reasonably sized" sites and granted the Government powers to make sure that Councils have Local Plans in place by 2017. It paves the way for planning permission in principle to be given to sites allocated in a brownfield register.</p> <p>Social inclusiveness - Plans will need to promote the delivery of new homes including a mixture of housing types, sizes and tenures.</p>

<p>The National Planning Policy Framework (NPPF) (2012) (DCLG) and Planning Practice Guidance (PPG) (2014) (DCLG)</p>	<p>The NPPF consolidates and replaces National Guidance which was set out in Planning Policy Statements, Planning Policy Guidance, and a number of related circulars, into a single document. The NPPF describes three dimensions to sustainable development: economic, social and environmental, and sets out proposals for delivering sustainable development through the planning system.</p> <p>Elements of the NPPF of particular relevance in preparing the CNP are:</p> <ul style="list-style-type: none"> • Allowing people and communities to participate in planning • A presumption in favour of sustainable development that is the basis for every plan • Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan <p>The PPG provides explanation and guidance to further explain national policy. Guidance which applies:</p> <ul style="list-style-type: none"> • Strategic environmental assessment & sustainability appraisal • Air quality • Climate change • Conserving & enhancing the historic environment • Ensuring the vitality of town centres • Environment impact assessment • Flood risk • Health & wellbeing • Light pollution • Natural environment • Noise • Open space, sports & recreation facilities, public rights of way & local green spaces • Renewable & low carbon energy • Rural housing • Starter homes • Waste • Water supply, wastewater & water quality
<p>Chilterns AONB Management Plan 2014 - 2019 (The Chilterns Conservation Board)</p>	<p>There is continuing pressure to locate large scale developments in the AONB or within its setting. Assessment of the impact of these proposals needs to accord with national policy as set out in the National Planning Policy Framework (paragraphs 113, 115 and 116). The AONB is a nationally important landscape designation in the NPPF (paras. 14, 109 & 115) & is also protected by local landscape policy (CSEN1), although this policy also provides for certain development. The "Chilterns Buildings Design Guide" is relevant; https://www.chilternsaonb.org/buildings-design-guidance and supplementary technical notes are also relevant.</p>

Water Resources Management Plan 2015-2040 (Thames Water) & River Basin Management Plan – Thames River Basin District (2009) (EA)	Maintain a balance of supply & demand for water whilst protecting biodiversity & ecosystems. The Plan will take into consideration implications on enlarging the sewerage plant capacity.
Thames (2014) & Cherwell, Thame & Wye Catchment Abstraction Licensing Strategies (2012) (EA)	All South Oxfordshire is a water stress area.
Oxfordshire Strategic Housing Market Assessment 2014 (Oxfordshire Growth Board)	This identifies the overall housing need for Oxfordshire and for each of the five districts. The emerging South Oxfordshire Local Plan 2033 will set a district-wide strategy for delivering the identified housing need. This is likely to increase the number of homes needed in Cholsey and the larger villages above the figure identified in the South Oxfordshire Core Strategy.
Oxfordshire LEP Strategic Economic Plan – SEP (March 2014)	The SEP is the major driver for investment especially for infrastructure. The CNP must not preclude anything that is planned in the SEP Note: it focuses mainly on Oxford, the “knowledge Spine” & ‘Science Vale’ and there is little in the SEP of concern to the CNP specifically. This document currently under review (June 2016).
Local Transport Plan 4 (LPT4) 2016 (OCC)	Over-arching transport goals to: 1) support jobs & housing growth & economic vitality; 2) to reduce transport emissions; 3) to protect & wherever possible, enhance Oxfordshire’s environment & improve quality of life; 4) to improve public health, air quality, safety & individual wellbeing. https://www.oxfordshire.gov.uk/cms/content/ltp4-policy-and-overall-strategy
Oxfordshire’s Biodiversity Action Plan (BAP) 2015 (OCC)	This is an action plan to improve biodiversity. The plan takes into consideration impacts on Conservation Target Areas described at: https://www.oxfordshire.gov.uk/cms/content/oxfordshires
Oxfordshire Draft Rights Of Way Management Plan 2014-2024 (2014) (OCC)	The plan objectives are to: <ul style="list-style-type: none"> • Develop and increase cycling and walking for local journeys, recreation and health. Secure infrastructure and services to support development • Reduce congestion • Reduce casualties and dangers associated with travel • Improve accessibility to work, education and services • Reduce carbon emissions from transport • Improve air quality, reduce other environmental impacts, and enhance the street environment <p>The CNP should not conflict with this. If there are any identified areas for improvement in Cholsey then the CNP may want to consider helping to achieve that. Existing rights of way should be protected and opportunities found to enhance them.</p> https://consultations.oxfordshire.gov.uk/gf2.ti/f/.../-/001_RoWMPshortsummary.pdf

