

# CHOLSEY

## NEIGHBOURHOOD PLAN SURVEY REPORT

February 2017

**community**first  
oxfordshire  
Helping communities help themselves

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## INTRODUCTION AND RATIONALE

Cholsey is currently preparing a Neighbourhood Plan. As part of its evidence gathering process, in November 2016 the Neighbourhood Plan Steering Group (NPSG) commissioned Community First Oxfordshire (CFO) to assist the NPSG with the carrying out of a community survey. CFO is a charity that works with and supports communities across the county and has long-standing expertise in helping communities with consultation strategies.

The survey gave all households in the parish the opportunity to express an opinion on various issues. The survey had eight sections:

- Part 1: Your household
- Part 2- Housing Need
- Part 3- Housing
- Part 4- Our Community
- Part 5- Our Transport and Road Safety
- Part 6- Our Education
- Part 7- Our Environment
- Part 8- Our Heritage and Character

## DISTRIBUTION AND RESPONSE

- The Neighbourhood Plan Steering Group arranged distribution of surveys to 1650 households in November 2016.
- 339 questionnaires were returned directly to CFO by respondents via pre-paid *Freepost* envelopes: **a response rate of 20.5%**.
- CFO analysed the returned surveys and prepared this report.
- No information is known about the non-respondents, and no assumptions have been made about their opinions.

## SUMMARY OF FINDINGS

The following is a selection of findings based on key themes - the report gives a detailed breakdown of responses to all 51 survey questions and additional narrative comments made by respondents.

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### Housing - general

53% of respondents (171 out of 325) live in owned properties with no mortgage

91% of respondents (304 out of 333) stated that their current home meets their current needs

Top three reasons preventing moving:

- Unable to afford to buy a new home: 45% (33 out of 73 respondents)
- Lack of suitable housing to meet needs: 44% (32 out of 73)
- Unable to afford moving costs: 18% (13 out of 73)

49 people are reported to have been forced to move out of Cholsey due to lack of suitable housing

### Housing Need - existing households

114 respondents stated that they will need a different home in the future. 124 total choices of tenure were selected

Most popular house type/ size required by those needing future owner occupier tenure:

The most popular future tenure types needed:

- Owner-occupied: 81% (100 out of 124 total choices)
- Affordable rented: 7% (9 out of 124 total choices)
- Shared ownership: 6.5% (8 out of 124 total choices)

- 4-bed detached: 16% (16 out of 100)
- 3-bed semi-detached: 15% (15 out of 100)
- 2-bed bungalow: 13% (13 out of 100)

The most popular house type/ size required across ALL tenures:

- 3-bed semi-detached: 17% (21 out of 124)
- 4-bed detached: 15% (19 out of 124)
- 2-bed bungalow: 13% (16 out of 124)

## Housing Need - new homes needed by family members etc. currently living in existing households

64 new homes are required by those currently living in existing households. 67 total tenure choices were selected

Most popular future tenure types needed by those currently living in existing households:

- Owner-occupied: 61% (41 out of 67 total choices)
- Affordable rented: 24% (16 out of 67 total choices)
- Shared ownership: 12% (8 out of 67 total choices)

Most popular house type/ size required by those currently living in existing households who need future owner occupier tenure:

- 2-bed terraced
- 3-bed semi-detached: both 12% (5 out of 41 total choices)
- 3-bed bungalows
- 2-bed semi-detached
- 4-bed semi-detached: all 10% (4 out of 41 total choices)

Most popular house type/ size required by those currently living in existing households across ALL tenures:

- 1-bed flat: 13.5% (9 out of 67 total choices)
- 2-bed terrace
- 3-bed semi-detached: both 10.5% (7 out of 67 total choices)

## Housing Need - new homes needed by those currently living outside Cholsey

47 respondents noted a total of 73 households currently living outside Cholsey which would like to live in Cholsey in the future

Details of the size, type and tenure required were given for 63 of these households

Most popular future tenure types needed by those currently living outside Cholsey:

- Owner-occupied: 79% (50 out of 63 total choices)
- Affordable rented: 13% (8 out of 63 total choices)
- Supported housing
- Shared ownership: both 3% (2 out of 63 total choices)

Most popular house type/ size required by those currently living outside Cholsey which need future owner occupier tenure:

- 3-bed detached
- 4-bed detached: both 16% (8 out of 50 total choices)
- 2-bed semi-detached
- 3-bed semi-detached: both 10% (5 out of 50 total choices)

Most popular house type/ size required by those currently living outside Cholsey across ALL tenures:

- 3-bed detached: 14% (9 out of 63 total choices)
- 4-bed detached
- 3-bed semi-detached: both 12.5% (8 out of 63 total choices)

## New Housing development – Location, Type and Design

71% of respondents (227 out of 318) support NO additional planned houses in addition to the indicative 310 suggested by South Oxfordshire District Council

Top considerations for new developments:

- Ensure minimal invasion of privacy for existing homes: 83% (271 out of 328 respondents)
- Avoid abrupt changes of density between new and existing housing: 77% (251 out of 328)

Top three types of accommodation needed in Cholsey:

- Supported housing: 51% (155 out of 302 respondents)
- Semi-detached houses: 50% (150 out of 302)
- Affordable housing: 46% (140 out of 302)

Top three types of supported housing needed:

- Independent accommodation with car support: 69% (142 out of 205 respondents)
- Housing Association sheltered housing: 55% (113 out of 205)
- Private sheltered housing: 54% (110 out of 205)
- 

## New Housing development – Parking, Open Space and Community Benefit

55% of respondents (184 out of 332) would like to see **two car parking spaces** per new home

Top three uses of open spaces on new developments:

- Trees: 70% (224 out of 321 respondents)
- Ponds/ditches to alleviate flash floods and encourage biodiversity: 52% (200 out of 321)
- Grass: 57% (185 out of 321)

Most popular areas for future development:

- CHOL2: 36% (100 out of 275 respondents)
- CHOL7: 36% (99 out of 275)
- None: 32% (87 out of 275)

51% of respondents (154 out of 301) would prefer housing development dispersed in smaller numbers across a number of sites (3 or more)

61% of respondents (204 out of 332) would NOT be prepared to see an increase of more than 310 houses in Cholsey if it resulted in significant gain for the community

Top three benefits to the village respondents would like to see from new development:

- Medical/nurse centre: 71% (230 out of 325 respondents)

- Improved roadways: 58% (190 out of 325)
- Parking for primary school: 58% (189 out of 325)

## Community

Top three contributions towards the strength of village community and the maintenance of village character:

- Regular community events: 70% (226 out of 325 respondents)
- Feeling of security: 63% (204 out of 325)
- Good village centre by the shops and cafe: 62% (200 out of 325)

Top three types of additional businesses to be encouraged:

- Retail (food and groceries): 57% (166 out of 289 respondents)
- Construction: 43% (124 out of 289)
- Retail (non-food such as antiques, clothing, hardware): 42% (122 out of 289)

## Transport and Road Safety

Respondents agreed by large majorities that all locations identified had speeding concerns

The following locations elicited the most responses:

- Wallingford Road: 82% (of 292 respondents) agreed speeding was a problem
- Station Road: 76% (of 282 respondents) agreed speeding was a problem
- Church Road: 73% (of 278 respondents) agreed speeding was a problem

Top three mitigation measures for parking issues:

- More parking spaces at Cholsey station: 64% (211 out of 330 respondents)
- Off-road parking spaces in Church Road: 63% (209 out of 330)
- Disabled spaces at Cholsey station: 45% (149 out of 330)

Top three solutions to improve pedestrian safety:

- Better maintenance of pavements/hedges: 75% (241 out of 322 respondents)
- Pedestrian crossing by the Forty: 61% (195 out of 322)
- Upgrade pedestrian crossing on Reading Road: 56% (180 out of 322)

45% of respondents (147 out of 330) never use the bus service

33% of respondents (110 out of 330) use the bus service occasionally

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## Education

33% of respondents (97 out of 290) think a second pre-school is needed

37% of respondents (106 out of 285) think a larger or new primary school is needed

37% of respondents (107 out of 290) think the existing pre-school is in the right place

40% of respondents (114 out of 285) think the existing primary school is in the right place

## Environment

122 respondents stated that they had affected by different types of flooding on a total of 515 occasions

Top two areas to encourage wildlife and biodiversity:

Top flooding problems since 2012:

- Road (surface water) flooding: 238 incidences noted
- Access/exit restricted: 88 incidences noted

- Alongside field boundaries: 93% (293 out of 315 respondents)
- In specific reserves: 91% (288 out of 315)

Increase in flooding incidences between 2012 and 2016:

- Access/exit restricted: **35%** (7 out 88 occasions in 2012 to 38 in 2016)
- Road (surface water) flooding: **21%** (26 out of 238 occasions in 2012 to 77 in 2016)

Main threats to our countryside (*see detailed breakdown in main report*):

- Over-development: 33% (33 out of 101 respondents)
- Gravel pit: 13% (13 out of 101)
- Flooding: 8% (8 out of 101)

Main opportunities for improvement to our countryside (*see detailed breakdown in main report*):

- Environmental improvement and biodiversity initiatives: 12% (12 out of 101 respondents)
- More dog poo bins: 4% (4 out of 101)
- Community participation: 3% (3 out of 101)

## Heritage and Character

Most valued village characteristics (*based on an average score of value from 1-5 with 1 being most valued*):

- Setting in a rural landscape: 1.3
- Open spaces within the village: 1.4
- Network of footpaths leading into fields and river: 1.5

Most important considerations regarding the agricultural and rural character of the village (*based on an average score of value from 1-5 with 1 being most valued*):

- Safeguard the landscape of the countryside: 1.3



- Safeguard the character of the village: 1.4

Most popular suggestions to make better use of location to the River Thames:

- Café: 13% (16 out of 124 respondents)
- Improve Thames Path/ pathways to the river: 10.5% (13 out of 124)
- Strictly limit or prevent development down Ferry Lane: 8% (10 out of 124)

Most popular views (*see detailed breakdown in main report*):

- Cholsey Hill: 19% (24 out of 127 respondents)
- St Mary's Church: 16% (20 out of 127)
- Towards the Downs: 12.5% (16 out of 127)

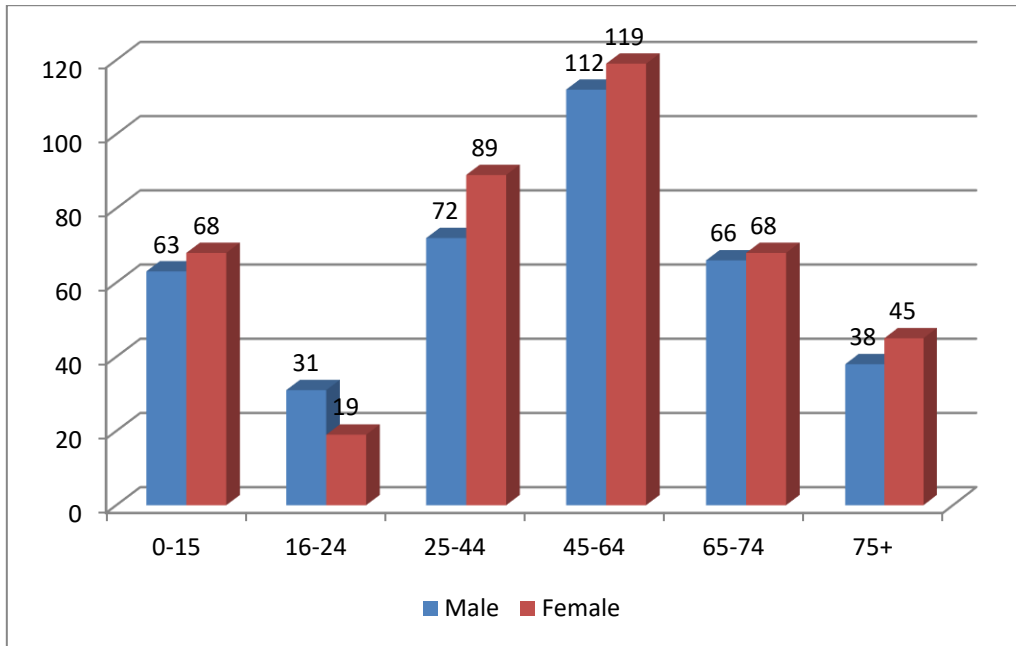
## Detailed Results

### Part One- You and Your household

#### QUESTION 1.1

How many people of each gender and age group live in your home?

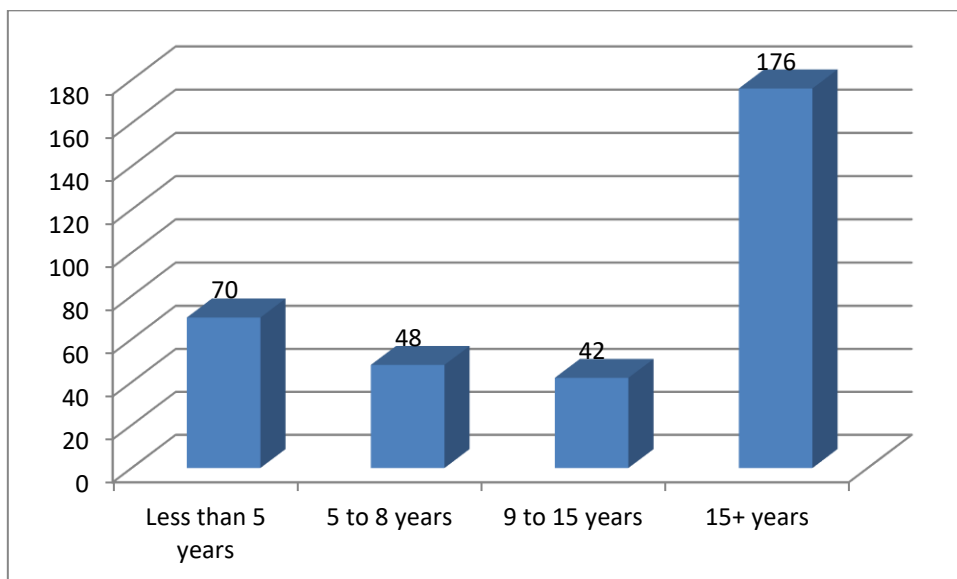
*337 respondents – 790 individuals*



#### QUESTION 1.2

How long have you lived in Cholsey?

*336 respondents*

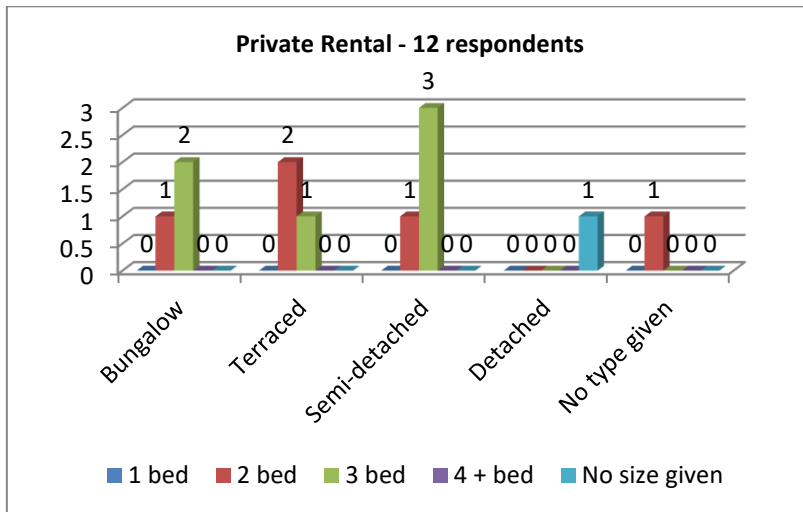
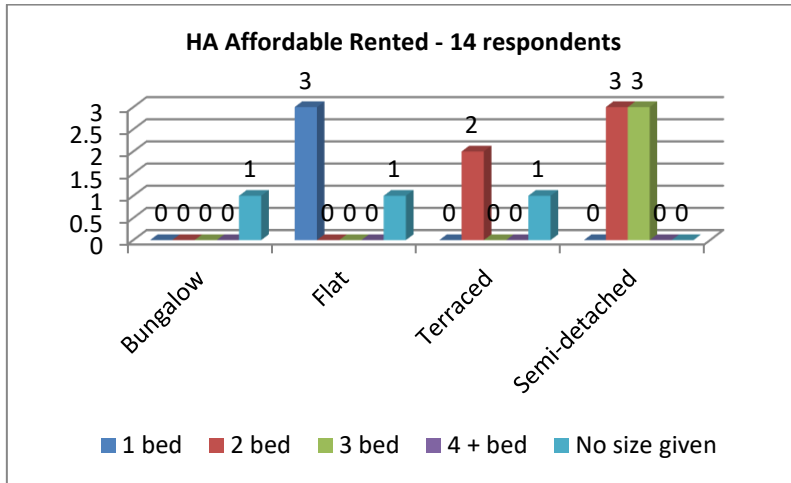


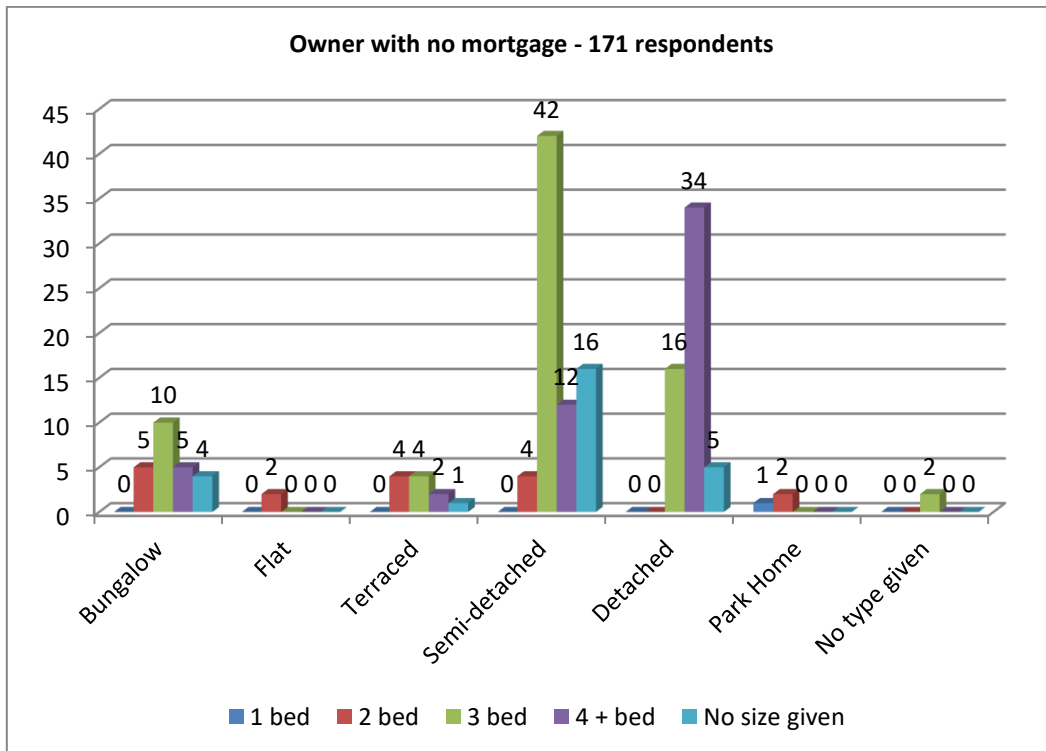
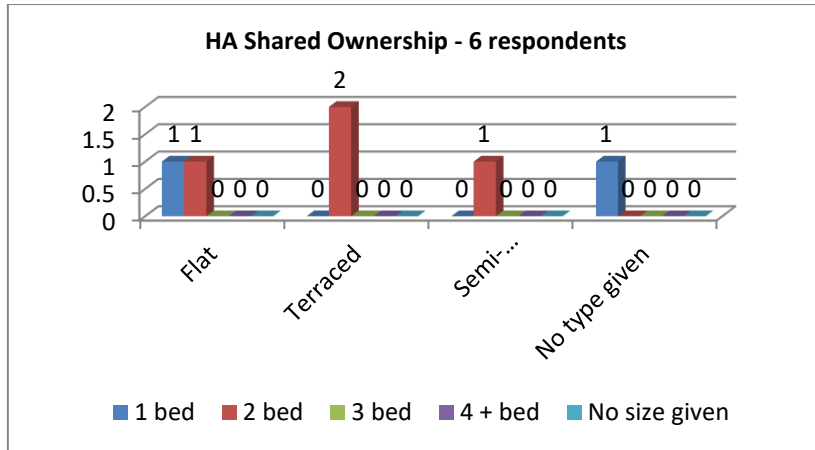
## Detailed Results Part Two- Housing Need

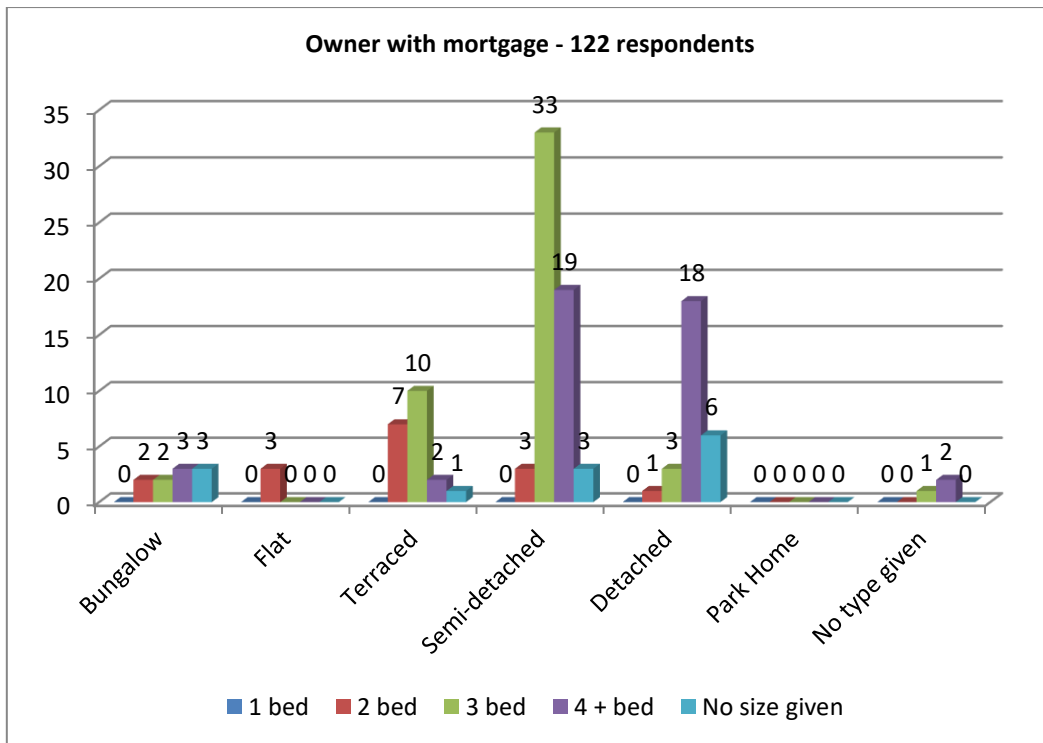
### QUESTION 2.1

Your Home Today- breakdown by housing tenure

326 respondents





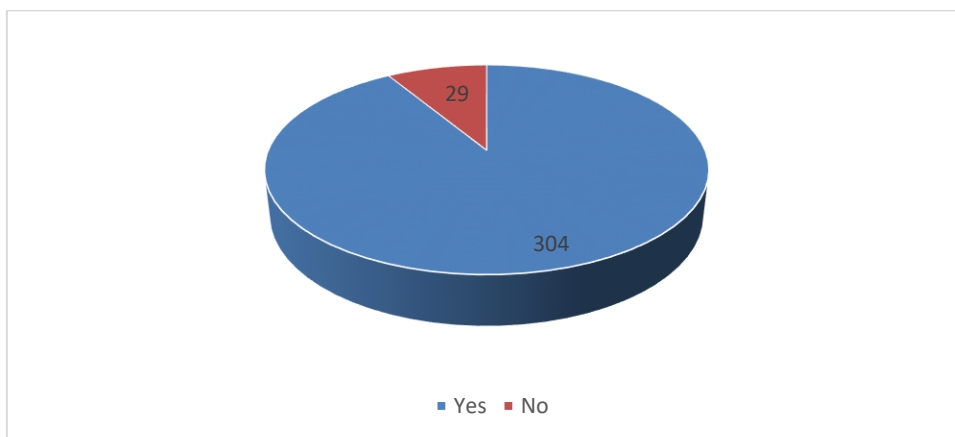


- For 'Other' one respondent stated they lived in a one-bedroom annex
- There were no respondents for the following house types: 'Supported' or 'Tied to Employment'

**QUESTION 2.2**

**Does your current home meet your needs?**

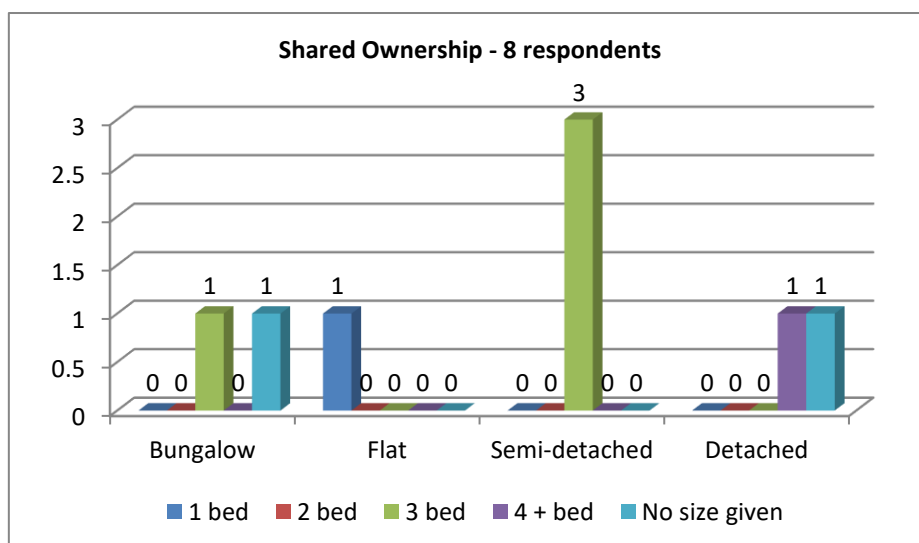
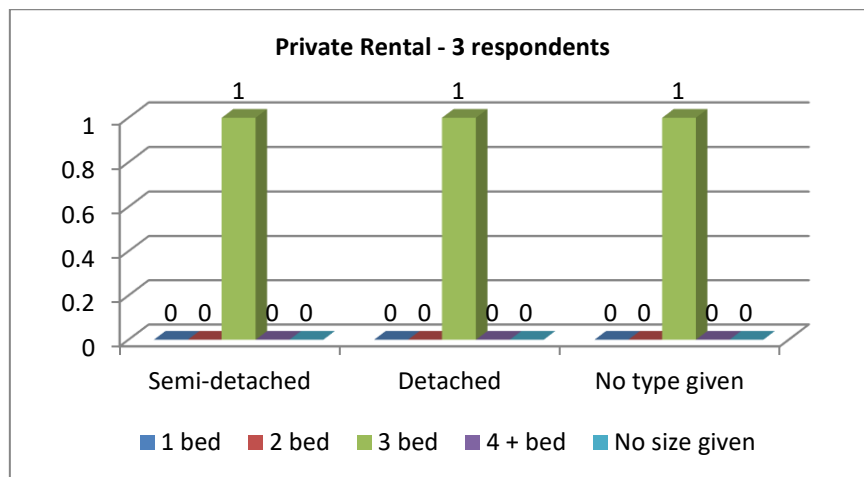
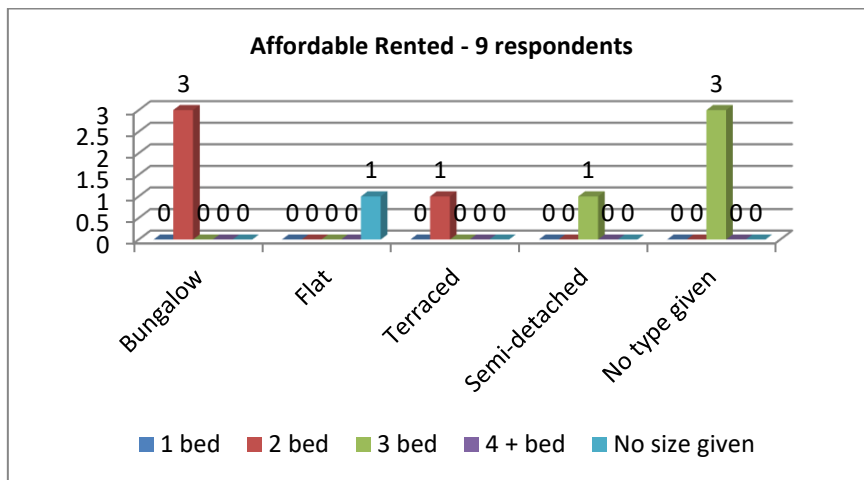
**333 respondents**

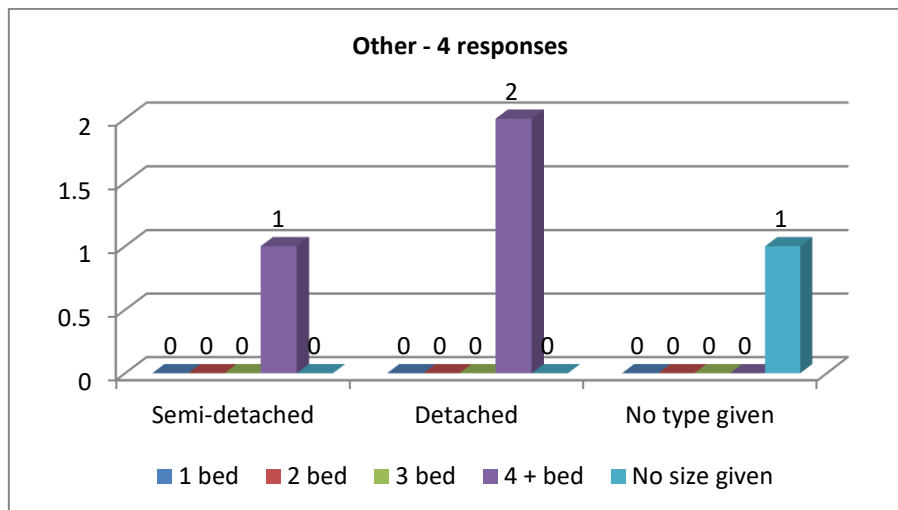
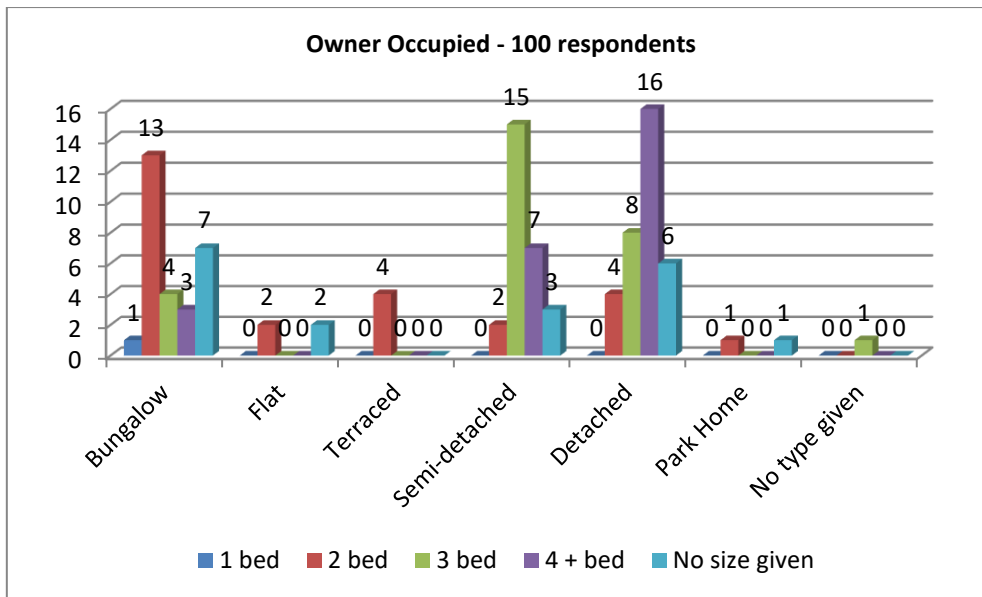


**QUESTION 2.3**

**What type of home do you need in the future?**

*114 respondents – 124 total tenure types chosen*





- There were no respondents requiring 'Supported Housing'

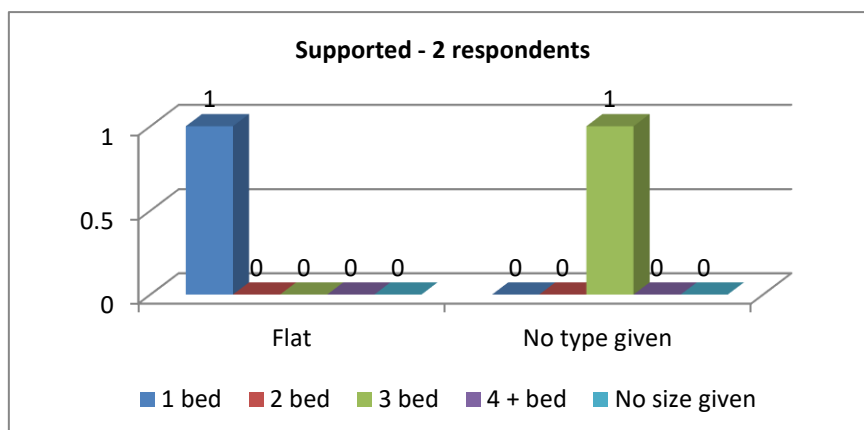
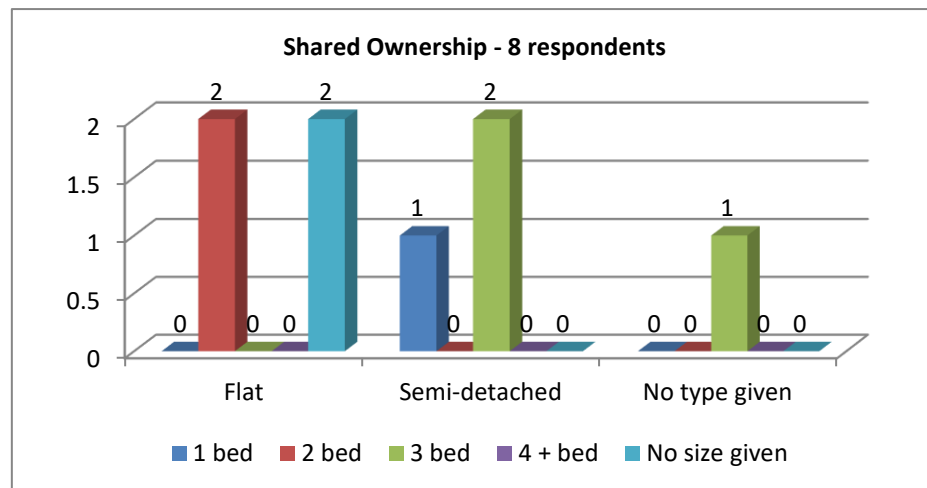
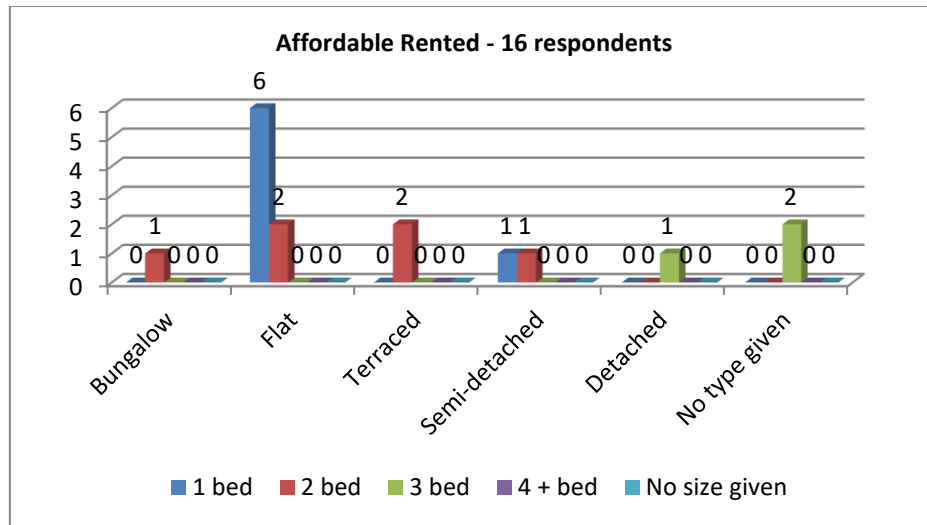
### QUESTIONS 2.4 - 2.6