<p>Oxfordshire Draft Oxfordshire Countryside Access Management Plan 2014-2024</p>	<p>The plans aims are to:</p> <ul style="list-style-type: none"> • Ensure public rights of way are recorded, protected, maintained and promoted • Provide public rights of way and countryside access network that adapts to balance the current and future needs of communities and users, farmers and landowners, and the natural environment • Provide public rights of way and countryside access network which is as accessible as reasonably as possible to those with limited mobility, vision or understanding • Ensure that countryside access contributes to a thriving local economy and communities are able to be actively involved in caring for, and promoting, responsible walking and riding in their area <p>The Thames Path is an important national route which passes through Oxfordshire and Cholsey parish. The CNP should seek to protect and improve this and all routes providing countryside access.</p>
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<p>North Wessex Downs AONB Management Plan 2014 - 2019</p>	<p>The plans aims are to make the AONB a place:</p> <ul style="list-style-type: none"> • Where actions meet the needs of the present without compromising the ability of future generations to meet their needs, and where people have the skills and energy to adapt to change in ways that respect the unique qualities of the North Wessex Downs, and deliver wider environmental, economic and social benefits • Where the highest environmental quality is a key economic driver, and where economic activity is in harmony with maintenance of the landscape. New buildings and developments are worthy of one of England's finest landscapes • With thriving enterprises where sustainability is core to the business. Ensuring a countryside rich in wildlife and recreational opportunities • With quality habitats reflecting the Downs character, stability and recovering populations of key species. Landscapes protected, expanded, linked and under beneficial management are better able to respond to change • That conserve a rich cultural landscape where our heritage remains as indelible footprints in an evolving scene, managed to the highest standards • Where the integrated land management conserves unpolluted soils and high quality water resources, whilst retaining the distinctive seasonal winterbourne flows • Whose character and tranquillity are recognised in development decisions around it, so that the natural beauty is protected • Where development is low-impact and affordable with a distinctive but subtle vernacular building style, that combines the best of the old with the best of the new • Where integrated travel and transport satisfies local needs and minimises negative effects on the environment. Where the dominance of roads and clutter are reduced • Of remoteness and tranquillity, and where night skies are unaffected by light pollution • With vibrant and balanced communities meeting the needs of local people and visitors. Where there is local pride and positive local contribution to landscape management • That is a nationally recognised centre for sustainable tourism and responsible enjoyment of the countryside, developed and promoted in harmony with its high environmental quality and community needs, helping to underpin the rural economy • With wide public recognition of its protected status and special qualities. All responsible bodies understanding and respecting the AONB in their plans <p>http://www.northwessexdowns.org.uk/uploads/docs/manplan/North%20Wessex%20Downs%20AONB%20Management%20Plan%202014-19%20for%20WEB.pdf</p>
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Appendix 1

Review of relevant plans, policies and programmes.

This appendix should be read alongside the SODC Sustainability Appraisal Scoping Report – June 2014 Appendix 1.

[www.southoxon.gov.uk/sites/default/files/SA Scoping report final.pdf](http://www.southoxon.gov.uk/sites/default/files/SA_Scoping_report_final.pdf)

This sets out comprehensive information on the plans, policies and programmes relevant for plan preparation in South Oxfordshire.

Appendix 3 of the SODC Sustainability Appraisal Scoping Report – June 2014 includes an Assessment of Habitat Sites for South Oxfordshire.

[www.southoxon.gov.uk/sites/default/files/SA Scoping report final.pdf](http://www.southoxon.gov.uk/sites/default/files/SA_Scoping_report_final.pdf)

This sets out comprehensive information on the plans, policies and programmes relevant for plan preparation in South Oxfordshire.

Appendix 2

Baseline Assessment

This appendix of our Scoping Report provides a summary of the environmental, social and economic baseline information for Cholsey, and is linked to the Key Messages in the main report.

The SEA Directive requires that baseline information should include:

“the relevant aspects of the current state of the environment and the likely evolution thereof without the implementation of the plan or programme”

“the environmental characteristics of areas likely to be significantly affected”

(Annex 1(b) and (c))

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: info@cholsey-plan.com

Phone: 01491 652255 (Cholsey Parish Council)

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

*The Cholsey Neighbourhood Plan Team
Cholsey Parish Council, 31 Station Road, Cholsey, Wallingford OX10 9PT*