**Future housing required by current members of your household:**

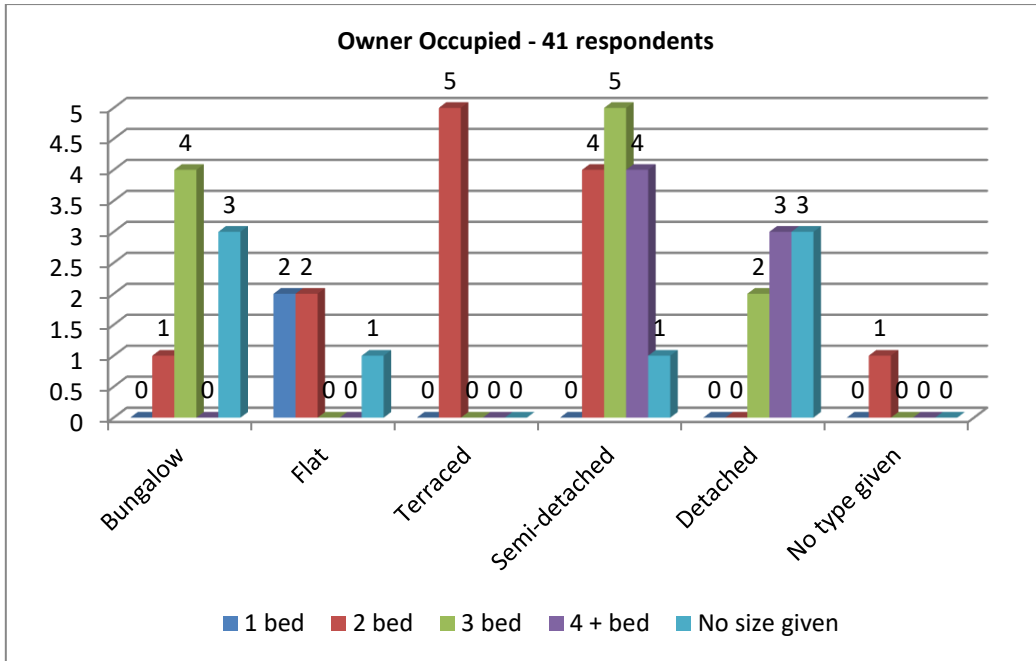
<b>One new home required</b>	<b>38</b>
<b>Two new homes required</b>	<b>19</b>
<b>Three new homes required</b>	<b>7</b>
	<b>64</b>
	<b>New homes in total required by members of existing households</b>

## What type of home do these households need in the future?

68 total tenure types chosen







- For 'Other' one respondent stated a desire for a Park Home, no size given
- There were no respondents for 'Private Rental'

**QUESTION 2.7**

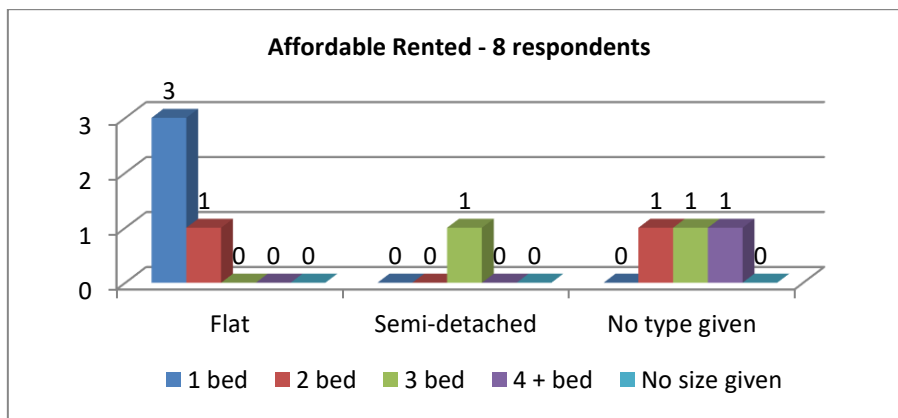
**Do you know of anyone [any households] outside Cholsey who would like to live in Cholsey in the future?**

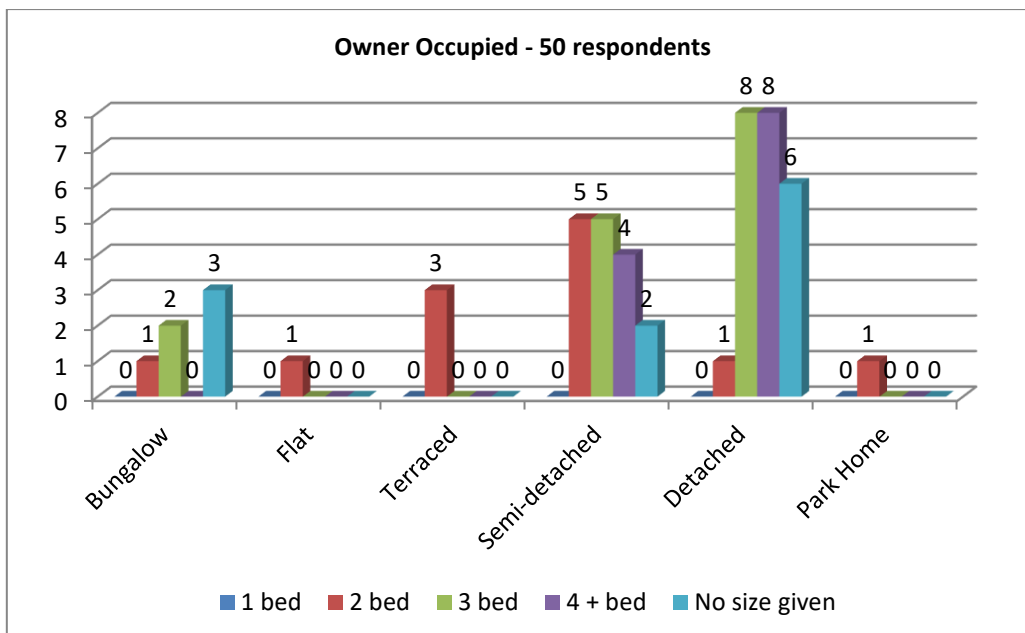
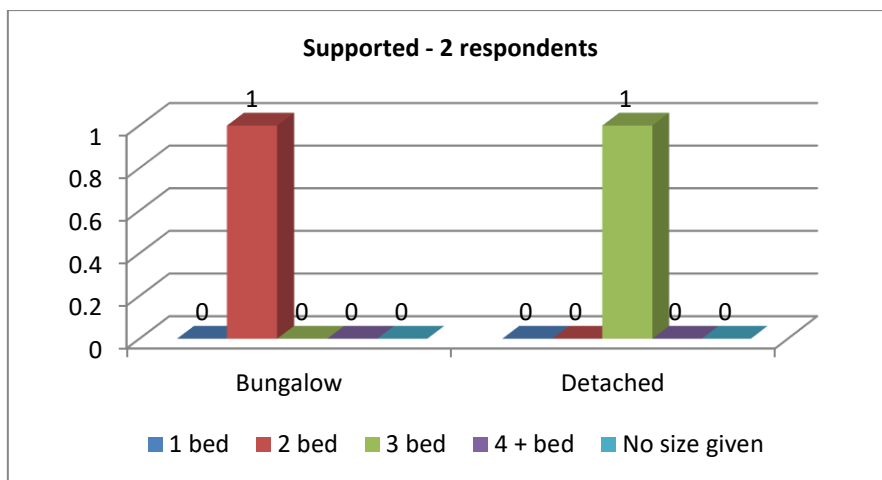
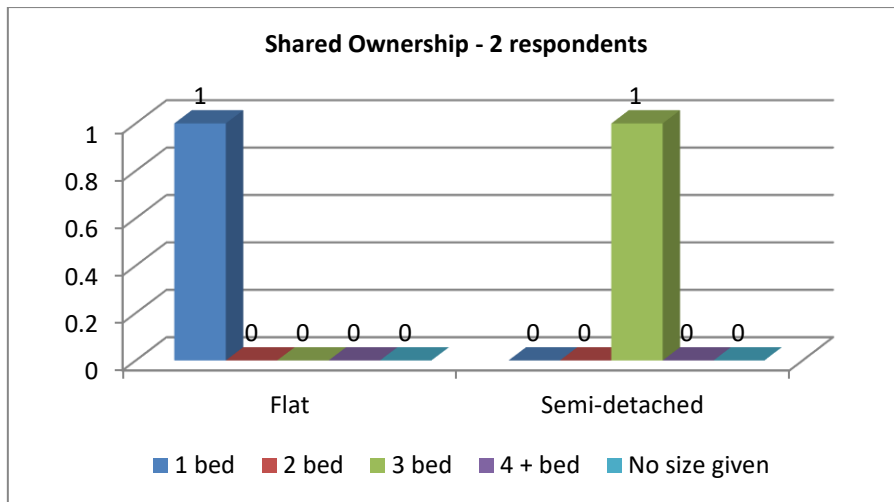
- 47 respondents knew about 73 households in total which would like to live in Cholsey in the future

**QUESTION 2.8 – 2.9**

**What type of homes would households which would like to live in Cholsey in the future require?**

- Details were given for 63 households, which would require the following tenure types:

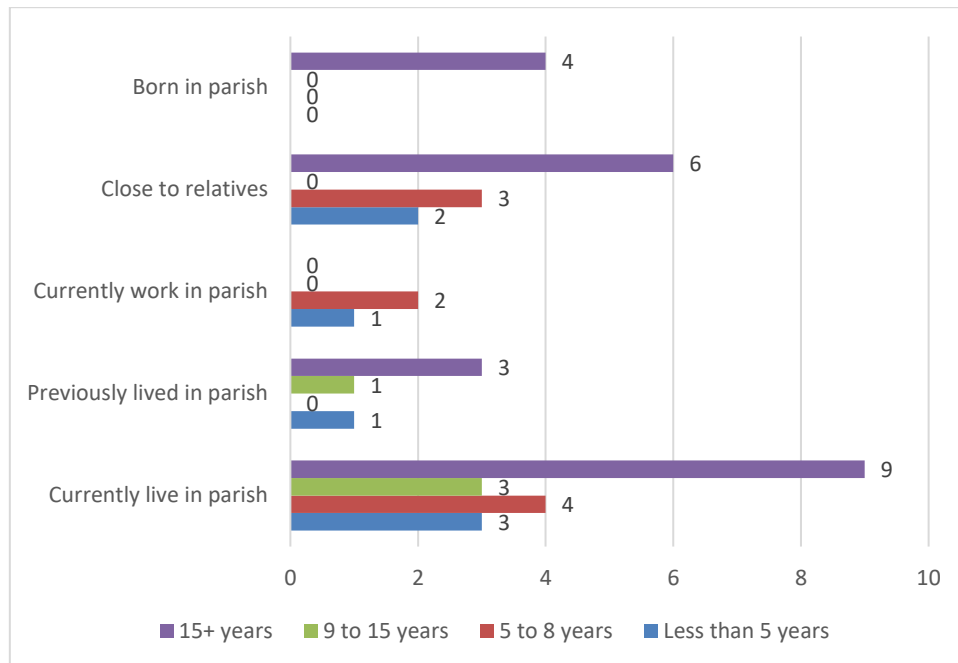




- For 'Private Rental' one respondent stated a requirement for a 2-bed semi-detached house
- There were no respondents for 'Other'

### QUESTION 2.10

**What is the local connection to Cholsey of any of the people identified in your home or other potential new residents, which would require a housing association rented or shared ownership home?**  
*29 respondents – 45 total choices*



#### Housing Register:

Only **two** households stated they were on the Housing Register. They have been registered for *less than 5* and *9 to 15 years* respectively

#### Notes:

Social (Housing Association) rented and shared ownership are examples of types of affordable housing. The allocation of affordable homes is made by South Oxfordshire District Council and subject to an assessment of a household's needs. A household must be on the SODC Housing Register to be eligible for these homes.

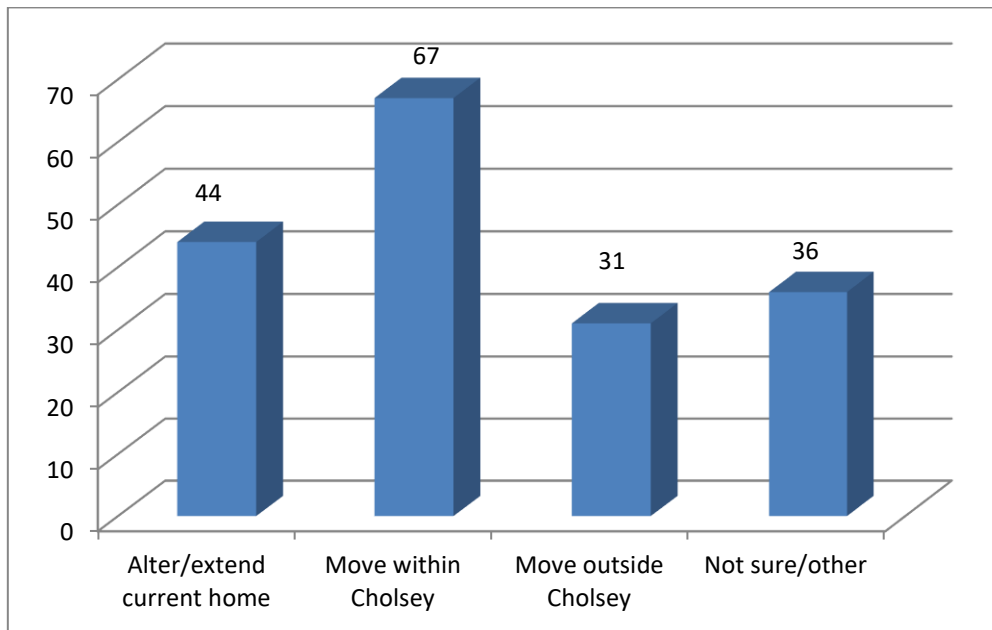
If a household wished to register an interest in affordable housing, it would require full analysis of its circumstances through a Housing Register application. There are restrictions on the number of bedrooms that a household is considered eligible for, depending on the make-up of the household and whether the home is rented or purchased on a shared ownership basis. Homeowners are generally not eligible for affordable housing.

There may be additional Cholsey households already on the Housing Register which did not respond to this survey.

**QUESTION 2.11**

**What would best meet your housing needs?**

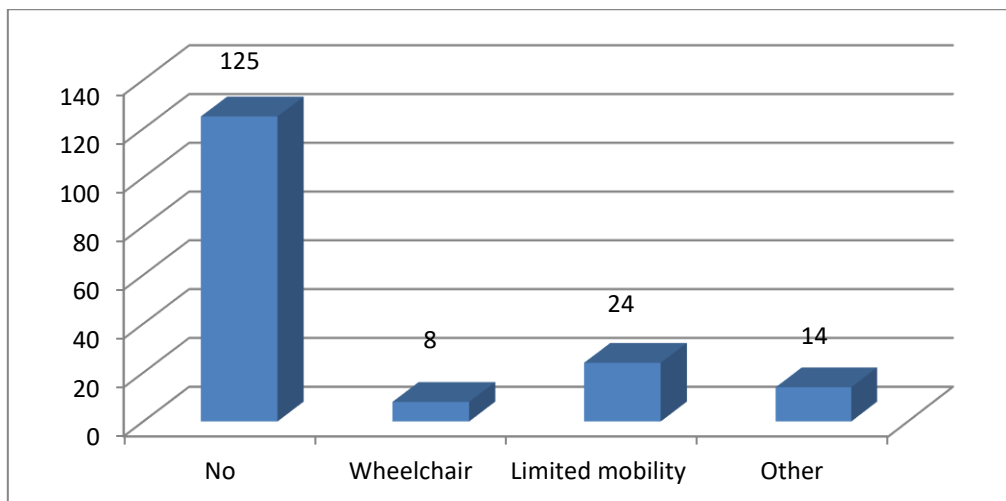
*147 respondents – 178 total choices*



**QUESTION 2.12**

**Does anything affect the type of home you need?**

*154 respondents – 171 total choices*

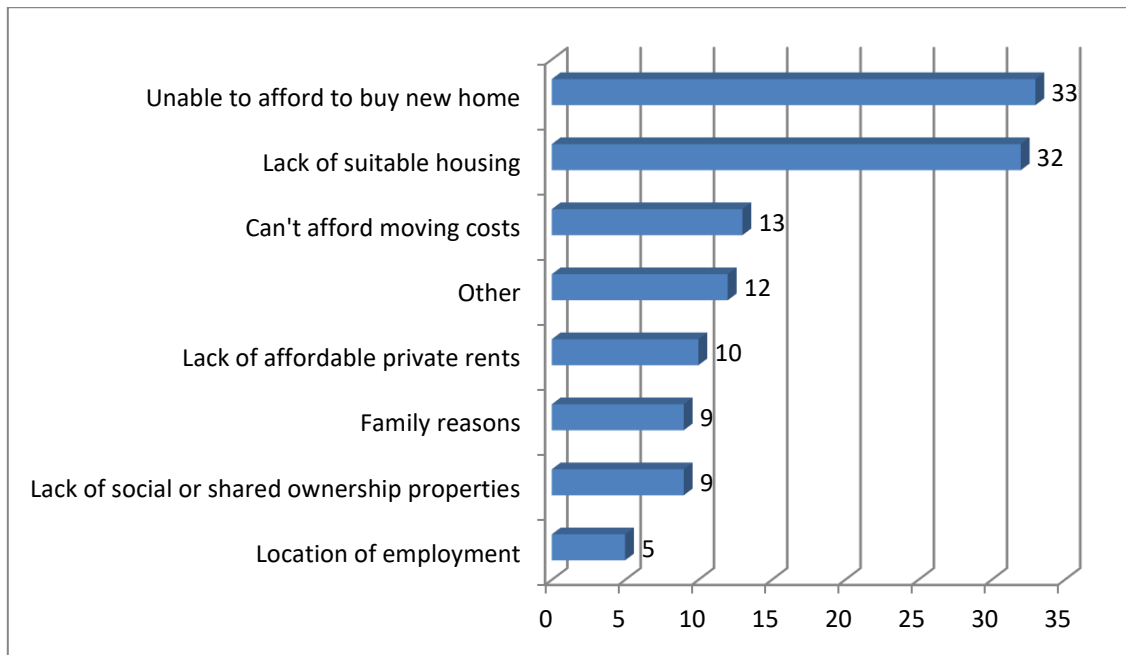


<b>Other</b>			
Need for care home now/future	3	Need bungalow	2
Need stairlift	1	Need downstairs loo	1
Future health deterioration	1	Can't have damp/mould	1
Disability supported by family	1	Need wheelchair access	1
On fixed income	1	No comment given	2

**QUESTION 2.13**

**If you wish to move but cannot, what are the reasons preventing you?**

*73 respondents – 123 total choices*

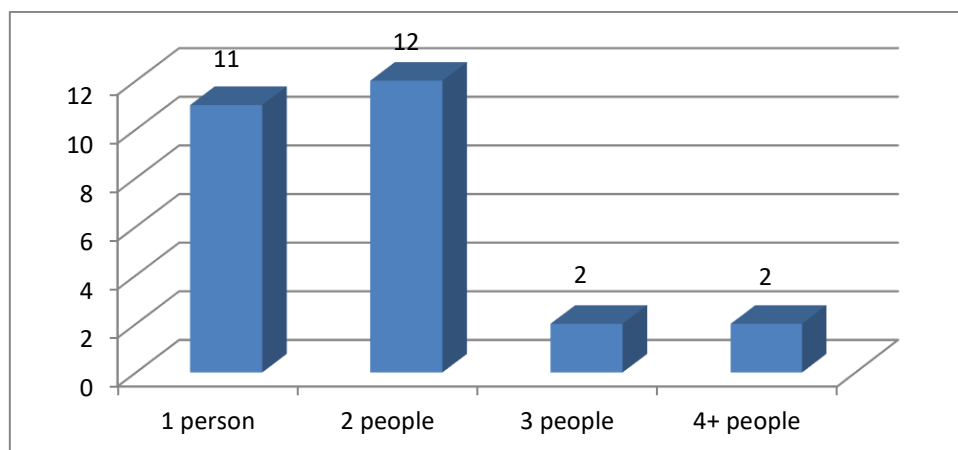


Other			
Need to be near schools	2	Need specific location	1
Lack of 1 or 2 bed houses/flats	1	Children can't afford to move out	1
Want son to live with me	1	Need more bungalows for downsizing	1
Next move up ladder is too expensive	1	Not mobile enough to move	1
Lack of homes on market	1	Family member not allowed to register Oxfordshire	1
No comment given	1		

**QUESTION 2.14**

**How many members of your home have been forced to move out of Cholsey due to lack of suitable housing?**

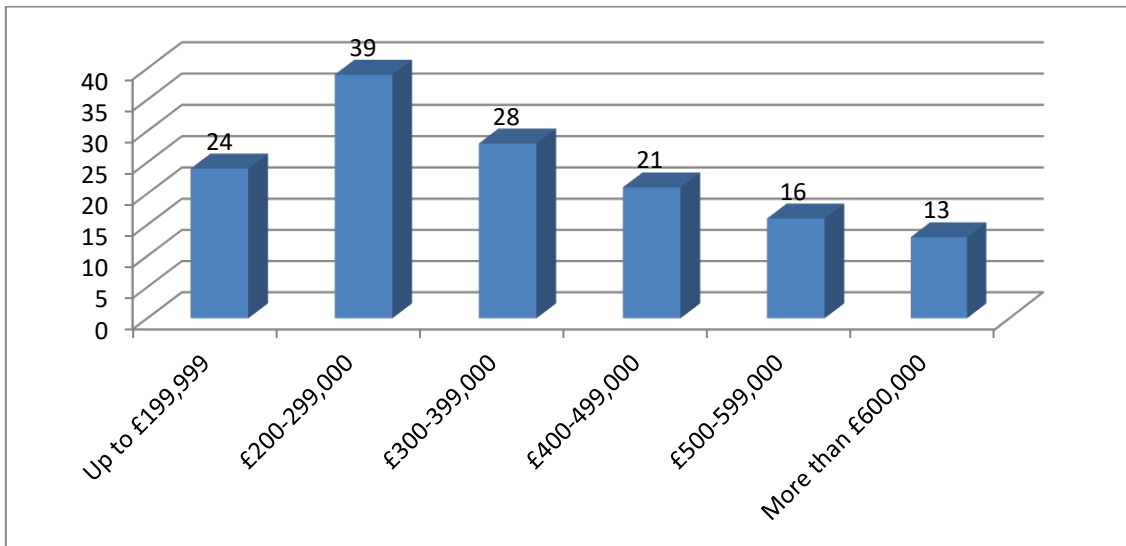
*27 respondents – 49 individuals in total forced to move out*



**QUESTION 2.15**

**If owner-occupier accommodation is required, at what price range are you looking to purchase?**

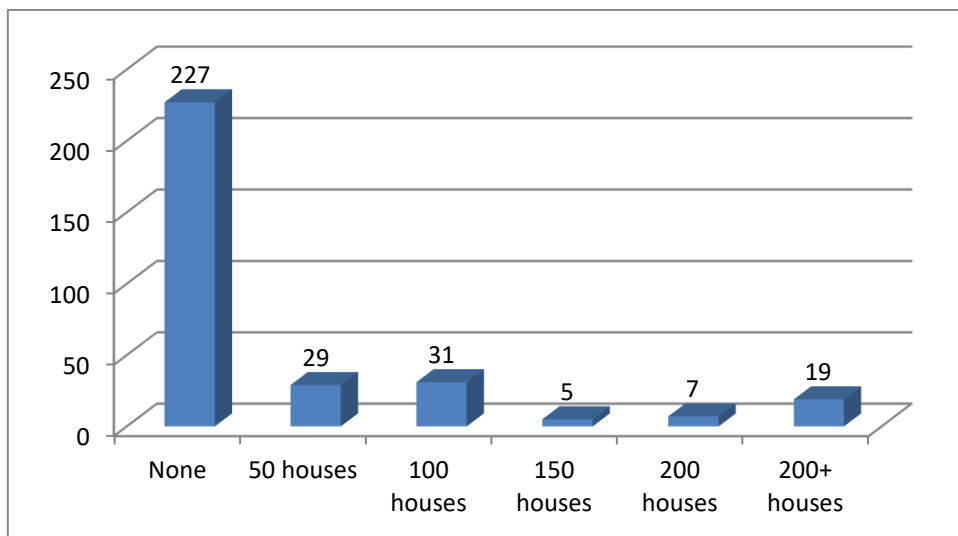
**114 respondents – 141 total choices**



**Detailed Results**  
**Part Three- Housing**

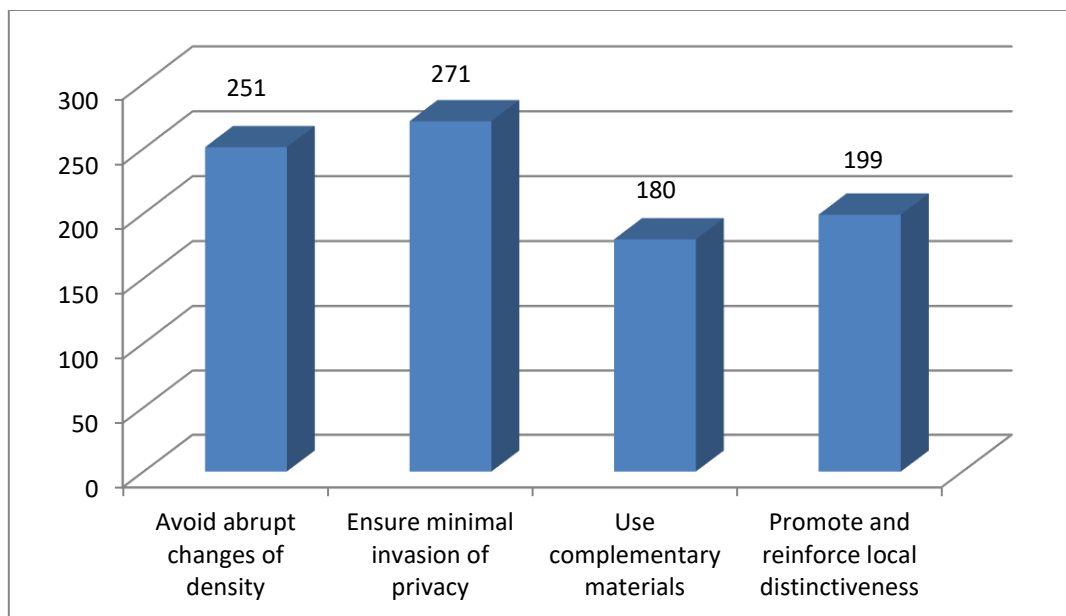
**QUESTION 3.1**

The emerging South Oxfordshire District Council Local Plan calls for approximately 310 new homes to be built in the Village between now and 2032. Unplanned speculative development could also bring more housing - how many additional planned houses would you support? *318 respondents*



**QUESTION 3.2**

What do you consider to be important for any development in/adjacent to the village? *328 respondents - 901 total choices*

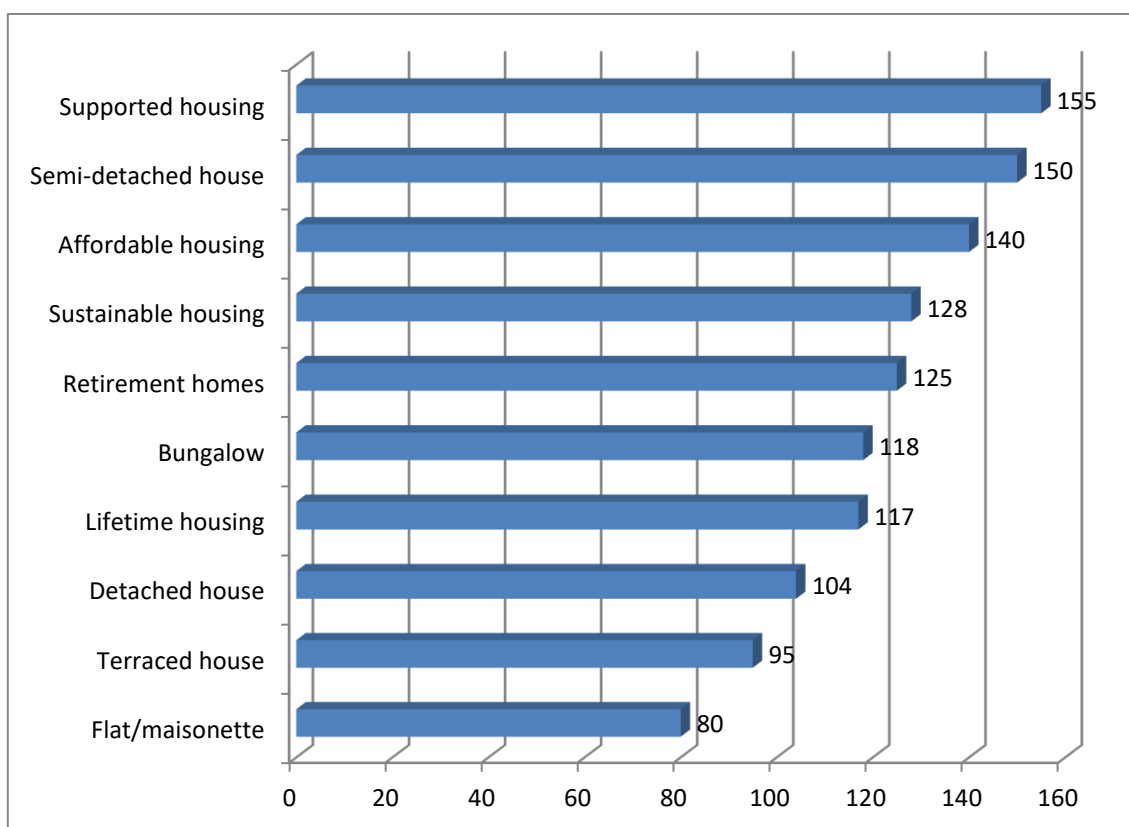


<b>Other comments - 113</b>			
Improved infrastructure	34	More parking	8
More off-road parking for houses	7	Traffic/access considerations, wide roads	7
Green spaces	6	Good gardens	5
Cholsey becoming too large	5	More innovative designs	4
Environmentally friendly	3	Space and privacy	3
Mixed style of houses	3	No current style in Cholsey	3
Higher standards	2	High density	2
Safe cycling/walking routes	2	New/expansion of schools	2
No backland development	2	Car park space for each bedroom	1
Facilities for children	1	Car ports not garages	1
More 1 and 2 bed properties	1	Good quality tasteful houses	1
Improved community facilities	1	Retirement dwellings	1
Decent sized bedrooms	1	Affordable for local people	1
Not red brick	1	No impact on residents	1
No impact on views	1	Don't exceed current heights	1
4 statements too simplistic	1	Stop building on overcrowded areas	1

### QUESTION 3.3

What type of accommodation do you think is needed in Cholsey?

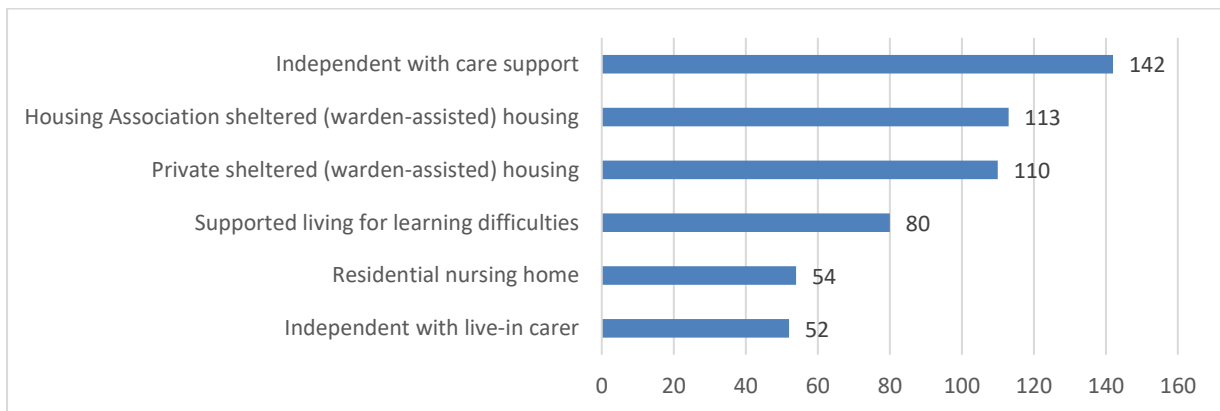
*302 respondents – 1212 total choices*





### QUESTION 3.4

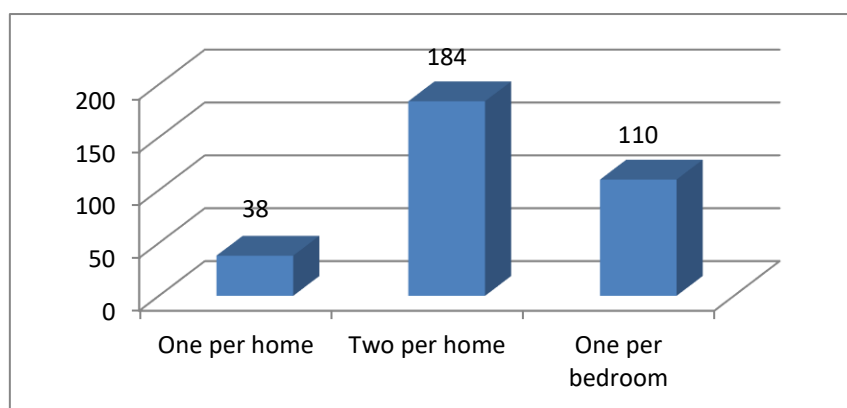
If you think supported housing is needed in Cholsey, what type do you think it should be?  
*205 respondents - 551 total choices*



### QUESTION 3.5

What car parking allocation for new development would you like to see?

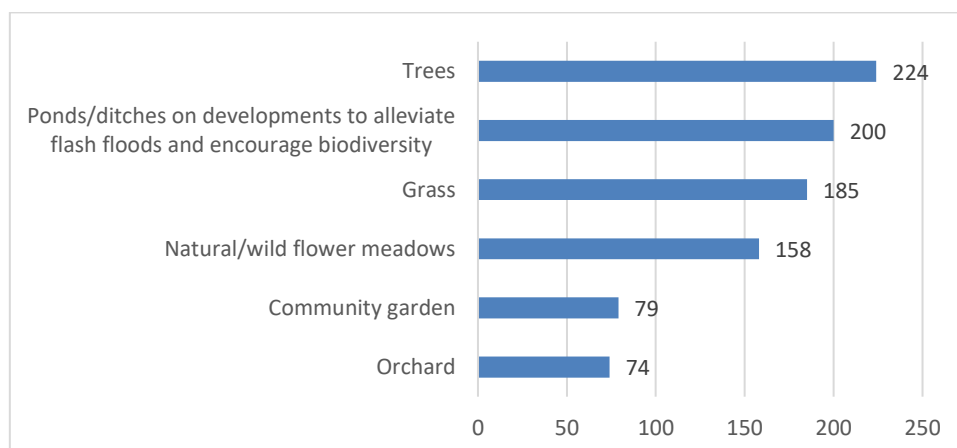
*332 respondents*



### QUESTION 3.6

When new development occurs, how would you like to see open spaces on a new site used?

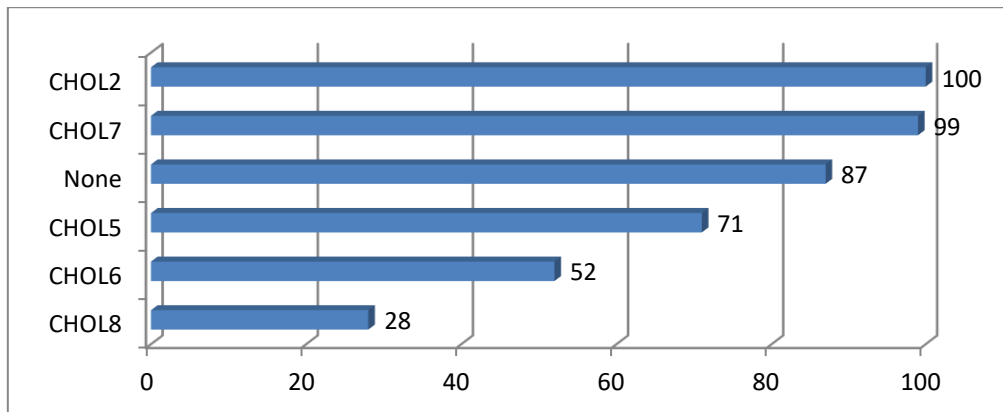
*321 respondents - 920 total choices*



**QUESTION 3.7**

**Which of the areas CHOL2 to CHOL8 do you think most suitable for future development?**

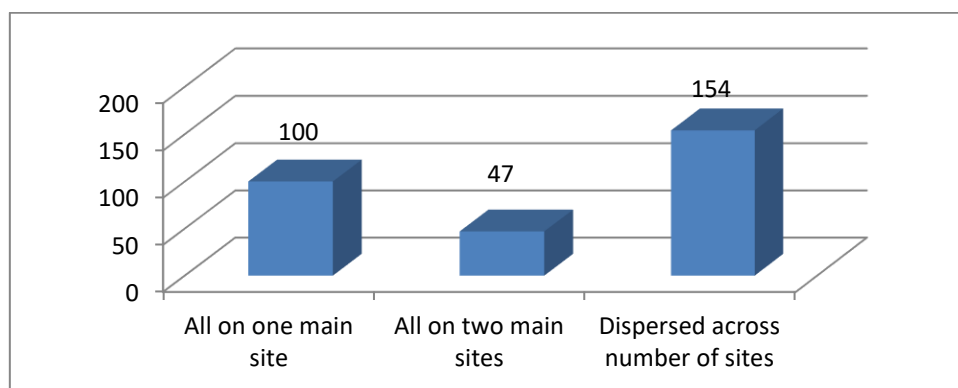
*275 respondents - 437 total choices*



**QUESTION 3.8**

**If planning permission is given for housing development in Cholsey, please indicate which of these options you think to be most suitable?**

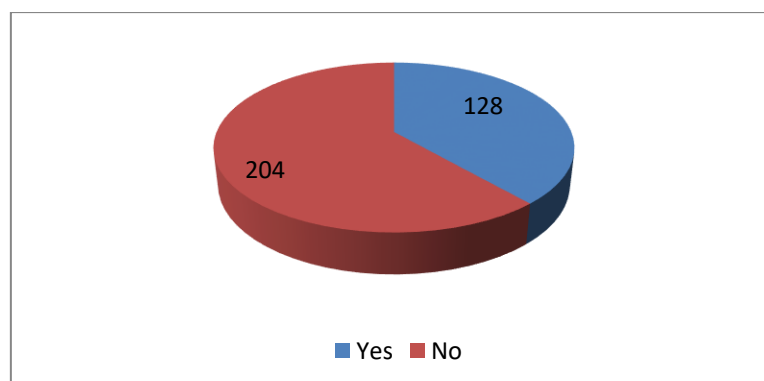
*301 respondents*



**QUESTION 3.9**

**Would you be prepared to see an increase of more than 310 homes in Cholsey if it resulted in significant gain for the community such as supported housing for the young/old, a medical centre, a children's centre or community shop?**

*332 respondents*



**QUESTION 3.10**

**Do you know of any other areas in or adjacent to the village that would be suitable for new homes?**

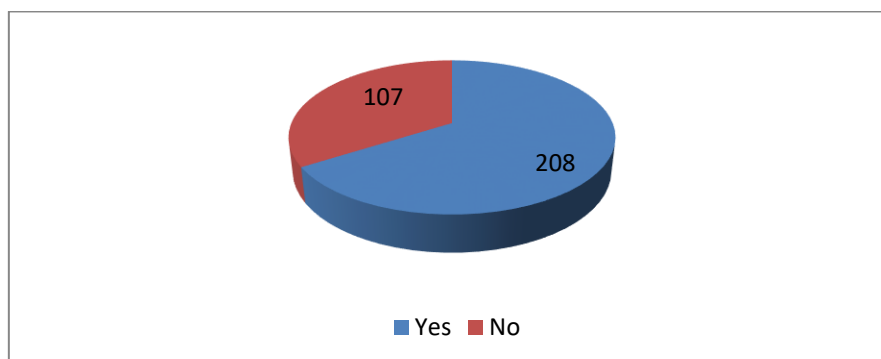
**30 respondents**

<b>Suggestions - 44</b>			
Didcot	4	Reading Road	3
Astons	2	South Moreton	2
Mongewell	2	Winterbrook	2
Moulsford	2	Berinsfield	2
Fairmile	2	Infill plots	2
Enough already	2	Gravel pit	1
Goring/Pangbourne	1	Benson	1
Meadow Farm, Reading Road	1	Southern third of CHOL2	1
Corner of Wallingford Rd/Copps Lane	1	Clifton Hampden	1
Area on other side of station	1	BT telephone exchange site	1
Brightwell	1	Opposite Blooms Cottage	1
B/w Kentwood Farm and Silly Bridge	1	Capps Lane	1
Halfpenny Lane	1	Land off Sandy Lane	1
South Stoke	1	Contact Savills, Reading office	1
Use existing homes	1	Demolish 60s/70s structures and re-do	1

**QUESTION 3.11**

**Do you think we should provide plots for self-build homes?**

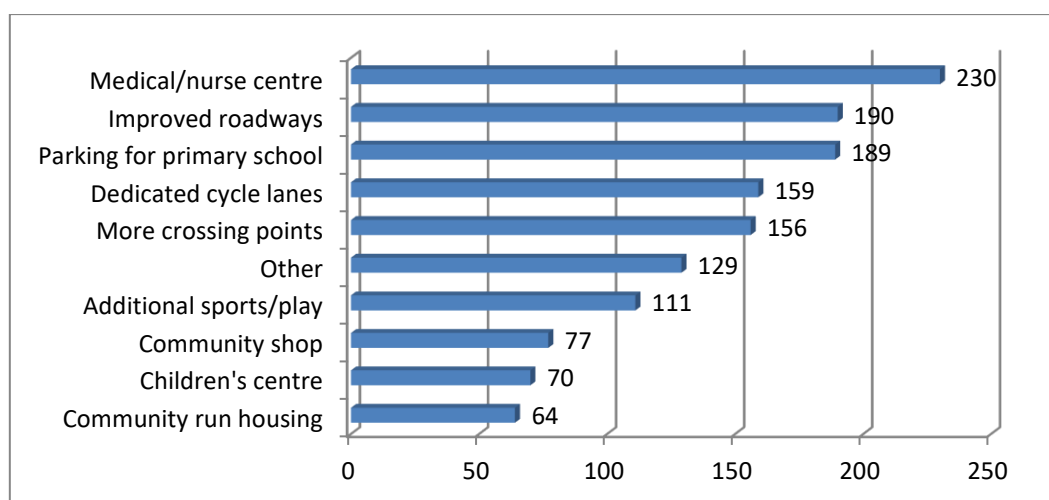
**315 respondents**



### QUESTION 3.12

What benefits to the village would you like to see realised from any development?

325 respondents - 1375 total choices



<b>Other - 171</b>			
More parking	25	New schools/expansion of schools	23
Improved drainage	9	Improved roads/pavements/potholes	9
Traffic calming	7	Speed/parking restrictions	6
More shops	6	More station parking	6
Facilities for teenagers/youth club	5	Swimming pool	4
Better bus service	4	Good cycle lanes	4
More wildlife/open spaces	4	Improved street lighting	3
Shops at Fairmile	3	Sort traffic issues/congestion	3
Doctors surgery	3	Improvements to infrastructure	3
Improvements to railway station	2	Community development	2
Crossing at Papist Way	2	Wallingford cycle path not used	2
Dentist	2	Plant more trees	2
No more houses	2	Bridleways	1
Display running routes	1	Lave park lights on at night	1
Accessible public toilets	1	Shops at Cholsey Meadows	1
Too many dogs	1	Cash machine	1
Football free zone in park	1	Re-model old Forty buildings	1
Sort flooding issues	1	Reduce speed along Reading Road	1
Sports centre	1	Keep pharmacy	1
Pub	1	Buried cables	1
Don't touch the green	1	Library	1
Bakers	1	Outdoor gym	1
Farm shop/café	1	Improve village centre	1
Crossing point outside Tesco	1	Trading means extra strain	1
Buildings for community groups	1	Keep allotments	1
More pedestrian friendly roads	1	Bigger play parks	1
Bowling green	1	Adequate road linking	1
Separate from main road	1		

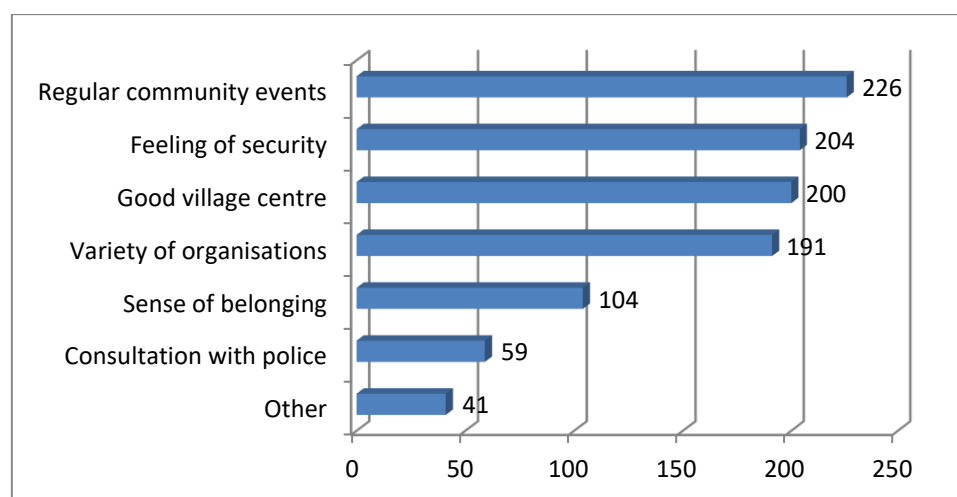
## Detailed Results

### Part Four- Our Community

#### QUESTION 4.1

Which of these do you consider contributes most to the strength of the village community, and helps to maintain the character and distinctiveness of Cholsey?

*325 respondents – 1025 total choices*

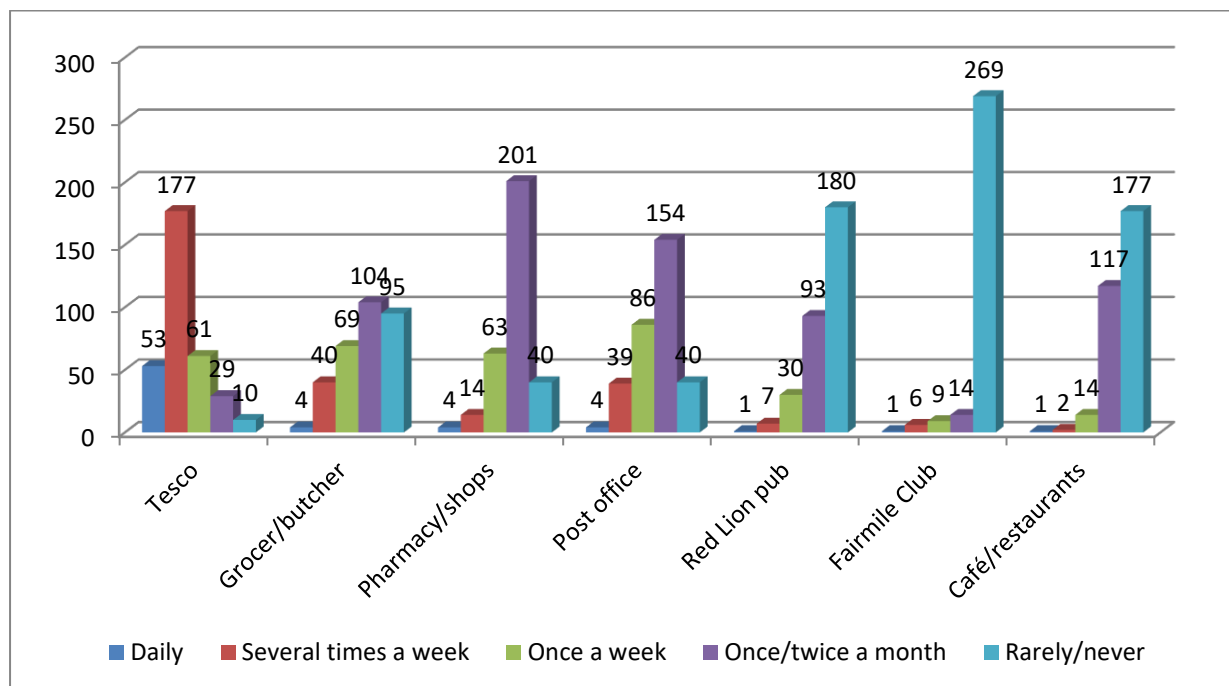


Other - 44			
Current amenities, especially pub	6	Good community through being a village not a town	4
More street lighting	3	More parking	2
Through working/living in the village for years	2	Village has lost much of character over the years	2
Community shop/café	1	Friendly schools	1
Encourage use of local schools	1	Community spirit	1
Need to do more as a community	1	Diversity of population	1
Landscape and wildlife	1	Variety of groups	1
Variety of housing	1	Better shopping area	1
Pavilion	1	Peaceful nature	1
Forty Magazine	1	Active involvement in changing present planning system	1
Community events with Reid 4	1	Walking around not driving	1
Conversion of old village centre	1	A new Forty	1
Pre 19 <sup>th</sup> century architecture	1	Railway centre	1
Police presence	1	Lack of police presence	1
Feel less safe now larger village	1	Lost village feel since Cholsey Meadows	1
Not enough planning by SODC except houses	1		

**QUESTION 4.2**

How often do you or family members use the following retail facilities?

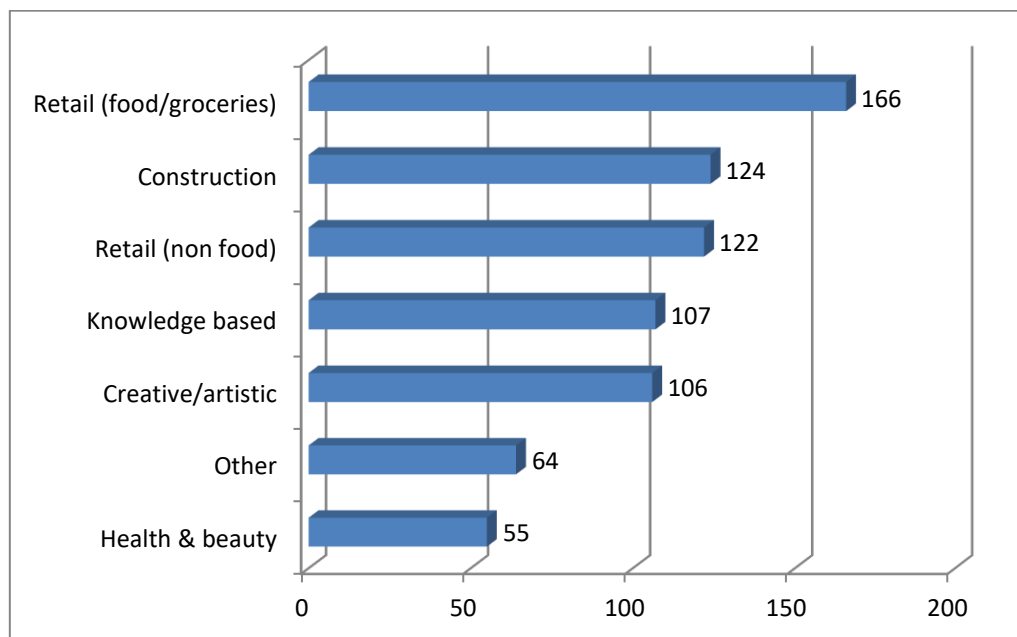
331 respondents – 2208 total choices



**QUESTION 4.3**

What types of additional business should we most encourage to start-up in or around Cholsey if the opportunity arose?

289 respondents - 744 total choices



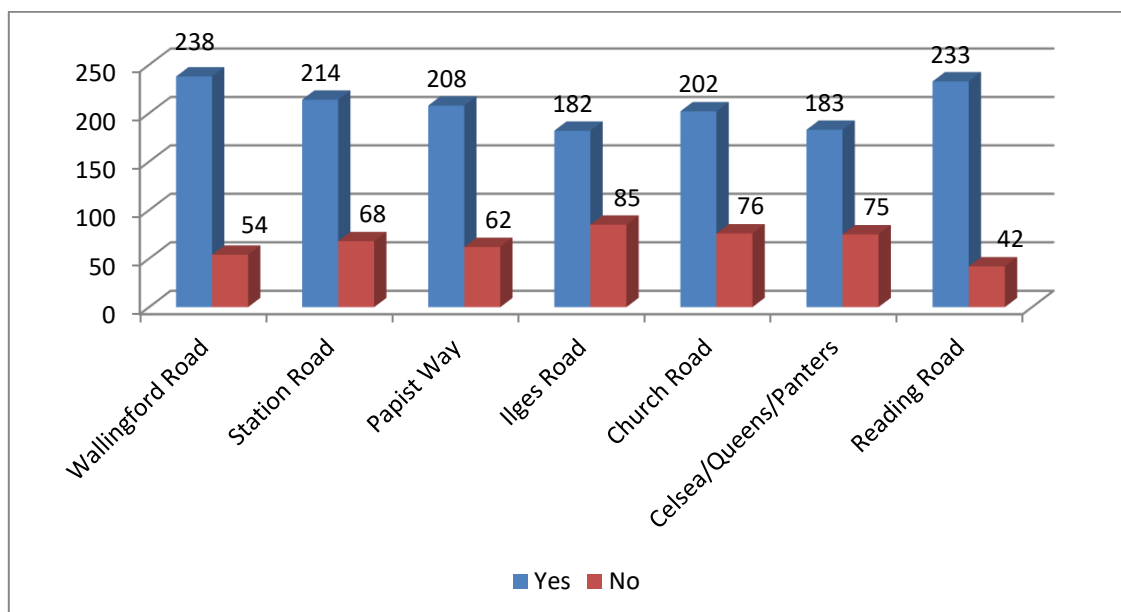
## Detailed Results

### Part Five- Our Transport and Road Safety

#### QUESTION 5.1

In previous meetings the speed of traffic through our village has been raised as a cause for concern. Do you agree that it is a problem at these locations?

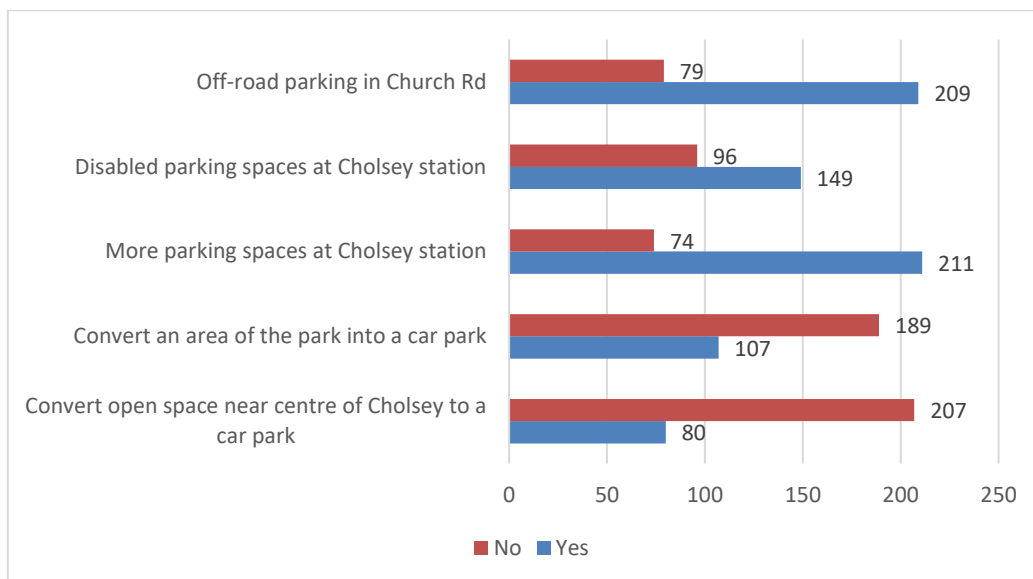
*320 respondents - 1922 total choices*



Elsewhere – 92 suggestions/ comments			
Village should be 20mph	21	Honey Lane	11
Question unclear	6	Need to enforce limits	6
Village centre should be 20mph	5	Honey Lane should be 20mph	4
Reduce Wallingford Road speed limits	4	Reading Road should be 60mph where currently 50	3
Limits are ok as they are	3	20mph everywhere except Wallingford Rd	2
Halfpenny Lane	2	Church Road 20mph at school	2
Traffic calming at Wallingford/Station Rd	2	Traffic speed is a big problem	2
Chicanes would help	1	Reading Rd too slow for cars/ too fast for bikes	2
Junction Papist Way/Station Rd dangerous	1	Westfield Road	1
All reduced by 10mph except Reading Rd	1	Ilges/Celsea should be 20mph	1
Reding Rd shouldn't be 50mph	1	Panther Road should be 20mph	1
Problems at Cholsey Meadows	1	Ferry Lane	1
Crescent Way	1	Remove one way barrier at Reading Rd	1
Double yellows at Church Road	1	Reading Rd too slow at 40mph	1
Need traffic calming	1	Parked cars help slow traffic	1
Reduce to 20mph in places	1	Most mishaps are lack of attention	1

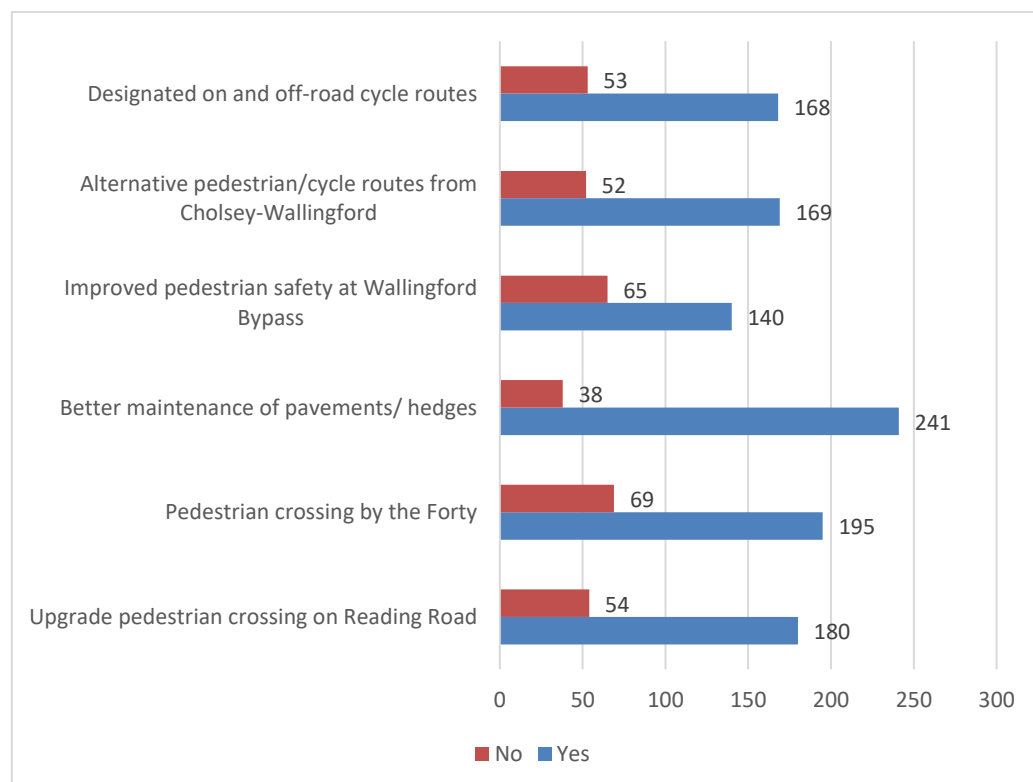
**QUESTION 5.2**

Respondents were asked if they would like to see the following mitigation measures to address Cholsey’s parking problems. **330 respondents – 1401 total choices**



**QUESTION 5.3**

Some residents are concerned about pedestrian safety throughout the village. What should be done to help? **322 respondents - 1424 total choices**



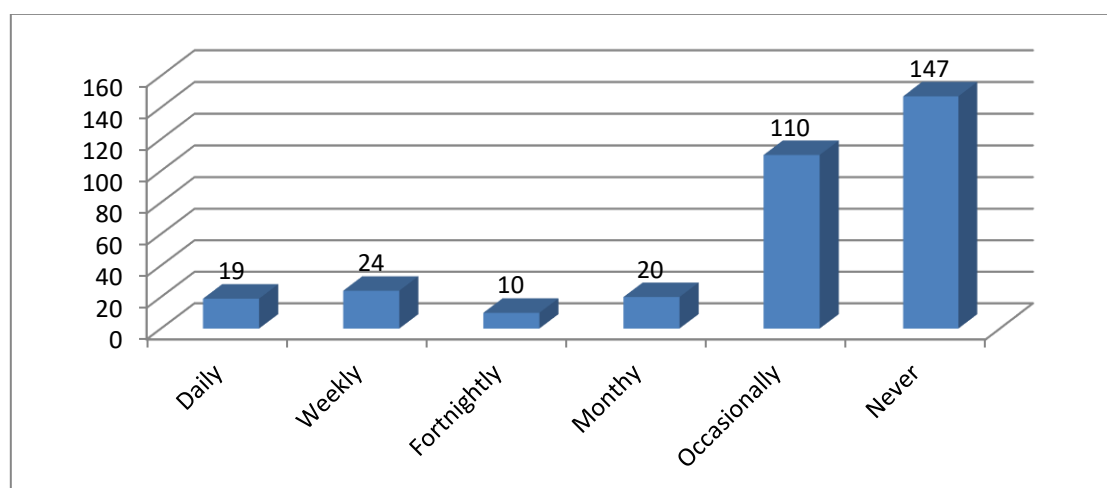


What else should be done to help – 77 suggestions			
Sort speeding/enforce limits	9	Improve parking situation	5
Improve pavements	5	Improve street lighting	4
Improve Ilges Lane	3	Improve parking in Church Road	3
Traffic light/crossing at Papist Way/Reading Rd/Ferry Lane	3	Cut back hedges	3
Improve path at Papist Way/Honey Lane	2	Cycle lanes	2
If safety of Wallingford bypass is improved, school buses will cease	2	Pedestrian crossing from Fairmile to Cholsey	1
Pedestrian crossing at Memories of Bengal	1	Pedestrian crossing at Wallingford Rd	1
Enforce limits on Wallingford Road	1	Improve lighting at Wallingford Road	1
Improve path at Reading Road	1	Improve path at Papist Wa/Station Rd	1
Traffic lights at Reading Road	1	Double yellows by Tesco	1
Lighting at entrance to village hall	1	Get homeowners to maintain hedges	1
Improve drainage	1	Flatten Cholsey roundabout	1
Replace illegal signs on A329 with cameras	1	Lollipop man for school runs	1
Pedestrian crossing to station	1	Enforce parking restrictions at shops	1
Humps at Lower Papist Way	1	Traffic calming at Station Road	1
Improve path between Cholsey Meadows and Ilges Lane	1	Replace bollards on Downside for no parking signs	1
All weather surface at Ilges Lane	1	Widen path from the Forty to the school	1
Pedestrians in road sign at Station Rd	1	Enforce double yellows near school	1
Get traffic warden	1	Get speed cameras	1
Speed humps on Church Road	1	More car priority on Reading Road	1
Wallingford Road is dangerous	1	What crossing on Reading Road?	1
School bus	1	Bus from Fairmile to station	1
Tram to Wallingford or bunkline	1	Need cycle path signs	1
Don't see many bikes to make changes worthwhile	1		

#### QUESTION 5.4

How often do you use the local bus services?

330 respondents

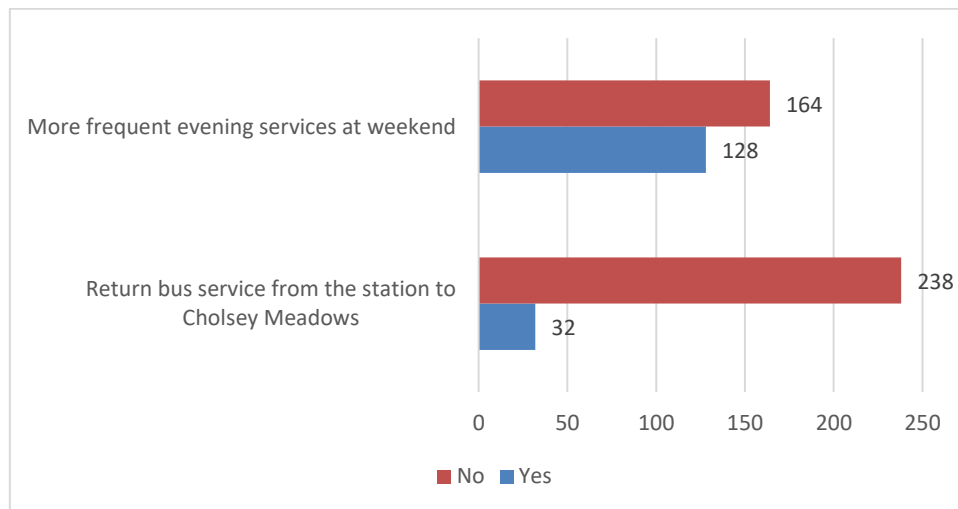


If you don't use the bus please tell us why – 130 comments			
Prefer car/car more convenient	32	Not frequent enough	15
Walk or cycle	11	Expensive	10
Unreliable/late	10	Not convenient	8
Use the train	7	Stops too early in the evening	7
Not the route I need	7	Distance from stops too great	4
Disabled	4	Not currently needed	3
Can't use it to commute	2	Kids do or will use it	2
Would like service to Reading/Oxford	2	No seating/shelter at stops	2
Not familiar with timetable/fare	1	Buses too big	1
Too lazy	1	Useless	1

### QUESTION 5.5

Would you use the bus service more if there were...?

300 respondents – 562 total choices

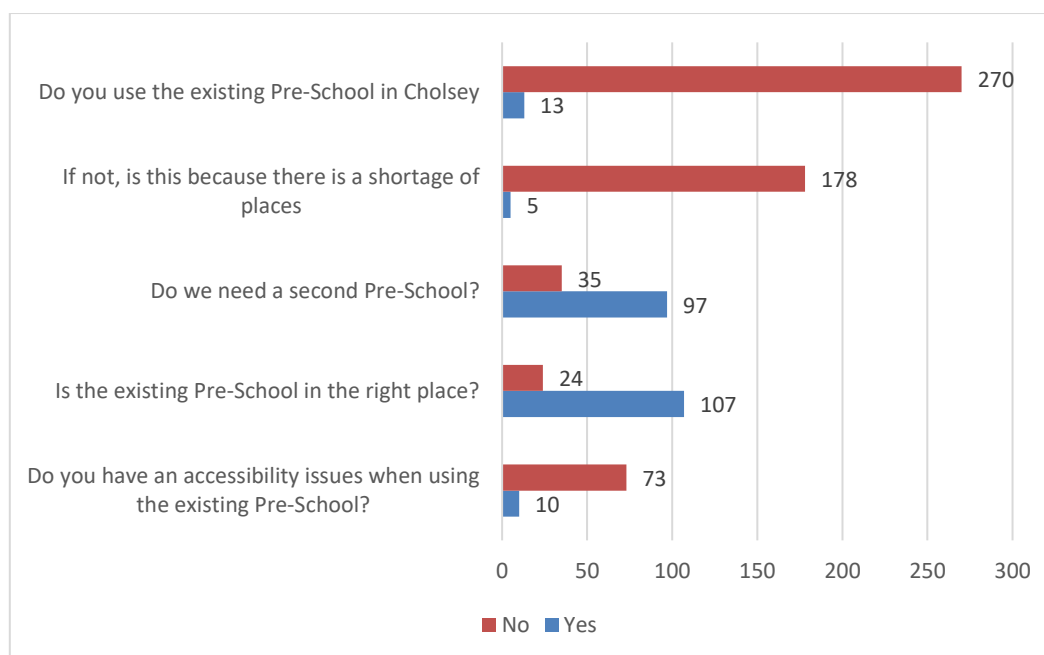


## Detailed Results Part Six- Our Education

### QUESTION 6.1

#### Opinions about the Pre-School

*290 respondents – 812 total choices*



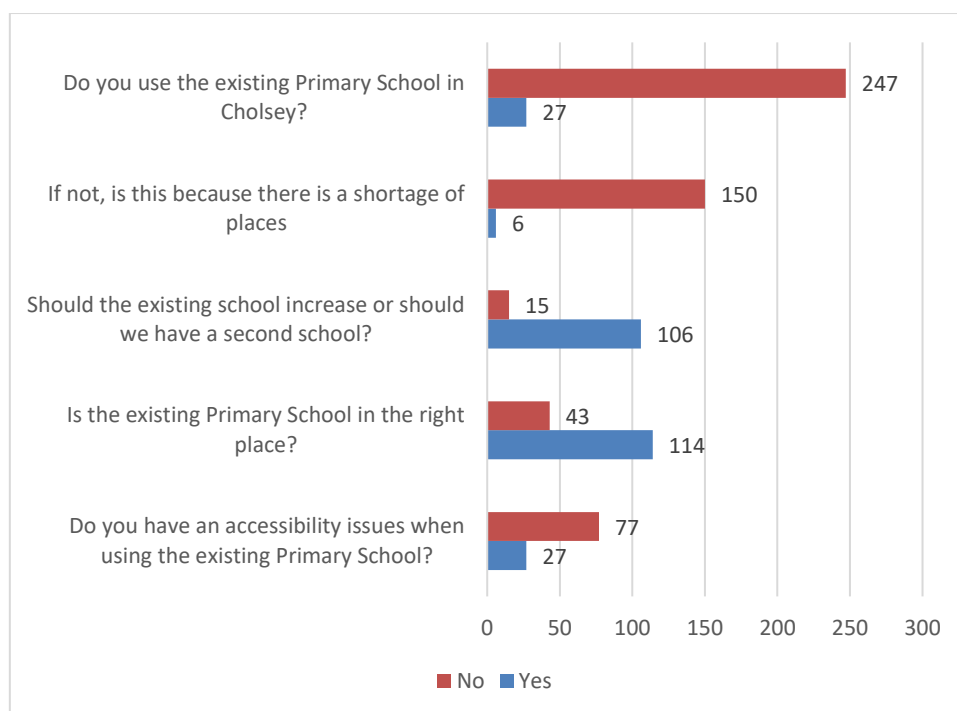
#### Where could a second Pre-School be sited – 63 suggestions

Cholsey Meadows	19	Fairmile	12
On CHOL2 site	9	Pavilion	3
Expand existing school	3	Celsea Place	2
Encourage cycling/walking to school	2	Parking issues	2
CHOL7	1	One of potential sites	1
Adequate site with parking	1	Half way between existing and new primary	1
Same site as main school	1	Laurence Hall	1
Need Montessori	1	Larger and more central to village	1
Should have been provided by developers	1	Fines for stopping in no parking zones	1
Link between pre school and primary good	1		

## QUESTION 6.2

### Opinions about the Primary school?

285 respondents - 812 total choices

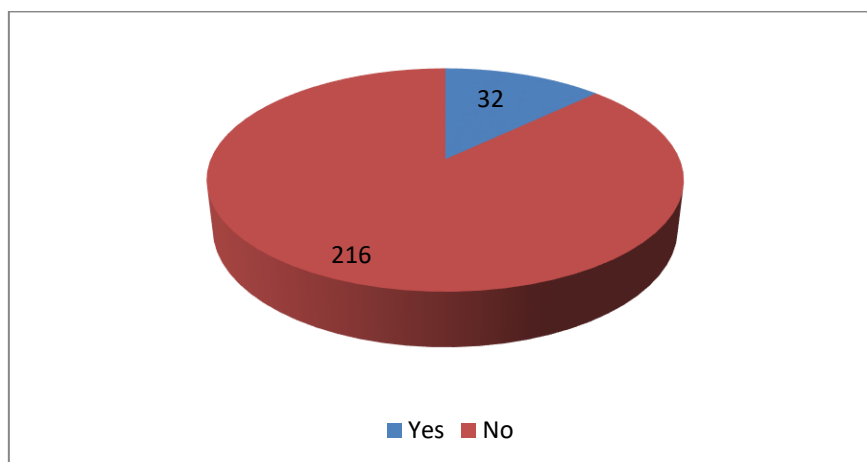


Reasons for not using the existing school - 58			
Traffic/parking at Church Rd dangerous	8	Now too big as village school	7
New school at CHOL2	4	Need new school built	4
Children went to Cholsey School	4	School not big enough for village	3
More homes = more school places needed	3	Second primary at Fairmile	2
Cholsey Meadows	2	Children will be going to Cholsey School	2
After 2 visits, decided not to add	1	Chose S.Moreton as set up seemed better	1
Grandchildren will go to S.Moreton	1	Chose to drive to smaller school	1
Have heard bad things (class sizes/drugs)	1	Build new pre-school	1
Single school on two sites divided by age	1	2 <sup>nd</sup> site and split infants/juniors	1
Pre and primary should be same location	1	Existing school in wrong place	1
Use field opposite school for parking	1	CHOL5	1
Single school to serve village	1	Second school or larger one	1
Give grant to technical schools	1	School needs transport plan	1
Need to improve infrastructure	1	Missed deadline	1
Encourage walking/cycling to school	1		

**QUESTION 6.3**

**Do your children attend Wallingford [Secondary] school?**

**248 respondents**

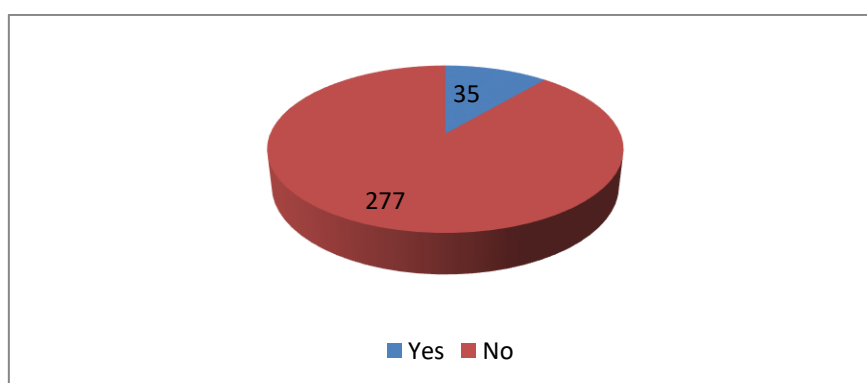


<b>Can you summarise why they don't attend Wallingford School – 14</b>			
Private school preferred	2	Doesn't achieve good academic results	2
Too large	2	Over-subscribed	1
Too much emphasis on sport	1	Wouldn't want them to go there	1
Needs expanding	1	Language Programme at European School, Culham, preferred	1
Competitive team sport available elsewhere	1	Attend Henley College	1
Single-sex school at Didcot preferred	1		

**QUESTION 6.4**

**Do you currently participate in adult education?**

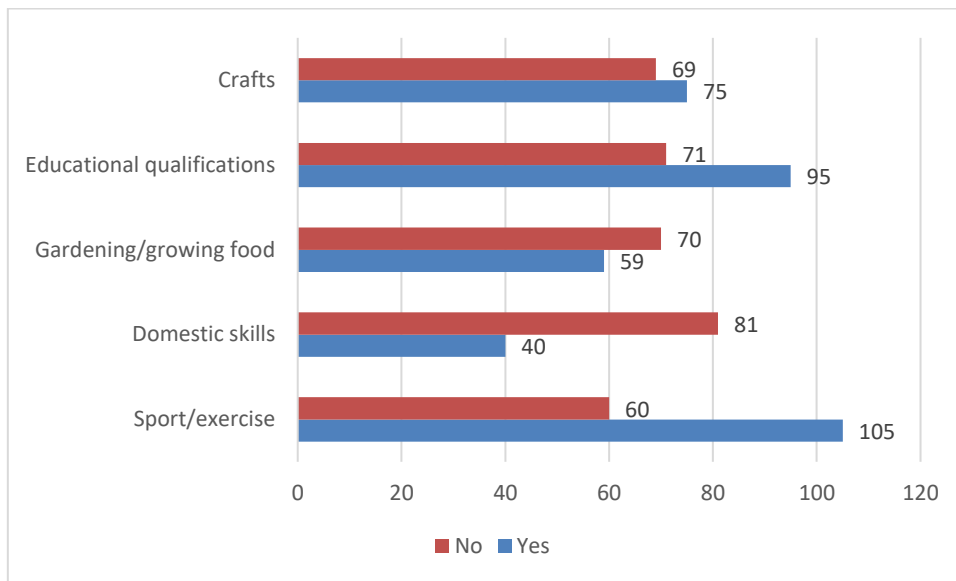
**312 respondents**



<b>If you do participate, where do you take classes – 41 total choices</b>			
Oxford	12	Online/distance learning	6
Abingdon	5	Cholsey	4
Didcot	3	Brightwell	3
Wallingford	3	Crowmarsh	2
Reading	1	Witney	1
Harwell	1		

**QUESTION 6.5**

**Would you like to participate in any of the following areas if classes were available in Cholesey?** **230 respondents - 725 total choices**



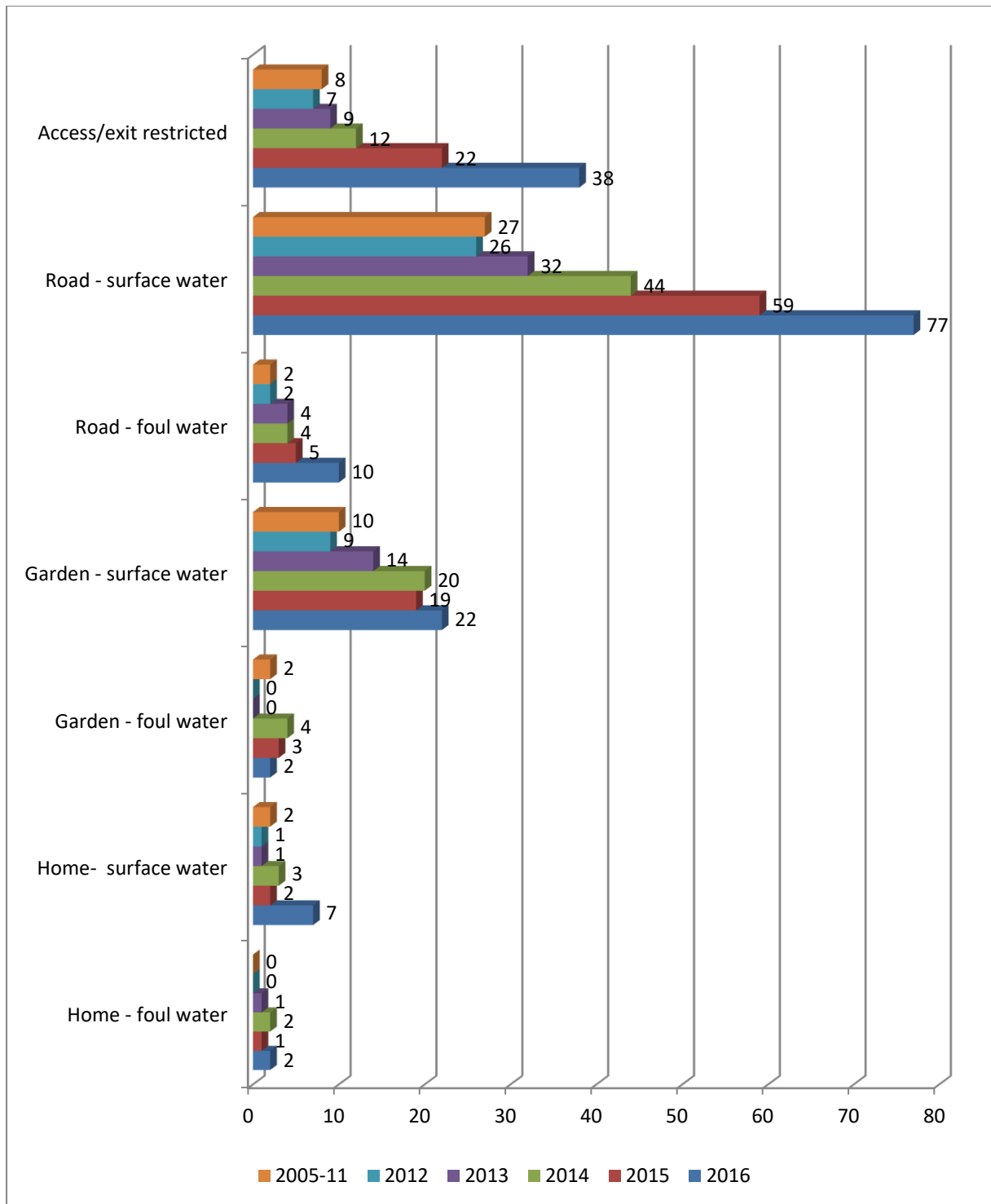
<b>Other- 28 choices</b>			
IT skills	6	These/some of these exist already	4
Swimming	3	Dance	2
Depends on timings	2	Vocational parenting	2
DIY	1	Drama	1
Photography/art	1	History/archaeology	1
Yoga	1	If low cost	1
Community gym	1	Nature/environment	1
Promote Wallingford Sports Park	1		

## Detailed Results Part Seven- Our Environment

### QUESTION 7.1

If you have been affected by flooding, when did it occur and what happened?

*122 respondents – 515 total choices*



Other (please describe what happened) - 36			
Flooding at Station road and bridge	10	Flooding at Wallingford Road	5
Sewage system unsuitable	5	Flooding at The Forty	3
Garage floods	3	Flooding at bridge in Westfield Road	
Flooding at Little Lane	1	Flooding at Queens Road/College Close	1
Flooding outside Tesco	1	End of terrace flooded	1
Been informed of previous garden flooding	1	No drainage in garden	1
Hire autumn road sweepers	1	Raise kerbs	1
Water level higher than it used to be	1	More houses will increase likelihood	1

### QUESTION 7.2

Do you have photographs or other evidence that you can email or enclose?

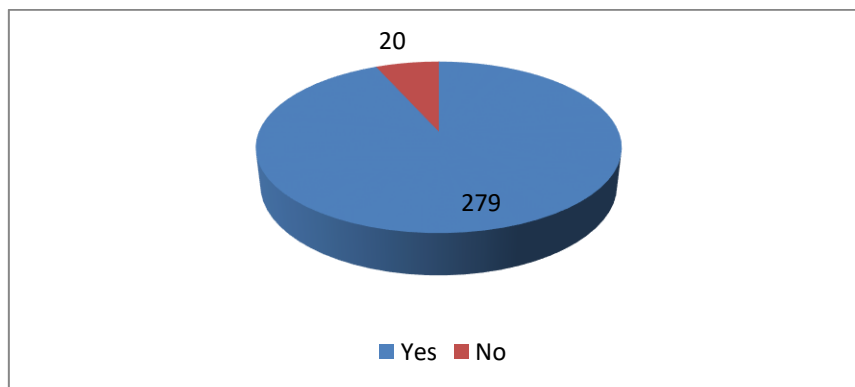
*2 respondents*

- Two respondents enclosed evidence, which has been passed to the Neighbourhood Plan Steering Group

### QUESTION 7.3

Should we encourage buildings to have a lower carbon footprint?

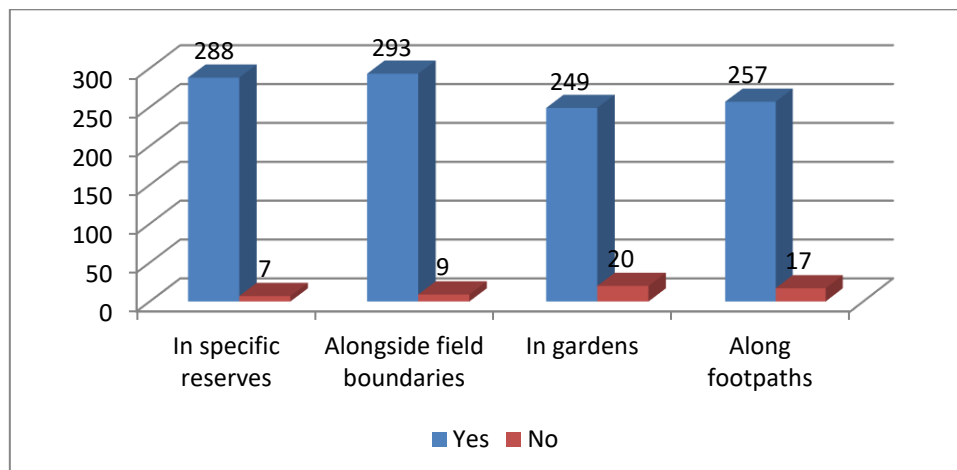
*299 respondents*



### QUESTION 7.4

Should we do more to encourage wildlife and biodiversity?

*315 respondents – 1140 total choices*

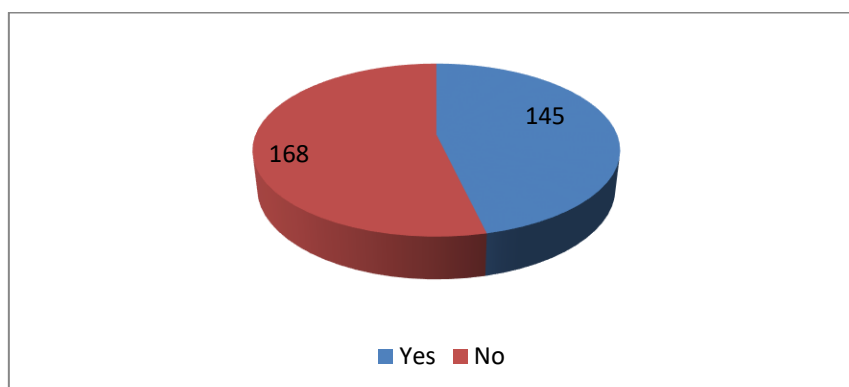




### QUESTION 7.5

Should street lights be turned off earlier to save energy and reduce light pollution?

313 respondents



### QUESTION 7.6

Can you tell us about threats and opportunities for improvement in our local countryside?

101 respondents – 142 suggestions

Threats - 93 suggestions		Opportunities – 49 suggestions	
Over-development/ too many houses/ inappropriate development	33	Encourage/ improve biodiversity and wildlife initiatives	12
Gravel pit	13	More dog poo bins	4
Flooding	8	Community participation	3
Traffic	6	More ponds	2
Loss of green spaces/ fields	5	Water recycling	1
Litter	4	Green energy initiatives	1
Pressure on infrastructure [with more development]	3	Gravel pit could be an opportunity for a wild/ recreation area	1
Use of insecticides/ pesticides	3	Road crossing tunnels for wildlife	1
Anti-social behaviour	3	Upgrade Thames Path	1
Too many cars/ too much parking	3	More footpaths	1
Poor street lighting	1	Pedestrian bridge across the Thames	1
Celsea Place development	1	Support local walkers	1
Over-powerful security lights	1	Increase organic farming	1
Loss of gardens	1	Information points	1
Development threatening fragile habitats	1	LED street-lighting	1
Loss of footpaths	1	Better-utilise Ferry Lane access to Thames	1
Loss of environmental legislation with Brexit	1	Maintain village feel	1
Threat to farming livelihoods from Brexit	1	Improve access to Downs	1
Loss of flower meadows	1	More trees	1
No investment in local services	1	Create wildlife-friendly gardens	1
Uncontrolled vegetation	1	Keep riverbank wild	1
Develop contributions don't reach village	1	Support Cholsey Meadows	1
		Clear streams and ditches	1

	Street recycling instead of individual house bins	1
	Empty street drains	1
	Forest School	1
	Community orchard	1
	Trains stop for fast London services	1
	Improve community policing	1
	Nest boxes	1
	Benches by the river	1
	Use the Thames more	1

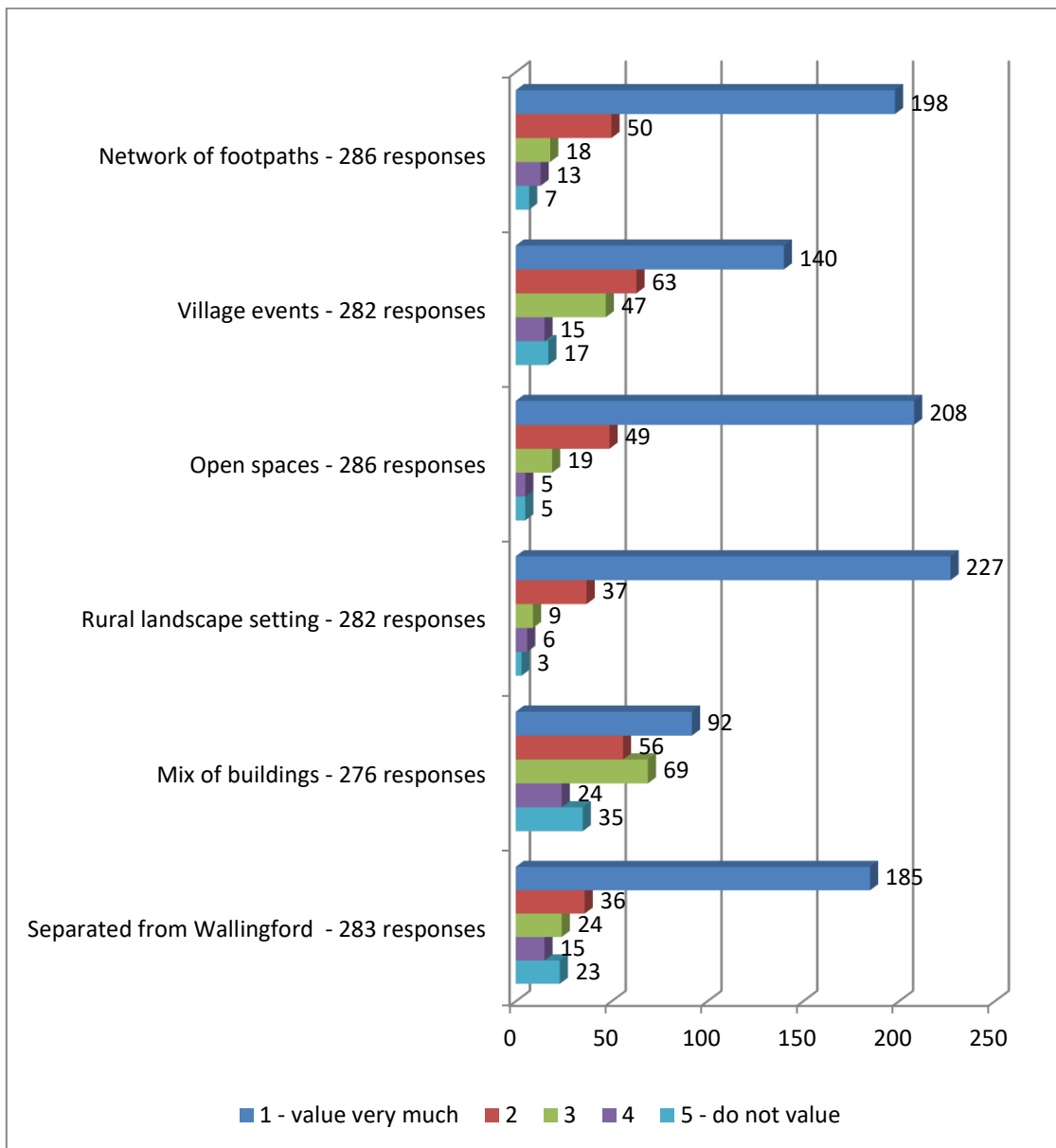
## Detailed Results

### Part Eight- Our Heritage and Character

#### QUESTION 8.1

How much do you value these village characteristics?

*287 respondents - 1695 total choices*

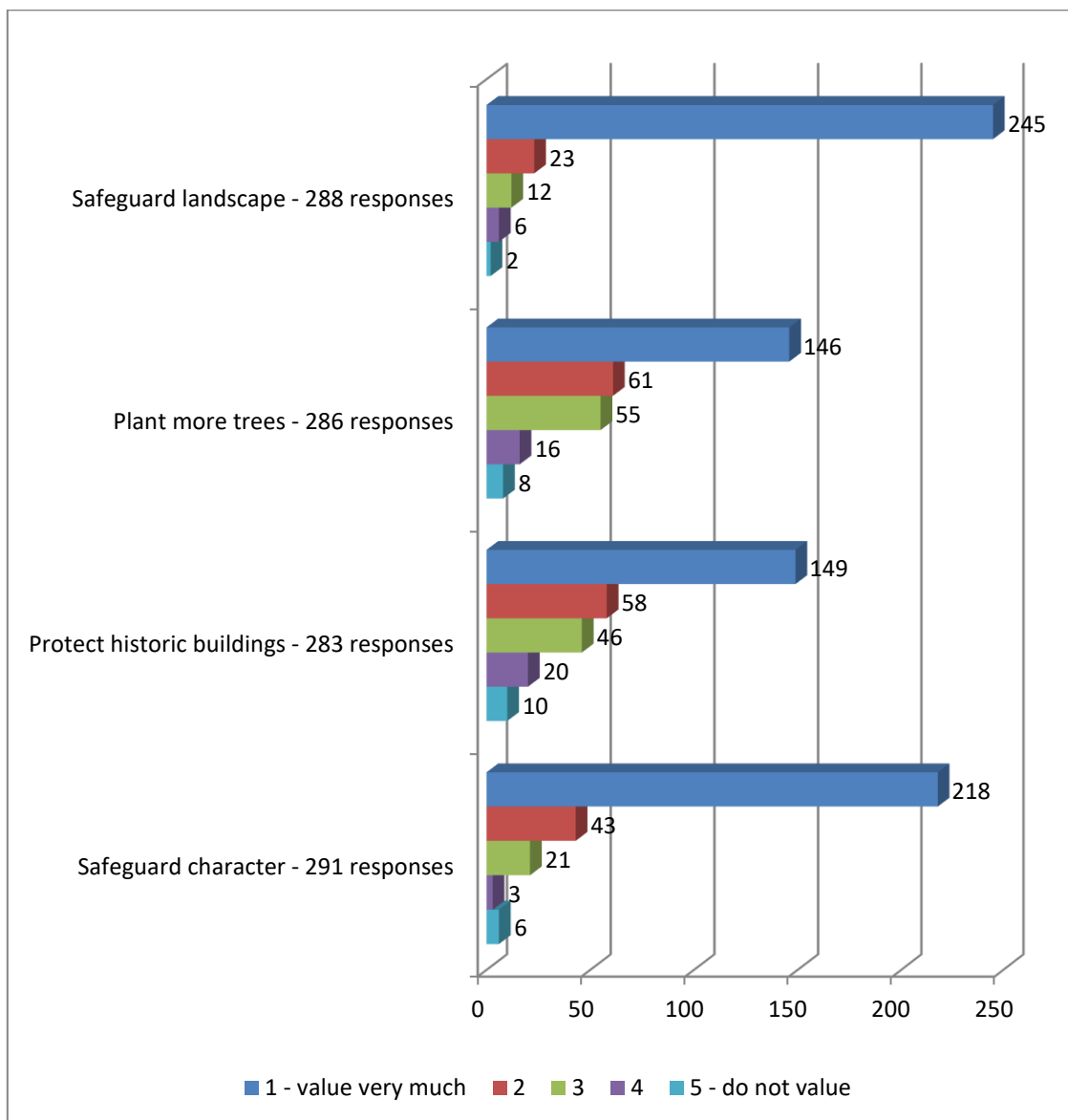


**Average score for each option (option highlighted in yellow = most valued)**

Separated from Wallingford	1.8	Mix of buildings of different ages	2.5
<b>Setting in a rural landscape</b>	<b>1.3</b>	Open spaces within the village	1.4
Village events, ie, Cholsey Show	2.0	Network of footpaths into fields/ivers	1.5

**Question 8.2**

**With regard to the agricultural and rural character of the village how important is it that we...?**  
**304 respondents - 1148 total choices**



**Average score for each option (option highlighted in yellow = most valued)**

Safeguard character of the village	1.4	Protect historic agricultural buildings	1.9
Plant more trees	1.9	<b>Safeguard landscape of the countryside</b>	<b>1.3</b>

**Which views do you value in particular?**

**127 respondents – 191 choices**

- Every effort has been made to accurately segment choices based on descriptions made by respondents. However, there may be overlap in some descriptions.

<p>Cholsey Hill</p> <ul style="list-style-type: none"> <li>- Views to and from</li> <li>- Looking into Cholsey</li> <li>- Views over</li> <li>- Approaching from South Moreton</li> <li>- Over the village</li> </ul>	24	<p>St Mary's Church</p> <ul style="list-style-type: none"> <li>- Views to and from</li> <li>- Around the church</li> <li>- Views of the church</li> <li>- From railway line</li> </ul>	20
<p>Towards the Downs</p>	16	<p>River/ Riverside</p> <ul style="list-style-type: none"> <li>- Down Ferry Lane</li> <li>- From Ferry Lane to river</li> <li>- River in both directions</li> <li>- From Church Meadows</li> <li>- Over river to South and North Stoke</li> <li>- Surrounding footpaths</li> <li>- View to Thames from Reading Road</li> </ul>	14
<p>From Westfield Road (Hill)</p> <ul style="list-style-type: none"> <li>- Views from top</li> <li>- Towards Lollingdon Hill</li> <li>- Looking NE</li> </ul>	11	<p>Church Road</p> <ul style="list-style-type: none"> <li>- Towards Didcot</li> <li>- Along Church Road</li> <li>- Towards Wallingford</li> </ul>	10
<p>Farm Hill</p> <ul style="list-style-type: none"> <li>- Views to and from</li> <li>- Along</li> <li>- Towards the church</li> <li>- Coming into Cholsey up Farm Hill</li> </ul>	10	<p>Towards Chilterns</p>	9
<p>Ilges Lane</p> <ul style="list-style-type: none"> <li>- Up the lane</li> <li>- Towards the river</li> <li>- Towards the Chilterns</li> <li>- Looking over the Thames</li> <li>- At the top looking NE</li> <li>- Towards the vets</li> </ul>	8	<p>Fields/ green land around the village</p>	8
<p>Lollingdon Hill</p> <ul style="list-style-type: none"> <li>- Over the hill</li> <li>- Towards</li> <li>- Footpath to</li> </ul>	6	<p>Road to/ from South Moreton</p>	6
<p>All views in and out</p>	5	<p>The Forty</p>	5
<p>Silly Bridge</p> <ul style="list-style-type: none"> <li>- Track leading to</li> </ul>	4	<p>Wallingford Road</p> <ul style="list-style-type: none"> <li>- Towards the NW</li> </ul>	4

		- Green fields and pastures along - Views opposite	
Views from Celsea Place	4	Agatha Christie Trails	2
Wittenham Clumps - Towards - Views of	2	Ridgeway	2
None	1	The stream	1
Out past the station	1	From Cholsey station to the main road	1
Beyond Millennium Road	1	Towards Woodcote	1
Windy Hill	1	To the hills from the railway	1
360° view of landscape on South Moreton Road	1	All footpaths	1
Reading Road to Moulford	1	Up and down Halfpenny Lane	1
Jubilee Field	1	Rowling Road to Reading Road	1
From top of hill up lane opposite Honey Lane	1	Recreation Ground area	1
Cholsey Marsh	1	Meadows towards Thame	1
Wallingford Hill	1	View from the bridle path off Papist Way	1
Old barns near church	1		

### QUESTION 8.3

**If you think we could highlight or make use of our location to the River Thames please tell us how you think we could do this?** *124 respondents – 147 choices*

Cafe	16	Improve Thames Path/ pathways to the river	13
Strictly limit or prevent development down Ferry Lane	10	Improve or create more moorings, including overnight	9
Improve signage	8	Pleasure boat/ ferry/ river boat stop	8
Community jetty/ landing stage/ slipway	6	Improve access in Ferry Lane	6
Picnic/ BBQ area	6	Canoe/ boat hire	5
More parking near river	5	More seating/ benches	5
Better marketing of the nature reserve	3	Water turbines (for energy generation)	2
Improve slipway on Ferry Lane	2	Watersport facilities	2
Education centre at nature reserve	2	Footbridge at Ferry Lane	2
Pedestrian bridge/ cycleway across Thames	2	Better access	2
Restaurant by river	2	Promote river walks	2
Summer events on riverbank	2	Additional foot/ cycle links	2
Community boat house	2	Promote rowing	1
Small leisure complex	1	Bridge to South Stoke	1
Use Cholsey Meadow as a flood plain	1	Limit number of moorings	1
Car park on Thames Path	1	Improve riverside path from Ferry Lane north	1
Improve nature reserve	1	Pub near Cholsey Meadows	1
Marina	1	Another car access point to Thames	1

Improve access to Thames Path	1	Waterside park and visitor facilities	1
Avoid development in sight of river	1	Layby on east side of Reading Road- use for information signs	1
Better access for wheelchair users	1	Access by Bow Bridge	1
Crossing point on Reading Road to link footpath to Thames Path	1	No building on flood plain	1
Engage with BBOWT about Cholsey Meadows wildlife	1	Canoeing centre	1
Engage with Oxford Brookes University about access to their jetties	1	Rename village as Cholsey on Thames	1

## SUMMARY OF NARRATIVE COMMENTS MADE ON FINAL PAGE OF SURVEY

- 114 responses with 143 individual comments

<b>Segmentation of comments by theme</b>	<b>Number of comments</b>
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<b>Infrastructure- <u>general</u> comment</b>	<b>16</b>
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Concern regarding the impact of new development on local infrastructure in general and the impact on the village identify

<b>Infrastructure – comment on <u>specific</u> types of infrastructure</b>	
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<b><i>Traffic, speeding and roads</i></b>	<b>12</b>
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Need for specific traffic, speeding and road improvements:

- |   |   |
|---|---|
| - Traffic density is a problem          | 4 |
| - Better street-lighting needed         | 2 |
| - 20 mph restrictions required          | 2 |
| - Traffic calming measures needed       | 1 |
| - Need to hold developers to account    | 1 |
| - One-way road needed                   | 1 |
| - Traffic lights needed to stop rat run | 1 |

<b><i>Parking</i></b>	<b>26</b>
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General concern about existing parking issues and the potential impact of further housing development	4
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Specific parking comment:

- |                                       |   |
|---------------------------------------|---|
| - Station parking needs improved      | 4 |
| - Shop parking needs improved         | 4 |
| - Yellow line issues                  | 4 |
| - Parking needed in new developments  | 4 |
| - Encouragement of non-car use        | 1 |
| - Street parking is an issue          | 1 |
| - Improvement needed in Panter's Road | 1 |
| - Improvement needed in Ilges Lane    | 1 |
| - Improvement needed in Papist Way    | 1 |
| - Improvement needed in Station Road  | 1 |



**Health****3**

General concern about existing health infrastructure (doctor's surgery) and the potential impact of further housing development 3

**Education (schools)****12**

General concern about existing educational infrastructure and the potential impact of further housing development 1

Specific comment about educational infrastructure:

- Concern about capacity of primary school 7
- Concern about capacity of secondary school 2
- Adult education (need to improve access and timetabling) 1
- Concern about capacity of preschool 1

**Public transport****3**

Specific comment about transport infrastructure:

- Concern about bus timetabling and journey times 2
- Concern about accessibility at station 1

**Retail and services****3**

Specific comment about retail and service infrastructure:

- Need a better variety of shops 1
- Move the centre of village, including shops, to CHOL2 1
- Need to improve local usage of shops 1

**Sewage, drainage and water****3**

Specific comment:

- Flooding is a problem 2
- Surface drainage overloaded 1

**Recreation****4**

Specific improvement needed to improve leisure and recreational facilities to meet current and future needs:

- |                               |   |
|-------------------------------|---|
| - Another pub                 | 1 |
| - A park area                 | 1 |
| - Provision for teenagers     | 1 |
| - Better timing of activities | 1 |

**Development- specific comments****39**

- |  |   |
|--|---|
| - Concern that new housing meets local needs and offers the right mix              | 7 |
| - Concern about the location and size of new developments                          | 7 |
| - Important to retain village character and feel                                   | 4 |
| - Support for housing development provided infrastructure (in general) is provided | 4 |
| - Concern about costs of new housing developments                                  | 3 |
| - Outright opposition to any new development                                       | 3 |
| - Concern about planning decisions   | 3 |
| - Desire for development monies to be used in the village                          | 2 |
| - Concern about housing style  | 1 |
| - New housing should be of good design   | 1 |
| - New development should ensure protection of wildlife and ecology                 | 1 |
| - Concerns about Listed Buildings  | 1 |
| - Development should encourage community activity                                  | 1 |
| - Concern about local priorities being addressed                                   | 1 |

**Environment – specific comments****11**

- |  |   |
|--|---|
| - Value and concern for open countryside, open spaces, river and footpaths | 7 |
| - Concern about built environment  | 3 |
| - Concerns about current noise and air pollution                           | 1 |

**Village life – specific comments****11**

- |   |   |
|---|---|
| - Concern that the village will get larger and lose its character | 5 |
| - Acknowledgement of the friendliness of the village              | 3 |
| - Concern about loss of sense of place                            | 1 |

- Ideas for encouraging tourism 1
- Concern that intervention will adversely affect village 1